FINAL ENVIRONMENTAL IMPACT STATEMENT

VOLUME II—APPENDICES

PRESIDIO OF MONTEREY
REAL PROPERTY MASTER PLAN

MONTEREY, CALIFORNIA

February 2013

prepared by

U.S. Army Corps of Engineers

Mobile District

P.O. Box 2288

Mobile, AL 36628

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Appendix A: Notice of Intent

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2. January 27, 2009 - Bridge Pointe Hotel, 101 Howell Road, New Bern, NC 28582, telephone: (252) 636-3637;

3. February 3, 2009 - Key Largo Grande, 97000 South Overseas Highway, Key Largo, FL 33037, telephone: (305) 852-5553;

4. February 4, 2009 - Doubletree Hotel, 2080 N. Atlantic Avenue, Cocoa Beach, FL 32931, telephone: (321) 783-9222;

5. February 5, 2009 - Mighty Eighth Air Force Museum, 175 Bourne Avenue, Pooler, GA 31322, telephone: (912) 748-8888.

As part of the meeting schedule, a second round of public hearings will be held on the Council's Fishery Ecosystem Plan (FEP) and Comprehensive Ecosystem-Based Amendment 1 (CE-BA). The Council held an earlier round of public hearings in May 2008. The Council is developing the FEP to act as a source document to provide a greater degree of guidance on incorporation of fishery, habitat, and ecosystem considerations into management actions. The CE-BA includes alternatives to amend the Coral FMP to establish deepwater coral Habitat Areas of Particular Concern (HAPCs) and address information updates and spatial requirements of the Essential Fish Habitat final rule. In addition, the CE-BA includes alternatives to amend the Golden Crab FMP to establish allowable golden crab and deepwater shrimp fishing areas. Areas being considered for designation as HAPCs include: (a) Cape Lookout Lophelia Banks HAPC, (b) Cape Fear Lophelia Banks HAPC, (c) Blake Ridge Diapir, (d) the Stetson Reefs, Savannah and East Florida Lithoherms, and Miami Terrace HAPC, and (e) Portales Terrace HAPC.

The public scoping meetings will address overlapping fisheries issues for the South Atlantic region. Items under consideration for public scoping include a Comprehensive Annual Catch Limit Amendment to specify Annual Catch Limits (ACLs), Annual Catch Targets (ACTs), and Accountability Measures (AMs) for species within the Council's area of jurisdiction currently not undergoing overfishing. The amendment would also establish regulations to limit total mortality (landings and discards) to the Annual Catch Target. Measures to limit total mortality may include, but are not limited to: (a) commercial quotas and recreational allocations, (b) trip limits, (c) vessel limits, (d) size limits, (e) bag limits, (f) closed areas, (g) closed seasons, (h) permit endorsements, (i) fishing year changes, etc. The amendment also addresses spiny lobster fishery issues.

Amendment 18 to the Snapper Grouper Fishery Management Plan is also included as part of public scoping. Actions proposed in Amendment 18 include but are not limited to: options to limit participation and effort in the golden tilefish and black sea bass fisheries, extension of the fishery management unit range and designation of Essential Fish Habitat (EFH), changes to the golden tilefish fishing year, consideration of regional/state management of the snowy grouper quota, consideration of regional/state management of the gag recreational allocation, improvements to data reporting, and modifications to the current Wreckfish ITQ (Individual Transferable Quota) Program.

The Council is also scoping items to include in Comprehensive Ecosystem-Based Amendment 2. These include updating EFH and EFH Habitat Areas of Particular Concern as required by the Final Rule and modifications to the harvest of octocorals and Sargassum.

Special Accommodations

These meetings are physically accessible to people with disabilities. Requests for sign language interpretation or other auxiliary aids should be directed to the Council office (see **ADDRESSES**) 3 days prior to the start of each meeting.

Dated: December 30, 2008.

Tracey L. Thompson,

Acting Director, Office of Sustainable Fisheries, National Marine Fisheries Service.

[FR Doc. E8–31262 Filed 1–5–09; 8:45 am]

BILLING CODE 3510–22–S

DEPARTMENT OF DEFENSE

Department of the Army

Notice of Intent (NOI) To Prepare an Environmental Impact Statement (EIS) To Analyze the Impacts of Grow the Army and Facilities Expansion at the Presidio of Monterey, CA

AGENCY: Department of the Army, DoD.

ACTION: Notice of intent.

SUMMARY: The Department of the Army intends to prepare an EIS for the proposed expansion of the Defense Language Institute Foreign Language Center at the Presidio of Monterey. This EIS is being prepared to analyze the potential impacts of Grow the Army and the resulting increases of student, faculty, staff populations and the construction of additional facilities to accommodate the increased population. This proposed EIS is required to support the proposed development of new facilities warranted under the new Proficiency Enhancement Program standards for foreign language training as mandated by the Department of Defense. The proposed action would include the construction of new facilities at both the Presidio and the Ord Military Community.

ADDRESSES: Written comments should be forwarded to the Department of the Army, U.S. Army Garrison Presidio of Monterey, Directorate of Public Works, Master Plans (Attention: R. Guidi), PO Box 5004, Presidio of Monterey, California 93944–5004; e-mail at *robert.g.guidi@us.army.mil*; or fax at 831–242–7019.

FOR FURTHER INFORMATION CONTACT: Mr. Mark Reese, Presidio of Monterey, Directorate of Public Works, Environmental Division at (831) 242–7925 (DSN 768–7925) or Mr. James Willison, Presidio of Monterey Director, Public Works (831) 242–7916 (DSN 768–7928).

SUPPLEMENTARY INFORMATION: The proposed actions at the Presidio of Monterey and Ord Military Community would support the initiatives of Grow the Army and would have both direct and indirect impacts on the environment. The areas potentially affected would include the installation (Presidio of Monterey and Ord Military Community), the neighboring cities and surrounding communities, and Monterey County. The objective of this analysis is to provide a comprehensive EIS that functions as a planning tool and incorporates public comments and information into the decision-making process. Initial screening of the proposed action and alternatives for potentially significant environmental impacts suggests the following resource areas would have the greatest potential impacts and require more comprehensive analysis in this proposed EIS: Aesthetics, housing, land use, population, public services, endangered species and critical habitat, traffic circulation and water usage.

Alternatives: The proposed action and alternatives would include, but may not be limited to, the following development scenarios: (1) *No Action:* The existing facilities maintenance, improvement, and/or upgrades at the Presidio of Monterey would remain without new facilities to support the Grow Army initiatives. The Ord Military Community would continue to serve as a residential housing community for military personnel and their families; (2) *Alternative 1:* Improvements to the Presidio of Monterey—proposes that all primary and support facilities for the Defense Language Institute Foreign

Language Center would remain within the appropriate land use categories on the Presidio of Monterey. This alternative proposes to consolidate and focus new facility infrastructure within a centralized campus theme and would include new barracks, dining hall, general instruction buildings and recreation facilities; (3) *Alternative 2:* Improvement and Expansion of Facilities at the Presidio of Monterey and Ord Military Community. Alternative 2 is similar to Alternative 1 but instead of locating all new facilities at the Presidio of Monterey this proposes construction of new barracks, dining hall, general instructional buildings and recreation facilities at the Ord Military Community in addition to the Presidio of Monterey.

Federal, state, and local agencies, special interest groups and the public are invited to participate in the public scoping process for the preparation or this EIS. Notification of the times and locations for the scoping meetings will be published in local newspapers. Written comments to be analyzed in the Draft EIS will be accepted within 30 days of publication of this Notice of Intent in the **Federal Register** or 15 days after the last public scoping meeting, whichever is later.

Addison D. Davis, IV,

Deputy Assistant Secretary of the Army, (Environment, Safety, and Occupational Health).

[FR Doc. E8–30907 Filed 1–5–09; 8:45 am]

BILLING CODE 3710–08–P

DEPARTMENT OF EDUCATION

Submission for OMB Review; Comment Request

AGENCY: Department of Education.

SUMMARY: The Acting Director, Information Collection Clearance Division, Regulatory Information Management Services, Office of Management invites comments on the submission for OMB review as required by the Paperwork Reduction Act of 1995.

DATES: Interested persons are invited to submit comments on or before February 5, 2009.

ADDRESSES: Written comments should be addressed to the Office of Information and Regulatory Affairs, Attention: Education Desk Officer, Office of Management and Budget, 725 17th Street, NW., Room 10222, New Executive Office Building, Washington, DC 20503 or faxed to (202) 395–6974.

SUPPLEMENTARY INFORMATION: Section 3506 of the Paperwork Reduction Act of 1995 (44 U.S.C. Chapter 35) requires that the Office of Management and Budget (OMB) provide interested Federal agencies and the public an early opportunity to comment on information collection requests. OMB may amend or waive the requirement for public consultation to the extent that public participation in the approval process would defeat the purpose of the information collection, violate State or Federal law, or substantially interfere with any agency's ability to perform its statutory obligations. The Acting Director, Information Collection Clearance Division, Regulatory Information Management Services, Office of Management, publishes that notice containing proposed information collection requests prior to submission of these requests to OMB. Each proposed information collection, grouped by office, contains the following: (1) Type of review requested, e.g., new, revision, extension, existing or reinstatement; (2) Title; (3) Summary of the collection; (4) Description of the need for, and proposed use of, the information; (5) Respondents and frequency of collection; and (6) Reporting and/or Recordkeeping burden. OMB invites public comment.

Dated: December 31, 2008.

Stephanie Valentine,

Acting Director, Information Collection Clearance Division, Regulatory Information Management Services, Office of Management.

Federal Student Aid

Type of Review: Revision.

Title: Student Assistance General Provisions—Subpart J—Approval of Independently Administered Tests.

Frequency: On Occasion.

Affected Public: Businesses or other for-profit; Not-for-profit institutions; State, Local, or Tribal Gov't, SEAs or LEAs.

Reporting and Recordkeeping Hour Burden:

Responses: 360,010.
Burden Hours: 181,110.

Abstract: This request is for approval of the reporting requirements that are contained in the Student Assistance General Provisions regulations—Subpart J, governing the approval of State processes for assessments used to measure a student's skills and abilities, as well as private test publisher submissions for approval by the Secretary and the administration of tests that may be used to determine a student's eligibility for assistance for the Title IV student financial assistance programs authorized under the Higher Education Act of 1965, as amended (HEA). The Secretary publishes a list of approved tests which can be used to establish the ability to benefit for a student who does not have a high school diploma or its equivalent for Title IV, HEA eligibility purposes.

Requests for copies of the information collection submission for OMB review may be accessed from *http://edicsweb.ed.gov*, by selecting the ''Browse Pending Collections'' link and by clicking on link number 3877. When you access the information collection, click on ''Download Attachments'' to view. Written requests for information should be addressed to U.S. Department of Education, 400 Maryland Avenue, SW., LBJ, Washington, DC 20202–4537. Requests may also be electronically mailed to the Internet address *ICDocketMgr@ed.gov* or faxed to 202–401–0920. Please specify the complete title of the information collection when making your request.

Comments regarding burden and/or the collection activity requirements should be electronically mailed to *ICDocketMgr@ed.gov*. Individuals who use a telecommunications device for the deaf (TDD) may call the Federal Information Relay Service (FIRS) at 1–800–877–8339.

[FR Doc. E8–31425 Filed 1–5–09; 8:45 am]

BILLING CODE 4000–01–P

DEPARTMENT OF EDUCATION

Submission for OMB Review; Comment Request

AGENCY: Department of Education.

SUMMARY: The Acting Director, Information Collection Clearance Division, Regulatory Information Management Services, Office of Management invites comments on the submission for OMB review as required by the Paperwork Reduction Act of 1995.

DATES: Interested persons are invited to submit comments on or before February 5, 2009.

ADDRESSES: Written comments should be addressed to the Office of Information and Regulatory Affairs, *Attention:* Education Desk Officer, Office of Management and Budget, 725 17th Street, NW., Room 10222, New Executive Office Building, Washington, DC 20503 or faxed to (202) 395–6974.

SUPPLEMENTARY INFORMATION: Section 3506 of the Paperwork Reduction Act of 1995 (44 U.S.C. Chapter 35) requires that the Office of Management and Budget (OMB) provide interested Federal agencies and the public an early opportunity to comment on information collection requests. OMB may amend or

Appendix B: Planning Maps

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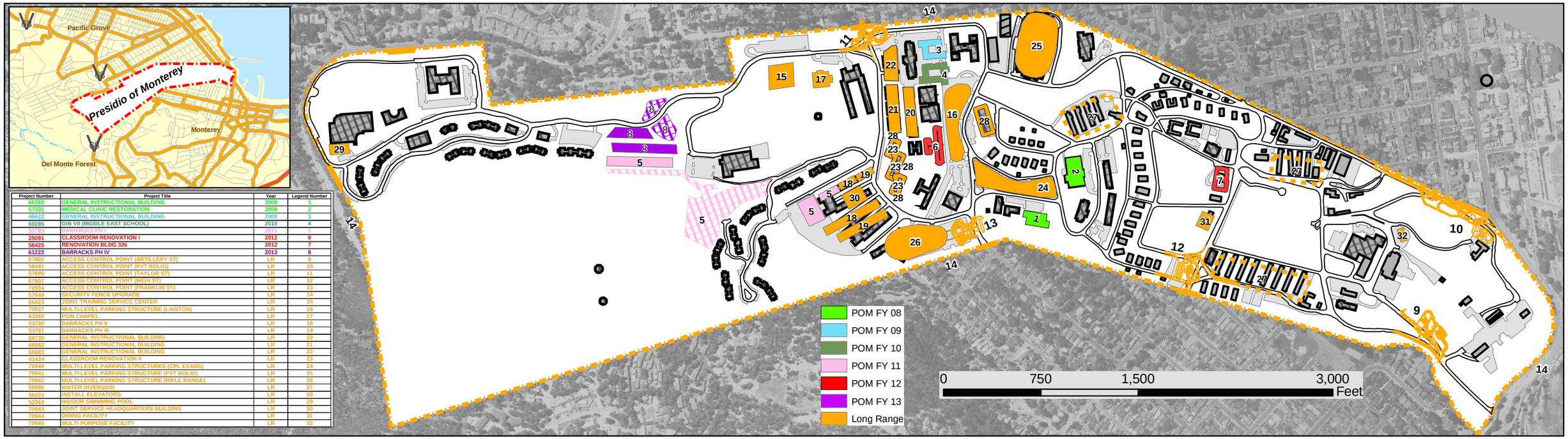
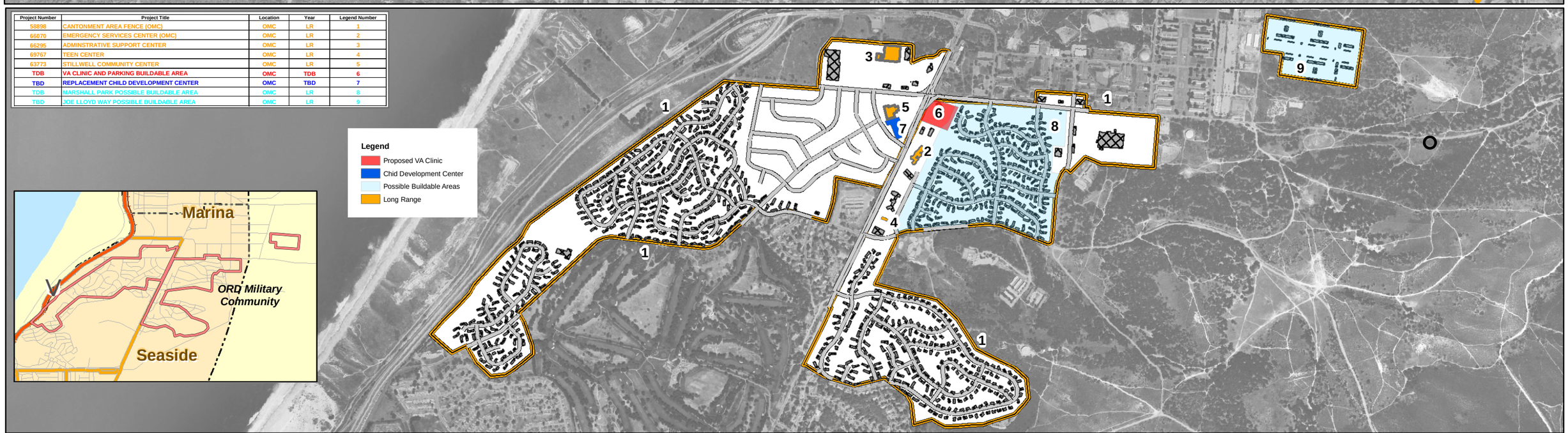


Project Number	Project Title	Year	Legend Number
60269	GENERAL INSTRUCTIONAL BUILDING	2008	1
57331	MEDICAL CLINIC RESTORATION	2008	2
46622	GENERAL INSTRUCTIONAL BUILDING	2009	3
60285	GIB VII (MIDDLE EAST SCHOOL)	2010	4
53790	BARRACKS PH I	2011	5
25091	CLASSROOM RENOVATION I	2012	6
56425	RENOVATION BLDG 326	2012	7
61222	BARRACKS PH IV	2013	8
67602	ACCESS CONTROL POINT (ARTILLERY ST)	LR	9
58441	ACCESS CONTROL POINT (PVT BOLIO)	LR	10
57898	ACCESS CONTROL POINT (TAYLOR ST)	LR	11
67807	ACCESS CONTROL POINT (HIGH ST)	LR	12
70934	ACCESS CONTROL POINT (FRANKLIN ST)	LR	13
57949	SECURITY FENCE UPGRADE	LR	14
65423	JOINT TRAINING SERVICE CENTER	LR	15
70937	MULTI-LEVEL PARKING STRUCTURE (LAWTON)	LR	16
63260	POM CHAPEL	LR	17
53790	BARRACKS PH II	LR	18
53791	BARRACKS PH III	LR	19
68730	GENERAL INSTRUCTIONAL BUILDING	LR	20
68882	GENERAL INSTRUCTIONAL BUILDING	LR	21
68883	GENERAL INSTRUCTIONAL BUILDING	LR	22
41434	CLASSROOM RENOVATION II	LR	23
70940	MULTI-LEVEL PARKING STRUCTURES (CPL EVANS)	LR	24
70941	MULTI-LEVEL PARKING STRUCTURE (PVT BOLIO)	LR	25
70942	MULTI-LEVEL PARKING STRUCTURE (RIFLE RANGE)	LR	26
55996	WATER DIVERSION	LR	27
56424	INSTALL ELEVATORS	LR	28
52364	INDOOR SWIMMING POOL	LR	29
70943	JOINT SERVICE HEADQUARTERS BUILDING	LR	30
70944	DINING FACILITY	LR	31
70945	MULTI PURPOSE FACILITY	LR	32



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58898	CANTONMENT AREA FENCE (OMC)	OMC	LR	1
66070	EMERGENCY SERVICES CENTER (OMC)	OMC	LR	2
66295	ADMINSTRATIVE SUPPORT CENTER	OMC	LR	3
69767	TEEN CENTER	OMC	LR	4
63773	STILLWELL COMMUNITY CENTER	OMC	LR	5
TDB	VA CLINIC AND PARKING BUILDABLE AREA	OMC	TDB	6
TBD	REPLACEMENT CHILD DEVELOPMENT CENTER	OMC	TBD	7
TDB	MARSHALL PARK POSSIBLE BUILDABLE AREA	OMC	LR	8
TBD	JOE LLOYD WAY POSSIBLE BUILDABLE AREA	OMC	LR	9

Legend

CONST

- Permanent
- Semi Permanent
- Temporary
- Paved Roads

Presidio of Monterey
Alternative 1 (POM-Centric) Future Development Plan

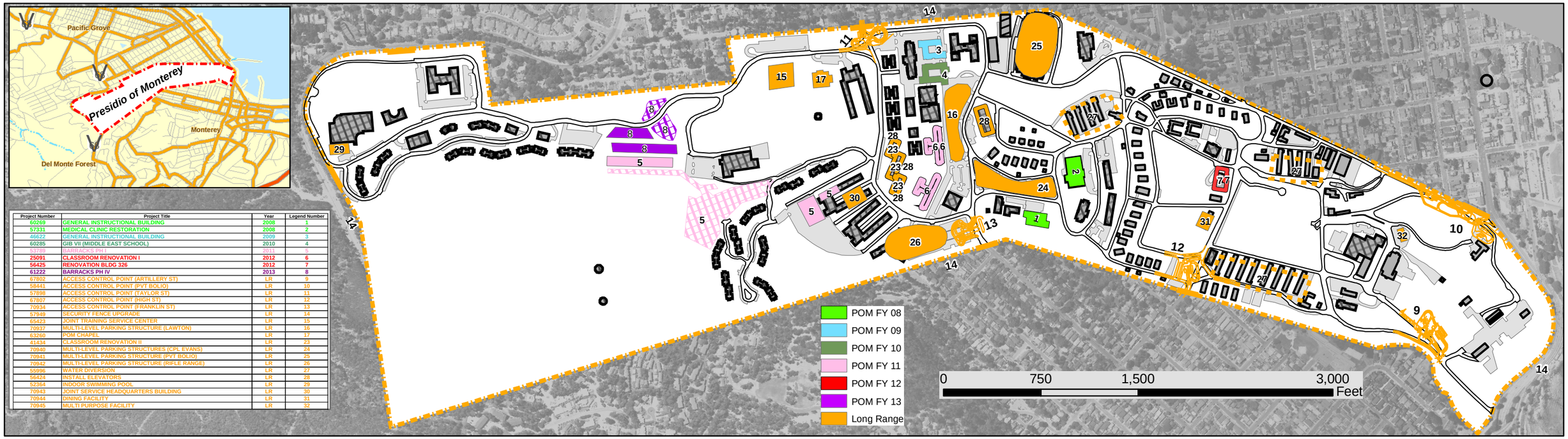
Monterey, California

0 400 800 1,600 Meters

Current as of: October 2008

Date Approved:

Sheet number: 1 of 1



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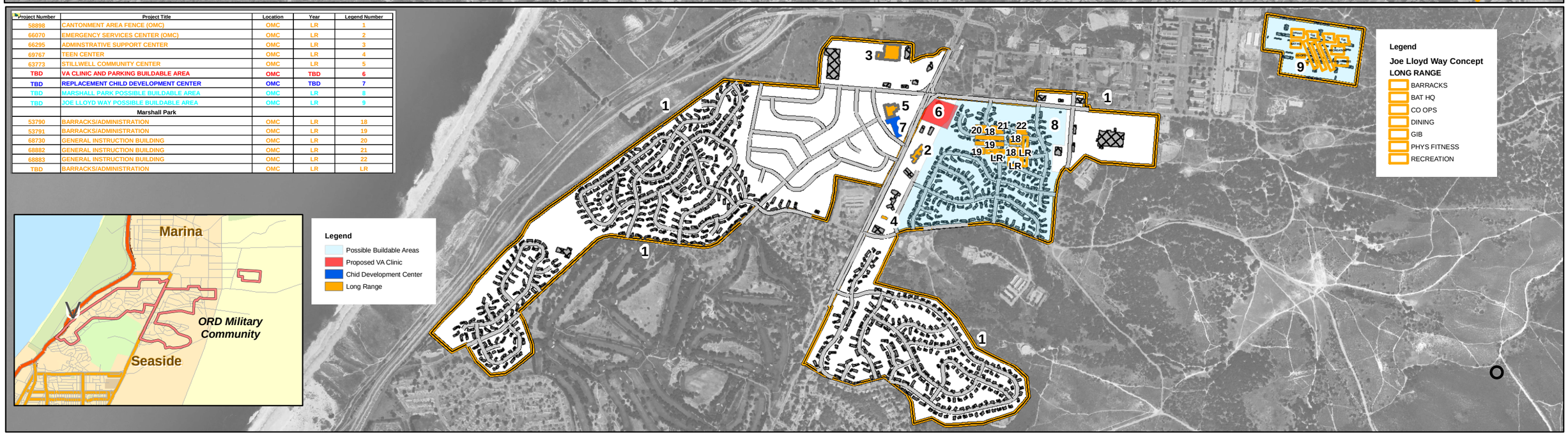

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	Marshall Park			
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68883	GENERAL INSTRUCTION BUILDING	OMC	LR	22
TBD	BARRACKS/ADMINISTRATION	OMC	LR	LR

Legend

- Possible Buildable Areas
- Proposed VA Clinic
- Chid Development Center
- Long Range
- Paved Roads

CONST

- Permanent
- Semi Permanent
- Temporary

Presidio of Monterey
Alternative 2 (POM-OMC) Future Development Plan

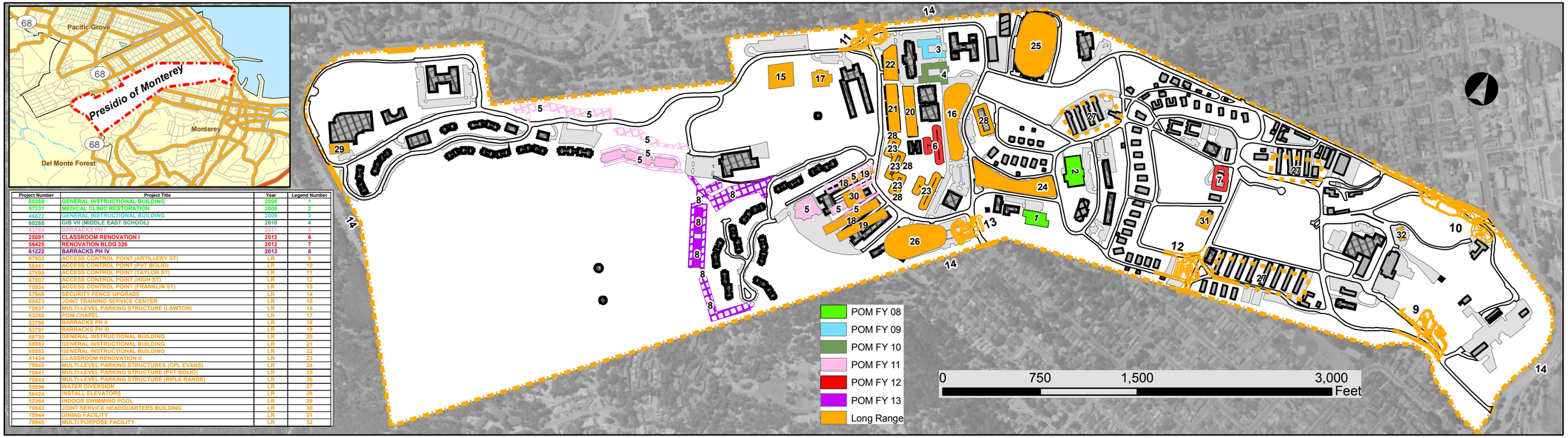
Monterey, California

0 1,250 2,500 5,000 Feet

Current as of: October 2008

Date Approved:

Sheet number: 1 of 1



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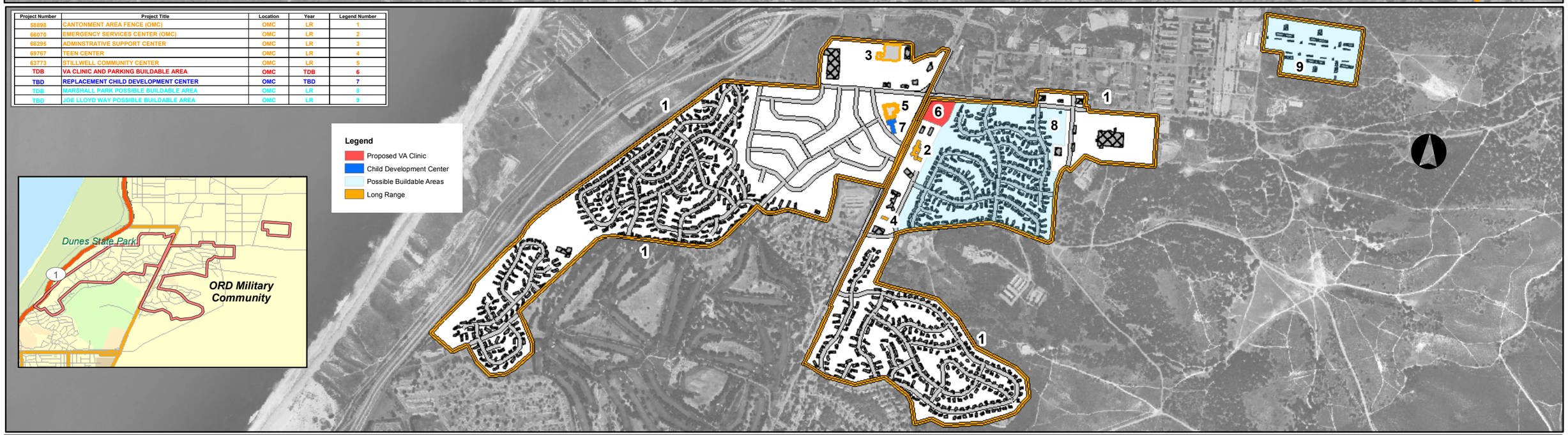

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Legend

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Presidio of Monterey, OMC
Alternative 1 (POM-Centric)
Future Development Plan

Monterey, California

Current as of: November 2009

Date Approved:

Sheet number: 1 of 1

Presidio of Monterey
Developable Area Plan

IMCOM

US Army Corps of Engineers

350' 350' 350'

Legend

Installation Boundary

Topography

Developable Area

Total Developable Area: 145 acres

Appendix C: Responses to Public Comment on Draft EIS

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accordance with 28 U.S.C. 1746, in the following format:

If executed outside the United States:

'I declare (or certify, verify, or state) under penalty of perjury under the laws of the United State of America that the foregoing is true and correct. Executed on (date). (Signature)'.

If executed within the United States, its territories, possessions, or commonwealths: 'I declare (or certify, verify, or state) under penalty of perjury that the foregoing is true and correct. Executed on (date). (Signature)'.

RECORD ACCESS PROCEDURES:

Individuals seeking access to information about themselves contained in this system should address written inquiries to the Commander, 83d Fighter Weapons Squadron, Analysis Division, Building 226, 1287 Florida Avenue, Tyndall Air Force Base, FL 32403–5217.

For verification purposes, individual should provide their full name, Social Security Number (SSN), any details which may assist in locating records, and their signature.

In addition, the requester must provide a notarized statement or an unsworn declaration made in accordance with 28 U.S.C. 1746, in the following format:

If executed outside the United States:

'I declare (or certify, verify, or state) under penalty of perjury under the laws of the United States of America that the foregoing is true and correct. Executed on (date). (Signature)'.

If executed within the United States, its territories, possessions, or commonwealths: 'I declare (or certify, verify, or state) under penalty of perjury that the foregoing is true and correct. Executed on (date). (Signature)'.

CONTESTING RECORD PROCEDURES:

The Air Force rules for accessing records, and for contesting contents and appealing initial agency determinations are published in Air Force Instruction 37–132; 32 CFR part 806b; or may be obtained from the system manager.

RECORD SOURCE CATEGORIES:

Information for this system is obtained from forms completed by aircrew members.

EXEMPTIONS CLAIMED FOR THE SYSTEM:

None.

[FR Doc. 2011–9754 Filed 4–21–11; 8:45 am]
BILLING CODE 5001–06–P

DEPARTMENT OF DEFENSE

Department of the Army

Draft Environmental Impact Statement (DEIS) for the Real Property Master Plan at the Presidio of Monterey (POM), California

AGENCY: Department of the Army, DoD.

ACTION: Notice of Availability (NOA).

SUMMARY: The Department of the Army announces the availability of the DEIS for the Real Property Master Plan at the POM. This document analyzes and evaluates potential environmental impacts associated with proposed development at two properties: POM (located on the Monterey Peninsula between the cities of Monterey and Pacific Grove) and Ord Military Community (OMC) (approximately eight miles northeast of the POM and situated within the former Fort Ord military installation and adjacent to the City of Seaside). Both properties are located within Monterey County and in close proximity to the Pacific Ocean coast.

DATES: The public comment period will end 45 days after publication of the NOA in the **Federal Register** by the U.S. Environmental Protection Agency.

ADDRESSES: Questions or comments regarding the DEIS should be forwarded to: Department of the Army, U.S. Army Garrison Presidio of Monterey, Directorate of Public Works, Master Plans (*Attention:* Robert Guidi), P.O. Box 5004, Presidio of Monterey, California 93944–5004; e-mail to *robert.g.guidi@us.army.mil;* or fax to (831) 242–7097 (*Attention:* Master Plans).

FOR FURTHER INFORMATION CONTACT: Mr. John Elliott at (831) 242–7777 or via e-mail at *john.elliott5@us.army.mil.*

SUPPLEMENTARY INFORMATION: The Real Property Master Plan identifies facility improvements and phased construction to maintain and enhance the professional standards established by the Defense Language Institute Foreign Language Center (DLIFLC). Modernization of classrooms, living quarters, and support facilities helps ensure a sustainable mission throughout the foreseeable future.

The Department of Defense foreign language Proficiency Enhancement Program (PEP) changes the student-to-instructor ratio and will result in a greater overall base population. POM needs to train more linguists for deployment throughout the world, because current projections indicate a shortfall in personnel properly trained to interface with people of other nations. The existing facilities at the POM neither meet current needs nor the anticipated population growth at the DLIFLC. This fact coupled with anti-terrorism/force protection results in the need to change the physical landscape at the POM and OMC.

There are three project alternatives analyzed in this DEIS: No Action, POM centric and POM and OMC. Six other alternatives are considered and eliminated from further analysis.

(1) The No Action Alternative describes the conditions that would result by maintaining the current conditions and not proceeding with the proposed new construction. One key component of the No Action Alternative is the installation's population is expected to increase because of the demand for additional linguists even if no improvements are made. This condition results in a need for more housing and service throughout the neighboring communities.

(2) POM-centric (the preferred alternative) proposes the majority of the new construction and development within the existing central campus at the POM. Several community service facilities are proposed at the OMC to support the military family housing areas. No new barracks or instructional facilities are proposed at the OMC as part of the POM-centric alternative.

(3) The POM and OMC alternative proposes new construction at both properties. Construction at the OMC is limited to the existing Army-owned land, primarily next to military housing and within the Joe Lloyd Way compound.

The potential for significant environmental impacts is the greatest for the following resource areas: Aesthetics, endangered plant species and associated critical habitat, housing, land use, population, public services, traffic circulation, and water usage.

All government agencies, special interest groups and individuals are invited to attend the public meetings and/or submit their comments in writing. Information on the time and location of public meetings will be published locally.

Copies of the DEIS are available at Chamberlain Library, Seaside; City of Monterey Public Library, Monterey; City of Pacific Grove Public Library, Pacific Grove; and Monterey County Library, Seaside Branch, Seaside. The DEIS can also be viewed at the following Web

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1	Aesthetic/ Visual	Viewshed	Citizen			Commenter expressed concern about height of buildings.	See response to comment 2.
2	Aesthetic/ Visual	Viewshed	New Monterey Neighborhood	Howard Fosler	3.15.3.1, 4.15	A number of commenters expressed concern about the visual effects of the proposed action including concern about protecting views of the Presidio of Monterey (POM) and the visual appearance of the peninsula, the effects of constructing multiple story buildings in the lower POM that could obstruct views from adjacent neighborhoods, and requesting consideration of recessing buildings into the ground to reduce building height. This skyline affects us all.	It has been the Army's desire to build out rather than up, but capacity requires considering taller buildings. The specifics of site design will follow the POM Installation Design Guide (IDG) and be determined through a design and planning process that will consider the existing topography. The final design will consider ways to minimize the visual effects within budgetary constraints while meeting the mission objective of achieving necessary capacity.
3	Aesthetic/ Visual	Lighting	New Monterey Neighborhood			Commenter suggests the Final EIS should include a reference to an effort to mitigate excessive lighting at all entrances and elsewhere, including the athletic field.	The short-term project does not include changes to the entrances or athletic field. To the degree possible, given the constraints generated by the Army, IDG requirements and available funding, concerns about security lighting for long-term projects would be taken into consideration as part of the project design and would be consistent with the IDG that includes guidelines for lighting. The Real Property Management Plan (RPMP) is a programmatic document and the design of specific developments, including mitigation measures related to visual appearance, would be included in the subsequent project-level environmental analysis.
4	Aesthetic/ Visual	Fence - POM	New Monterey Neighborhood		4.15.2	Commenter states that all barbed and concertina wire should be permanently removed.	Replacing POM perimeter fencing is a long-range project. anti-terrorism/force protection and physical security requirements state that the perimeter must have specific fencing. The requirements in effect the time the fencing is replaced will govern the type

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							of fencing used. The Army will work with the public regarding force protection measures implemented at the POM.
5	Aesthetic/ Visual	Trees	New Monterey Neighborhood		2.1	Commenter states that screening should be provided for the proposed swimming pool.	The swimming pool is in an enclosed building so it will not need screening.
6	Aesthetic/ Visual	Building Setback	New Monterey Neighborhood		4.15.2.1	Commenter states that a setback of 148 feet may not be sufficient to prevent buildings from blocking the sun.	The new location of the Barracks Complex Phase I building is about 250 feet from the perimeter of the POM. A shadow analysis was performed using ArcGIS tools in conjunction with a script that provides scientific-grade astronomical computations. First, the script was used to model representative approximations of the sun's position for the following date and time combinations, representing both summer and winter times when shadows are longest: • June 21, 2011, 9:00 A.M. (approximately 3 hours after sunrise) • June 21, 2011, 5:00 P.M. (approximately 3 hours before sunset) • December 21, 2011, 10:00 A.M. (approximately 3 hours after sunrise) • December 21, 2011, 2:00 P.M. (approximately 3 hours before sunset) The sun's azimuth and angle values were calculated from the vantage point of the centroid of all structures within the POM's boundaries. These sun positions were then used to create silhouettes for the Barracks Complex Phase I structures, for which a height

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							of 80 feet was specified. Lastly, the silhouettes were converted to 3D shadows. The last 2 steps were accomplished using the skyline and skyline barrier tools contained in ArcGIS's 3-dimensional analyst toolset. For the four moment-in-time shadow volumes calculated, the winter morning shadow was the only volume to extend beyond the installation boundary; in all other instances, the shadows cast were slight, and affected a limited portion of the surrounding area within the POM's boundaries. For the long-term projects, the effects of building setbacks on sunlight and shadows would be included in the subsequent project-level environmental analysis.
7	Aesthetic/ Visual	View shed	Citizen	Elizabeth Murray		Commenter is concerned about views	See response to comment 2.
8	Aesthetic/ Visual	View shed	Citizen	Briana Brady		Concern about building multi-story structures in lower POM	See response to comment 2. The RPMP does not call for building in the lower POM.
9	Air Quality	Air Quality	Monterey Bay Unified Air Pollution Control District (MBUAPCD)	Jean Getchell	3.4.2.2, 4.4	The MBUAPCD requests inclusion of the California Ambient Air Quality Standards, states that the MBUAPCD's 2008 Air Quality Management Plan (AQMP) is the most current version, and states that the MBUAPCD's California Environmental Quality Act Air Quality Guidelines should be specified in the analysis.	Table 3.4-1 was revised to also include the California Ambient Air Quality Standards. Text was added to describe the local regulatory setting in relationship to the MBUAPCD, including the specific mention of the MBUAPCD's most current AQMP and relevant rules. Text was added to the Final EIS to describe the MBUAPCD's California Environmental Quality Act Air Quality Guidelines.
10	Air Quality	Lead paint	MBUAPCD	Jean Getchell	3.4.2.3, 3.10.2.6	Commenter suggests including Rule 439 in the list of applicable regulations.	Text was added to the Final EIS to include Rule 439 in the list of applicable regulations.

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11	Air Quality	Asbestos	MBUAPCD	Jean Getchell	3.4.2.3, 3.10.2.7	Commenter suggests that Rule 424 should be included in the list of applicable regulations.	Text was added to the Final EIS to include Rule 424 in the list of applicable regulations.
12	Air Quality	Air Quality	U.S. Environmental Protection Agency (USEPA)	Kathleen Goforth		Commenter suggests discussing the greenhouse gas (GHG) estimates and their sources and identifying mitigation to reduce these emissions.	See response to comment 25.
13	Air Quality	Air Quality	USEPA	Kathleen Goforth	3.4.2	Commenter states that the Draft EIS does not identify or commit to reasonable mitigation measures to reduce construction-related emissions, but only addresses dust control measures. In addition, the commenter states that air toxics are not discussed. The commenter recommends the development of a construction traffic and parking management plan that minimizes traffic interference and maintains traffic flow and, in addition to fugitive dust control, a list of reasonable mitigation measures that pertain to exhaust emissions.	Text was added to the Final EIS to provide information on toxic air contaminants. Construction traffic and parking management plans are developed prior to the start of the construction projects. Mitigation measures for fugitive dust control and exhaust emissions are listed in Section 4.4.5.
14	AT/FP	Fence - OMC	City of Seaside		2.1	Commenter suggests coordinating with the City on any perimeter fence construction	The POM Department of Public Works will provide advanced notification to neighboring communities about the OMC perimeter fence project. This notification will include a formal public notice in the local newspaper and correspondence to the Cities of Marina and Seaside and the Residential Communities Initiative (RCI) housing areas adjacent to the OMC and California State University, Monterey Bay. This project will be subject to additional NEPA analysis that will include an opportunity for public participation.

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15	Bio Resources	Endangered Species	U.S. Department of Fish and Wildlife (USFWS)	Douglass Cooper	4.5.5	The USFWS states that the mitigation measures described in Section 4.5.5 of the Final EIS be included as final conservation measures to be implemented with the proposed developments and renovations. The USFWS also requests that it be consulted during the development phase of any project that may affect federally listed species.	The measures described in section, Vegetation and Wildlife Environmental Consequences and Mitigation, represent a significant effort in identifying meaningful protection and mitigation for vegetation and wildlife resources potentially affected by the proposed project alternatives. These measures are recommended in the Final EIS and have been revised to reflect any modifications. The USFWS is being consulted under Section 7 of the Endangered Species Act and will continue to be consulted as necessary as biological issues arise on long-term and future projects included in the RPMP. If unanticipated effects not included in the original assessment occur, or if new species information becomes available, additional consultation with the USFWS may be reinitiated. Mitigation measures required by the USFWS will be incorporated in the Record of Decision.
16	Bio Resources	Trees	Citizen	Robert Grimes		Commenter states that the proposed plan seems sensitive to the forest environment.	See response to comment 17.
17	Bio Resources	Trees	Citizen	Kay Cline	4.5	Commenter expressed concern about the removal of trees under the alternatives and the effect that removal would have on erosion and global warming.	The location of the Barracks Phase I building has been relocated from the wooded area adjacent to Huckleberry Hill, and the location of the Barracks Phase IV building has been changed from the ravine site. Both barracks buildings will be built on sites previously developed for buildings or parking lots. This relocation will preserve forested habitat and soil stability. In addition, the Highway 68 ACP project originally described in the Draft EIS has been retracted and

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							relegated to a potential gate that would be contingent on substantial additional study, and at this time, it is not anticipated to encroach into the Nature Preserve. Protection and mitigation measures described in the Draft EIS in Section 3.3.3.3 and in the Integrated Natural Resources Management Plan (INRMP) provide appropriate protection to these resources at the relocated barracks site and are included in the Final EIS as final recommended conservation measures to be implemented with the proposed plan. Additionally, trees will be replaced at a ratio of 2:1 in accordance with the INRMP, and a Tree Mitigation Plan will be developed and implemented as mitigation for project associated tree loss. Measures to reduce erosion are discussed in Section 4.3, Geology, Soils, and Mineral Resources, Environmental Consequences and Mitigation. In addition, the text discussing global warming and GHG emissions is included in the Final EIS in Section 4.4, Air Quality, Environmental Consequences and Mitigation.
18	Bio Resources	Trees	Citizen	Vicki Pearse	4.5.2.1	Commenter expressed concern about the tree removal required for the Barracks Complex Phase I and Phase IV projects.	See response to comment 17.
19	Bio Resources	Trees	California Native Plant Society (CNPS)	Mary Ann Matthews	4.5	The CNPS suggests that the Monterey pine should be recognized as a protected tree and should be given special protection. Further, the CNPS indicated that the 1983 POM Master Plan established that no further	The Final EIS identifies the Monterey pine as a species listed by the CNPS as rare, threatened, or endangered in California and elsewhere. The text has been revised to include the additional County-designated protection status

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						construction would occur on the remainder of Presidio Knoll, specifically within the Huckleberry Hill Nature Preserve.	for the Monterey pine. Although Monterey pine is not recognized as a federally designated species, we recognize that the Monterey pine forest ecosystem provides important habitat for the federally endangered Piperia yadonii. The discussion of potential impacts to vegetation resources, including the Huckleberry Hill Nature Preserve and forested areas adjacent to the preserve, has been expanded in Section 4.5, Vegetation and Wildlife, Environmental Consequences and Mitigation, of the Final EIS, as appropriate. None of the current projects directly encroach into the Nature Preserve. The Highway 68 ACP project originally described in the Draft EIS has been retracted and relegated to a conceptual level, and at this time, it is not anticipated to encroach into the Nature Preserve. Barracks building site relocations will not involve disturbance to the Nature Preserve and will substantially reduce impacts to Monterey pine forest as described in the Draft EIS. Potential effects on native Monterey pine forest and other protected species at this new location would be avoided or minimized through the implementation of the protection and mitigation measures contained within the INRMP and Tree Mitigation Plan. These plans also include a 2:1 ratio for native tree replacement as an additional enhancement measure to offset tree loss. See also response to comment 20.
20	Bio Resources	Trees	Citizen	Elizabeth Murray	4.5	Commenter expressed concern about the removal of trees and loss of	The loss of intact Monterey pine forest has been reduced by approximately 50

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						forested areas.	percent by relocating the Barracks Phase project. The location of the Barracks Complex Phase IV building has been changed from the ravine site to the Rifle Range Road site. This relocation will preserve 300 native trees through the use of the previously disturbed and developed area. Direct effects on the Huckleberry Hill Nature Preserve under this phase would not occur. The selected area is previously disturbed and of sufficient size to allow sensitive placement of building sites so that effects on vegetation resources would be further reduced through site-specific forest maintenance standards and management plans. As discussed in Section 4.4.5 of the Final EIS, buffers, protective fencing, root zone protection, tree replacement ratio of 2:1, and overall restoration would be established in accordance with the INRMP and the Tree Mitigation Plan. These measures, along with the use of existing developed land, provide appropriate protection to these resources and are included in the Final EIS as final recommended conservation measures to be implemented with the proposed plan.
21	Bio Resources	Trees	Citizen	John Pearse	4.5	Commenter expressed concern about the loss of oak trees and wooded habitat associated with the Barracks Complex Phase IV ravine site location.	The Army is no longer building on the ravine site (see response to comment 20).
22	Bio Resources	Trees	Citizens	All Individual letters with similar comments from: Sibyl Dana		A number of commenters expressed concerns about the proposed action and effects associated with tree removal.	See response to comment 20.

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				Reynolds, Robin Travis, Karen Osborne, mtrentman@comcast.net, Sarah McCandliss, Caroline Harrison, Margie Dally			
23	Bio Resources	Trees	Citizen	Heidi Feldman		Commenter expressed concern about the proposed action and tree removal on the Huckleberry Hill Nature Preserve.	See responses to comments 19 and 20.
24	Bio Resources	Trees	USEPA	Kathleen Goforth		The USEPA suggests that the Final EIS should include an estimate of the number of trees needed to satisfy replacement mitigation and whether there is sufficient space on the POM for this mitigation. The USEPA further suggests that the site plan be modified to avoid removal of any acreage of the Huckleberry Hill Nature Preserve and that the Final EIS identify management efforts that would be put in place to protect special status species such as Yadon's piperia.	For the short-range project, approximately 550 trees would be removed under the Barracks Complex Phase I project. The Barracks Complex Phase IV building has been relocated from the ravine site to a previously developed building site. This extensive re-siting of the barracks will preserve hundreds of trees through the use of the previously disturbed and developed area. Direct impacts to the Huckleberry Hill Nature Preserve would not occur under the Barracks Complex Phases I and IV and Highway 68 gate projects. Since we are only in the planning stage of this project, the exact number of trees that will be removed and replaced is not known at this point in time. Sufficient acreage exists within the POM Installation to accommodate the proposed tree replacement mitigation. Additional areas that would benefit from restoration efforts at the POM Installation are further discussed in the

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							Tree Mitigation Plan. As discussed in Section 4.5.5, Potential Mitigation, protective measures such as buffers, protective fencing, root zone protection, tree replacement ratio of 2:1, and overall restoration would be established during the development stage in accordance with the INRMP and the Tree Mitigation Plan. These measures provide appropriate protection to forest resources and are included in the Final EIS as final recommended conservation measures to be implemented with the proposed plan. Conservation goals and management measures to protect special status species, such as Yadon's piperia, are defined in the 2008 Endangered Species Management Plan (ESMP) which can be found as an appendix to the November 2008 INRMP. Best management practices and conservation measures as described in the approved INRMP/ESMP and further discussed in Section 4.4, Vegetation and Wildlife of the Final EIS, would continue to be implemented for special status species. A Biological Assessment for federally listed species was finalized in January 2013. Mitigation measures required by the USFWS will be incorporated in the Record of Decision.
25	Climate Change/GHG	Climate Change	Land Watch	Amy White	4.4	Commenter states that the Draft EIS includes extensive discussion of GHGs and related regulations, but fails to include an effect analysis. The commenter suggests that an analysis of GHG effects be included that use	Text was added to the Final EIS (Affected Environment) to discuss MBUAPCD's current efforts in regard to the development and adoption of GHG thresholds of significance. The discussion also includes a description

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						the MBUAPCD's draft thresholds of significance.	of the U.S. Council on Environmental Quality's draft National Environmental Policy Act (NEPA) Guidance on Consideration of the Effects of Climate Change and GHG Emissions. In addition, an analysis of GHG-related effects was added to the Environmental Consequences and Mitigation discussion for all alternatives.
26	Climate Change/GHG	Climate Change	USEPA	Kathleen Goforth	4.4.5	Commenter suggests discussing the GHG estimates and their sources and identifying mitigation to reduce these emissions.	See response to comment 25.
27	Energy/LEED	LEED	Citizen	Elizabeth Murray	4.10	Commenter expressed that she was delighted to hear that new buildings will be (U.S. Green Building Council) Leadership in Energy and Environmental Design (LEED)–Silver certified. Why not gold or platinum? New buildings should have rooftop solar panels.	Army policy (and funding) for the proposed projects does not currently support LEED–Gold or Platinum design. However, the Presidio of Monterey (POM) has made considerable improvements in the area of energy efficiency and will continue to do so with the short-term and long-term proposed projects. Per the Army's Sustainable Design and Development Policy Update, October 27, 2010; signed by Assistant Secretary of the Army, the POM is required to achieve LEED–Silver or higher. The LEED–Silver standard includes designing for 30 percent less energy usage per square foot than California Building Standards (California Code of regulations, Title 24). Additionally, the Department of Defense Sustainable Buildings Policy, October 25, 2010; signed by the Deputy Under Secretary of Defense (Installations & Environment), reinforces the LEED–Silver mandate and requires that 40 percent of the

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							LEED points come from energy and water efficiency credits. These policies do not preclude the POM from LEED–Gold or Platinum status, and the benefits of those goals are considered on a case-by-case basis. In fact, the POM is currently in pre-design for a Gold (or potentially Platinum) project of a renovation of an existing barracks structure. The installation of rooftop solar panels is a good idea but there are two challenges in requiring these. The first is cost. The military construction projects have tight budgets and solar panels are expensive. In the FY11 and FY18 Barracks, solar panels were not budgeted and are thus not in the design. However, it is not too late to add solar as a bid option to allow them to be installed if the bids come in below the programmed budget. If not, buildings can still be designed to be "solar-ready" meaning, it is structurally designed to support roof mounted systems and the electrical system is designed to allow for future connections. The second challenge is the type of roof that is the POM architectural standard. The tile roofs make solar installation more expensive and difficult.
28	Energy/LEED	Energy/LEED	USEPA	Kathleen Goforth	4.10.2.1	Commenter suggests including a section on renewable energy and energy efficiencies	The Final EIS includes a section on renewable energy and energy efficiencies. Since new construction would be designed to LEED-Silver standards. See response to comment 27 for more information on the LEED program. It is expected that energy

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							demands would decrease or remain similar to existing conditions. Specific energy conservation measures will be finalized during the project design. Energy conservation measures may include those described under the response to comment 1 above. In addition to energy conservation measures for the proposed projects, planned renewable energy and energy efficiency improvement projects include the following: • Photovoltaic System at SATCOM (funded in FY12) • Grey-water irrigation project slated for FY13 • Smart Meter Project FY11, under which 90 percent of the Garrison's required buildings would be sub-metered for electric by 2012 • A project to retrofit pneumatic control system with Direct Digital Controls in two of the largest energy consuming buildings (Building 842 fitness center and Building 848 instruction building). This should reduce energy by 30 percent in the two facilities while reducing trouble calls • A project to implement an Energy Management Control System to allow for real time monitoring and control of heating, ventilation, and air conditioning (HVAC) systems and, in conjunction with the metering project, to monitor energy consumption • Replacement of 190 parking lot lights with high efficiency light-emitting diode and Magnetic

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							Induction fixtures Per the Army Metering Implementation Plan approved in September 2006 memo, the Army plans to meter buildings meeting specific criteria: estimated utility cost of $35,000 or more; buildings over 29,000 square feet if the actual utility cost is unknown; buildings with Utility Monitoring and Control Systems; and significant size reimbursable tenant facilities.
29	Geology and Soils	Slope	Land Watch	Amy White	4.3.5	Commenter states that both Phase I and Phase IV would be constructed on steep slopes that are greater than 25 percent, and questions erosion control, trees to be replanted, and increased cost.	Following review of the Draft EIS, the preferred location for the FY18 Barracks (formerly the FY15 Barracks) has changed from the steep "ravine" site to the Rifle Range Road site. The ravine site would have involved construction on a slope of greater than 50 percent and require the replacement of over 300 native trees. Less than 20 trees would need to be removed for the new FY18 Barracks location. Removed trees would be replaced at a 2:1 ratio using in-kind, native trees. The new location would also have a smaller building footprint with corresponding lower ground disturbance and resulting erosion. For the proposed project locations, short-range construction and demolition activities would result in increased soil disturbance and potential for soil erosion and runoff of sediments into surface waters. Potential effects on water quality are discussed in the Water Quality section of the Final EIS. Design consideration will be given to implementation of appropriate soil erosion and sediment control techniques during construction

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							activities to minimize any potential effects on water quality. The POM is also required to comply with the California Stormwater Construction General Permit for all construction sites one acre or larger. See also responses to comments 19, 20, and 30.
30	Geology and Soils	Slope	Citizen	Elizabeth Murray		Commenter questions building on slopes >25 percent, erosion from tree loss, building on steep slopes, and cost savings from building on flat ground.	See response to comment 29. The selection criteria for moving the FY18 Barracks is described in the Final EIS; cost was not the primary criterion and the specific cost savings for building on flat ground were not calculated. A Value Engineering Study (USACE, 2009b) conducted for the Barracks Phase I indicated a savings of $2.3 million by building on flat ground, although cost was not the sole criterion for site selection. We do not have a study that shows the cost savings for relocating Phase IV Barracks Complex.
31	Geology and Soils	Slope	California Native Plant Society	Mary Ann Matthews		Commenter questions building on slopes > 25 percent.	See response to comment 29.
32	Land Use	Preferred Alt	City of Seaside			Commenter supports proposed development and implementation of Alternative 2.	Both alternatives are still under consideration and a final choice will be made in the Record of Decision.
33	Land Use	Preferred Alt	City of Monterey			Commenter requests Highway 68 gate construction be included in the construction schedule.	See response to comment 53.
34	Land Use	Preferred Alt	California Native Plant Society	Mary Ann Matthews		The CNPS understands that no further incursions, such as the effects associated with Alternative 1, would take place on the Huckleberry Hill Nature Preserve.	The proposed projects are now located outside of the boundaries of the nature preserve. See response to comment 53 for a discussion of the Highway 68 gate.
35	Land Use	Preferred Alt	New Monterey Neighborhood			Commenter supports proposed development and implementation of Alternative 2.	See response to comment 32.

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36	Land Use	Landfill	Citizen	Elizabeth Murray		Commenter suggests that the Army consider cleaning up the landfill site and use this area for development.	The landfill was closed, capped and graded per the requirements of the Comprehensive Environmental Response, Compensation, and Liability Act and the California water quality and solid waste landfill regulations and the closure is functioning properly. All required remedial actions at the POM have been completed. Construction over the landfill will be designed so as not to disturb the landfill cap.
37	Land Use	Avoid Undeveloped Property	Citizen	John Pearse		Commenter states that constructing Barracks IV in the ravine would require removing many oaks and could cause erosion.	The location for the Barracks Phase IV has been changed from the ravine to an existing building site. See also responses to comments 19 and 20.
38	Land Use	Preferred Alternative	Citizen	John Pearse		Commenter suggests including another alternative that moves administration functions to the OMC (to prevent building on undeveloped land with many oak trees).	Section 2.7 has been revised to address this alternative and this section discusses the reasons that this alternative would not support the purpose and need. See also responses to comments 19 and 20 that show forest preservation.
39	Land Use	Avoid Undeveloped Property	Citizen	Briana Brady		Commenter is in agreement with the vision of avoiding undeveloped property, but is opposed to constructing multi-story buildings.	See response to comment 2. The Army will consider visual effects and design within site and budget constraints to meet its capacity objectives. Due to space limitation, use of multi-story buildings is unavoidable.
40	Land Use	Preferred Alt	Citizen	Briana Brady		Commenter supports proposed development and implementation of Alternative 2.	See response to comment 32.
41	Land Use	Preferred Alt	Citizen	Heidi Feldman		Commenter states that Alternative 1 is unacceptable because hundreds of trees would be removed from Huckleberry Hill Nature Preserve.	The proposed projects are now located outside of the boundaries of the nature preserve. See also responses to comments 19 and 20.
42	Land Use	Avoid undeveloped	Citizen	Elizabeth Murray		Commenter states that the Barracks Complex Phase I and IV would be	The barracks buildings now are proposed for construction on

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		Property				located on undeveloped areas, which is inconsistent with the objective of avoiding effects on undeveloped property through reuse of already developed areas.	previously developed land. See also responses to comments 19 and 20.
43	Land Use	Preferred Alt	Citizen	Elizabeth Murray	Executive Summary	Commenter states that Alternative 2 would maintain the quality of the POM so that it does not deteriorate.	See response to comment 32.
44	Land Use	Preferred Alt	USEPA	Kathleen Goforth		Commenter suggests the Final EIS should provide an explanation as to why Alternative 1 is deemed environmentally preferable.	This designation has been eliminated from the Final EIS and the identification of the environmentally preferred alternative will be made in the Record of Decision.
45	Noise	Noise	Citizen	Briana Brady		Commenter states that higher traffic will increase noise.	As described in the Final EIS, long-term noise effects could occur from increased travel to and from the new barracks. In order to project appreciable noise level increase of 3 A-weighted decibels or greater, traffic volumes would need to double relative compared to traffic volumes under the No Action Alternative. The new barracks would not result in doubling of traffic volumes; therefore, noise increases from traffic would not increase substantially over ambient levels.
46	Population	Population	Land Watch	Amy White		Commenter suggests providing an analysis of population consistency in regard to the project being consistent with the MBUAPCD's Air Quality Management Plan.	To ensure consistency with the most applicable air quality plan (e.g., comparison of growth assumptions), it is common practice to coordinate with the local air quality management or control district. As stated in the MBUAPCD's California Environmental Quality Act Air Quality Guidelines (2008), the MBUAPCD will provide consistency determinations for projects based on established criteria. Thus, note the following excerpt from the MBUAPCD's comment letter on the

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							Draft EIS in reference to the proposed projects' consistency with the most current Air Quality Management Plan (2008): *Table 2.4.1 in this section suggests a 2010 to 2015 population increase of about 1,500 persons (869 military + 600 family members). Based on the numbers submitted, the District has determined that the project would be consistent.* For clarification, text was added to the Final EIS to specifically state the MBUAPCD has determined the project would be consistent with the most current Air Quality Management Plan (2008). The population will be less than predicted in the Draft EIS and overall will decrease (see Section 2.6).
47	Population	Population	Monterey Bay Unified Air Pollution Control District	Jean Getchell	2.4.1	Commenter states that, based on the numbers submitted, the project would be consistent in regard to projected population growth.	Comment noted.
48	Record of Decision	Record of Decision	ADVISORY COUNCIL ON HISTORIC PRESERVATION	Caroline D. Hall		Commenter states the statutory and regulatory requirements of Section 106 of the National Historic Preservation Act must be completed prior to or at the same time as the issuance of a Record of Decision under the National Environmental Policy Act.	The USAG-POM will complete the Section 106 process prior to the issuance of a Record of Decision on the Final EIS for the Barracks Phase I Complex. Completion of consultation of long-range projects will require the development of additional project information.
49	Stormwater	Stormwater	City of Seaside			Commenter suggests that stormwater mitigation measures be made consistent with City of Seaside Municipal Code and Fort Ord Reuse Plan.	This comment applies to property at the OMC, which is located adjacent to the City of Seaside. Federal property is not required to comply with local municipal code; however, effective

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							early 2013, it is expected that the OMC (and the POM) will be covered under a National Pollutant Discharge Elimination System (NPDES) Phase II municipal stormwater permit as a "non-traditional" permittee. The POM and the OMC are also required to comply with the California Stormwater Construction General Permit for all construction sites one acre or larger. In addition, all stormwater related to new development shall be retained on-site, the proposed projects would be developed with engineering controls so that there is no net increase in stormwater runoff from current conditions.
50	Stormwater	Stormwater	City of Monterey			The City Engineer requests an analysis be completed comparing the Army and City's NPDES requirements. If the City's requirements are more restrictive, the Army's standards should be strengthened since both the City and Army activities contribute to the health of the Monterey Bay. In addition, as permit conditions change, the Army's stormwater efforts need to be made at least as stringent as those of the City	As stated in the response to the previous comment, federal property is not required to comply with local municipal code; however, effective early 2013 it is expected that the POM will be covered under a NPDES Phase II municipal stormwater permit as a "non-traditional" permittee. Proposed stormwater mitigation measures are described in more detail in the Final EIS, under a new section on Water Quality. These measures will include measures during and following construction as described in part below. Relocation of the Phase I and Phase IV Barracks would result in substantially less area of ground disturbance, volume of soil removed for ground slope engineering, and related erosion.

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51	Stormwater	Stormwater	Citizen	Elizabeth Murray		Commenter states the first building and the second will…adversely affect the watershed; stormwater runoff (affects all of us). The goal needs to be a zero-runoff installation with respect to stormwater.	The proposed projects at the POM would be developed with engineering controls so that there is no net increase in stormwater runoff from current conditions. Proposed stormwater mitigation measures are described in more detail in the Final EIS, under a new section on Water Quality. These measures will include measures during and following construction. See also responses to comments 49 and 50.
52	Stormwater	Stormwater	USEPA	Kathleen Goforth	p 2-18	Commenter suggests Low Impact Development (LID) techniques must be included in development plans. More detailed explanation in EIS. Quantify LID goals.	As described in the Draft EIS, LID practices are meant to imitate the pre-development site stormwater runoff conditions by using site design techniques that store, infiltrate, evaporate, and detain runoff. The requirements are to ensure that receiving waters are not negatively impacted by changes in runoff temperature, volumes, durations, and rates resulting from federal projects. Military installations are now required to apply the Energy Independence and Security Act (EISA) requirements to new development projects with a footprint of 5,000 square feet or greater. The California Stormwater Construction General Permit and the Phase II Municipal Permit also have LID implementation requirements. Therefore, these requirements will be met during design and implementation of the proposed projects. The Projects will also comply with USEPA LID guidance. Stormwater mitigation measures and LID techniques will be described in detail during the project design phase;

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							however, the final EIS provides preliminary details under the new Water Quality section. The design-build of the proposed project buildings will be conducted by the U.S. Army Corps of Engineers (USACE). This means the USACE will be designing a certain percentage of the project and then a construction contractor will be designing the remaining. USACE has indicated to the USAG-POM that the contractor will be determining and designing the stormwater and LID techniques that will be used. Note – The FY18 Barracks are no longer proposed for construction in the steep ravine, but will instead be constructed adjacent to Building 829. This change will be discussed in the Final EIS. Potential LID and mitigation measures may include cisterns for capturing roof rainwater, pervious pavements, bioswales, curb cutouts to vegetated areas in parking lots, vegetated parking lot islands, trees (canopy to capture rain), planters, impervious area disconnects, vegetated swales, etc. During construction, stormwater mitigation measures will be required under the Construction Stormwater General Permit and implementation of Best Management Practices (BMPs) including waddles, silt fence, gravel bags as described in the California Stormwater Quality Association (CASQA) Construction BMP Handbook to comply with the permit requirements.
53	Traffic Circulation	Hwy 68	Pebble Beach Company		Table 4.7 (pg 4-35); Table 4.3.4 (pg 4-37)	Commenter states that the traffic study relating to proposed Highway 68	The proposed Highway 68 gate is a potential long-range project, analyzed

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						Access Control Point (ACP) is inadequate: it discusses only AM peak hour traffic; it does not provide any mitigation measures; it does not reflect proposed improvements resulting from recent studies by the City of Monterey and Monterey County to address existing congestion issues and enhance access to the Community hospital; it does not acknowledge any effects to roads and intersections outside the project site (ref. Table 4.7-4). Request additional studies for Highway 68 between Highway 1 and Morse Drive, with reference to previously identified projects and their proposed improvements, and provide proposed mitigations.	in this EIS. If a decision is made to construct a new ACP in the future, a project-level NEPA analysis would be completed at that time and would include a traffic study to assess the impacts to Highway 68 and its intersection at Morse Drive. Table 2.1-1 lists related projects considered in the Draft EIS analysis, including The City of Monterey State Highway 68 Widening and Upgrade Project. That widening project was shown in The City of Monterey General Plan Update Traffic Study, Monterey County, CA, 2004 to operate at an acceptable level of service (LOS) in Year 2020. Impacts to this area as a result of the potential Highway 68 gate project would be reviewed during a project-level analysis. Specific mitigation measures, developed in coordination with on-going stakeholder plans for the region, would be developed with project-level analyses. While Table 4.7-4 does not specifically acknowledge impacts to roads outside the POM, LOS was evaluated for numerous intersections outside of the POM and presented in Table 4.7-2. These results show the future LOS at the study intersections to be within acceptable limits except for the Fremont Street / Aguajito Road intersection. This intersection was previously noted as in need of mitigation to accommodate Year 2020 traffic levels in the Traffic Study for the City of Monterey General Plan Update, April 2004, in which it was recommended that additional turn lanes be added.

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54	Traffic Circulation	Hwy 68	City of Monterey			The City requests that the EIS provide a timeline for the environmental document and Highway 68 ACP construction in relationship to the proposed Master Plan construction schedule, and also requests that the Army shall pay the TAMC Transportation Impact Fee as mitigation, consistent with all other local jurisdictions in Monterey County.	The proposed Highway 68 gate is a potential long-range project, analyzed in this EIS at a conceptual level. If a decision is made to construct a new ACP in the future, a project-level NEPA analysis would be completed at that time and would include a traffic study to assess the effects on Highway 68 and its intersection at Morse Drive. Such a decision is subsequent to funding availability and refined design, and will involve continued stakeholder coordination.
55	Traffic Circulation	Traffic Analysis	Department of Transportation			Caltrans requests a signed and stamped copy of the technical appendices of the traffic summary to validate the trip generation associated with the proposed projects.	No trip generation analysis was performed for either of the build alternatives. The only associated analysis was conducted in a previous traffic study for the POM titled *Comprehensive Transportation Engineering Study, Presidio of Monterey, CA* (Gannett Fleming and Military Surface Deployment and Distribution Command, Transportation Engineering Agency, 2010).
56	Traffic Circulation	Traffic Analysis	Department of Transportation			Caltrans requests that Highway 1 interchanges with Highway 68, Munras Avenue, Del Monte Avenue, Light Fighter Avenue, and SR 218 be included in the analysis.	Highway 1 from Highway 68 to Fremont Boulevard was evaluated in The City of Monterey General Plan Update Traffic Study, Monterey County, CA, 2004. That study, which has a forecast year of 2020, included anticipated employment and population growth at the POM that is comparable to the growth presented in the Draft EIS. All analyses of intersections external to the POM that are presented in this Draft EIS are based upon the traffic growth represented in that study. The short-range project is a Barracks Complex and is not expected to result in long-range traffic effects external to

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							the POM compared to the No Action Alternative, thus specific inclusion of Highway 1 interchanges is not necessary. The potential long-range projects are subject to supplemental NEPA documentation, which may include additional traffic analyses of roadways affected by the individual projects.
57	Traffic Circulation	Hwy 68	Department of Transportation			Caltrans believes that the Highway 68 ACP is not viable in any of the alternatives for a variety of reasons, including safety and operations.	The proposed Highway 68 gate is a potential long-range project analyzed at a conceptual level. If a decision is made to construct a new ACP in the future, a project-level NEPA analysis would be completed at that time and would include a traffic study to assess the effects on Highway 68 and its intersection at Morse Drive. Such a decision is subsequent to funding availability and refined design, and will involve continued stakeholder coordination.
58	Traffic Circulation	Traffic Analysis	New Monterey Neighborhood			Commenter states the closure of Taylor and Pine Streets to through traffic after September 11, 2001, has caused traffic congestion on Lighthouse Avenue and Holman Highway. Would like a thoroughfare provided through the POM for connectivity between the area northwest of the POM and Monterey.	The closure of the POM to public through traffic after September 11, 2011 was a security measure enacted throughout the country by the Department and Defense and the Army. The use of the POM roadway network as a shortcut for through traffic does not comply with the current antiterrorism and force protection (AT/FP) requirements. Except in case of emergency, a thoroughfare through the POM will not be provided to the general public. The Army reserves the right to re-evaluate opening the installation if the existing AT/FP requirements become less restrictive.
59	Traffic Circulation	Traffic Analysis	New Monterey Neighborhood			Commenter states concern that the City of Monterey is expected to provide	The level of service (LOS) was evaluated for numerous intersections

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						the necessary improvement projects to alleviate future traffic conditions.	outside of the POM and presented in Table 4.8-1. These results show the future LOS at the study intersections to be within acceptable limits except for the Fremont Street / Aguajito Road intersection. This intersection was previously noted as in need of mitigation to accommodate Year 2020 traffic levels in the Traffic Study for the City of Monterey General Plan Update, April 2004, in which it was recommended that additional turn lanes be added. That study was based on projected employment and population increases at the POM that are consistent with the growth presented in the Draft EIS. The evaluation of all projects listed in the Draft EIS alternatives includes mitigation measures. In addition, both Alternative 1 and Alternative 2 include extensive improvements to the existing ACPs that would reduce traffic congestion at the entrance points and improve conditions on local streets surrounding the POM. These are potential long-range projects that are being evaluated in this Draft EIS at a programmatic level. Supplemental environmental documentation, which may include project-level traffic analyses as needed for each project, will be developed when these projects are funded and additional design details are available.
60	Traffic Circulation	Traffic Analysis	Land Watch	Amy White		Commenter states the Final EIS should identify the feasibility of implementing the traffic mitigation measures identified in the Draft EIS, as well as the schedule and funding for	The Final EIS provides an expanded evaluation of mitigation measures, including applicability and feasibility. Most of the projects in the RPMP are potential long-range projects that are being evaluated in this EIS at a

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						each measure.	programmatic level. Supplemental environmental documentation, which may include project-level traffic analyses as needed for each project, will be developed when these projects are funded and additional design details are available. Funding and scheduling of mitigation measures will be coordinated with the project(s) for which they are providing necessary mitigation.
61	Traffic Circulation	Traffic Analysis	Monterey Bay Unified Air Pollution Control District	Jean Getchell	Executive Summary	Commenter suggests continuing the successful partnership with Monterey-Salinas Transit (MST) to reduce vehicle trips and emissions and mitigate local trips to the affected POM destinations.	Coordinating with MST to expand their service on POM is an on-going process. The program continues to expand, with ridership now at approximately 40,000 per month.
62	Traffic Circulation	Traffic Analysis	Citizen	Elizabeth Murray		Commenter suggests that traffic could be lessened by moving administrative and non-DLI related personnel to OMC where there are already offices and water credits.	A significant majority of the support services are directly related to the needs of those personnel stationed or working at the POM. Relocating those services to the OMC would increase the demand for additional vehicle trips and transportation between POM and OMC facilities, affect air quality from higher emissions, and raise overall base operation costs. See also response to comment 38.
63	Traffic Circulation	Traffic Analysis	Citizen	Briana Brady		Commenter is concerned that population growth will increase the traffic congestion in the surrounding communities. Would like crosswalk improvements at the intersection of Franklin Street and High Street. Would like traffic minimized so that noise would be minimized.	As indicated in Section 2.6.1.1 of the Final EIS, there will be a net decline in the number of military and civilian employees at the POM Installation. In addition, with more barracks capacity, about 200 service members currently living off-post could live on-post. Therefore, the Army does not anticipate substantial traffic increases.
64	Traffic Circulation	Parking	Citizen	Briana Brady		Commenter is concerned about parking at the POM, both long-term	Both the short-range and long-range projects include several parking structures that would increase the

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						and during construction.	parking capacity at the POM. Construction effects on parking for both short-range and long-range projects are further discussed in the Final EIS, and mitigation measures are described. There will be a shortage of parking spaces during the construction periods resulting in temporary effects. The Army will encourage alternative modes of transportation (e.g., MST bus, carpool, shuttle from the OMC) and is considering providing temporary parking areas at the POM.
65	Traffic Circulation	Parking	Citizen	Briana Brady		Commenter requests that [some of the] gates be made open to the public.	See response to comment 58.
66	Traffic Circulation	Traffic Analysis	USEPA	Kathleen Goforth		Commenter suggests that alternatives be modified to include strategies to facilitate alternative transportation modes, including pedestrian travel, and bicycles. Integrate sidewalks, bicycle lanes/paths, sufficient shoulders to accommodate safe bicycle travel, and shared-use paths into the POM. Assess potential shuttle service improvements. Final EIS should assess number of parking structures needed and reduce the number of parking spaces if possible, possibly by means of a commercial car sharing program at the POM.	The EIS lists alternate transportation improvements as mitigation measures in Section 4.8). Alternative transportation modes as mitigation measures to traffic effects include implementation of some of the improvements listed in the *Comprehensive Transportation Engineering Study, Presidio of Monterey, CA* (Gannett Fleming and Military Surface Deployment and Distribution Command, Transportation Engineering Agency, 2010). Among those is the creation of a cohesive bike and sidewalk network within the POM, accommodation of bicycles in roadway and ACP improvements, and potential implementation of a bike share program. Enhanced shuttle services, or negotiation with MST to expand their services on POM, are also proposed mitigations. A number of the proposed facilities will replace existing surface parking, thus

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							decreasing parking availability at the POM. The potential parking structures are intended to offset the loss of parking spaces and increase capacity in order to accommodate the future development. However, the Army is reevaluating the need for multiple parking structures. Among the traffic mitigations provided in the Comprehensive Transportation Engineering Study, Presidio of Monterey, CA (Gannett Fleming and Military Surface Deployment and Distribution Command, Transportation Engineering Agency, 2010) are improvements to non-vehicular POM infrastructure, such as sidewalks and bicycle paths, and implementation of a bike share program. Both of these measures will serve as incentives for POM residents to leave their vehicles in one location and use alternative modes. Improved shuttles within and between the POM and the OMC will also help reduce vehicular traffic.
67	Traffic Circulation	Traffic Analysis	Transportation Agency of Monterey County			Commenter states the Draft EIS fails to identify trip generation and distribution on off-site regional and local roads likely to be directly affected from the RPMP and must mitigate project-specific and cumulative effects. TAMC supports mitigation through fair-share contribution toward improvement projects designed to improve levels of service of roadway segments in the affected area. Recirculation of the Draft EIS may be required.	See response to comment 55. Additional environmental documentation, which may include project-level traffic analyses as needed for each project, will be developed when these projects are funded and additional design details are available.
68	Traffic Circulation	Traffic Analysis	Transportation Agency of Monterey			Since Caltrans has stated that it is opposed to the new Highway 68 ACP,	The intersection LOS studies were presented for the short-range projects

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			County			analysis of transportation effects that relied upon a Highway 68 ACP should be revisited to ensure that additional mitigation measures are not warranted without this new gate.	in the Draft EIS and did not include the potential Highway 68 ACP project. No detailed analysis was conducted for the potential long-range projects, which were analyzed in the EIS at a programmatic level.
69	Traffic Circulation	Traffic Analysis	Transportation Agency of Monterey County			Commenter suggests that the analysis of regional routes should be revised to include Highway 1 interchanges with Highway 68, Munras Avenue, Del Monte Avenue, Light Fighter Drive, and SR 218.	See response to comment 56.
70	Traffic Circulation	Traffic Analysis	Transportation Agency of Monterey County			Commenter recommends and supports improvements to bicycle and pedestrian facilities for safety and ADA compliance. Commenter recommends installation of public bicycle racks and lockers and improved lighting at those locations, with potential funding assistance through the TAMC Bicycle Protection Program.	There are numerous improvements to bicycle and pedestrian safety outlined in the *Comprehensive Transportation Engineering Study, Presidio of Monterey, CA* (Gannett Fleming and Military Surface Deployment and Distribution Command, Transportation Engineering Agency, 2010), including updating the signing and striping to meet current standards (Manual of Uniform Traffic Control Devices), installing ADA compliant sidewalks and curb ramps, reconfiguring parking and roadways to be more receptive to bicycle and pedestrian accessibility, and providing sidewalk and bicycle trail connectivity throughout the POM. Implementation of a bike share program within the POM is also recommended. Installation of bicycle racks could be an additional mitigation measure.
71	Traffic Circulation	Traffic Analysis	Transportation Agency of Monterey County			Commenter recommends utilizing the Monterey-Salinas Transit's Designing for Transit Guideline Manual as a resource for accommodating transit service at new development sites.	This resource was used as a reference in preparation of the Comprehensive Transportation Engineering Study, Presidio of Monterey, CA (Gannett Fleming and Military Surface Deployment and Distribution

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							Command, Transportation Engineering Agency, 2010). This document outlines many of the improvements to the transit services provided at the POM that are included in the list of mitigation measures.
72	Wastewater	Wastewater	City of Monterey			City engineer requests technical analysis to determine capacity of infrastructure. Army should pay portion of infrastructure upgrade.	The Army has prepared an Infrastructure Capacity Assessment (ICA), which analyzed the capacity of the sewer lines and other utilities at the POM. The ICA was completed in July 2012. The USAG-POM has completed retrofitting over 1,300 toilet fixtures with 1.28 gallon dual flush toilets, 0.125 gallon flush urinals, and waterless urinals this past year at the POM. Based upon meetings with the City Engineer and his staff in November 2011, it was noted that much lower flow rates have resulted in the need to increase power flushing in certain areas of the system to remove solids. The POM has approximately 63,000 LF of sewer mains which are flushed twice annually. Each flushing cleans out debris and root intrusions, takes approximately 9 days to do the entire POM, and uses approximately 40,500 gallons of water. Although no historic measurements of flow exist for the POM sewer system, the need for powerflushing solids indicates the system is not at capacity and, provided the new construction is equipped with similar water-saving technologies (and they will be based upon mandates in the Water Permits issued by the Monterey Peninsula Water Management District), the existing

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							system is expected to handle future flow. Additionally, there is a weir in the sewer manhole in Lighthouse Avenue that can be used to measure the flow from the POM by the City of Monterey, which owns the POM's sewer system. Since the infrastructure should not have to be upgraded due to capacity increases on the part of the Army, no infrastructure upgrades are expected to be necessary.
73	Wastewater	Wastewater	Citizen	Briana Brady		Commenter asks whether there is sufficient wastewater capacity.	Yes. See response to previous comment regarding capacity in the pipelines. Sufficient capacity exists at the Monterey Regional Water Pollution Control Agency's wastewater treatment plant to treat wastewater from new development.
74	Water Supply	Water Credits	City of Seaside		4.4	The City of Seaside requests additional information in the Final EIS on whether a water credit transfer and/or water credit trade as shown on page 4-4 of the Draft EIS is legally possible.	Based on comments on the Draft EIS from the MPWMD and others as well as discussions with MPWMD, interbasin groundwater transfers are generally not legal and would only be possible after review and approval by the SWRCB. The Final EIS has been revised to reflect these changes and to describe the potential legal process associated with an interbasin transfer of water rights in this region and between Army facilities.
75	Water Supply	Water Credits	Monterey Peninsula Water Management District	Stephanie Pintar	3.1.2.3, 4.1.5	The MPWMD states that it disagrees with the use of the term "allocation" with respect to the POM receiving a specific volume of water per year. They also state that the reference in the Draft EIS to an original allocation of the POM of 199.365 acre-feet per year is incorrect and should be removed from the document and states that the POM receives no	The Final EIS has been revised to remove the reference to the allocation of 199.365 acre-feet per year and to state that the POM lies within the City of Monterey's jurisdiction area and within that area all water users are subject to the City's overall water production limit. In addition, the Final EIS describes that the last new water supply for the City was developed in

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						separate, specific allocation.	1993 and all new water permits must be reviewed and approved in light of the 1993 production capacity. The proposed projects in the Real Property Master Plan (RPMP) have been permitted by the MPWMD against the City's 1993 production capacity.
76	Water Supply	Water Credits	Monterey Peninsula Water Management District	Stephanie Pintar		The MPWMD states that the Cease and Desist Order on October 20, 2009 by the California State Water Resources Control Board (SWRCB) against California American Water Company (Cal-Am) includes specific reductions in water availability and directs Cal-Am to implement a moratorium. The MPWMD states that the Draft EIS does not contain an analysis of the possible effects of the Cease and Desist Order and that the Final EIS should analyze the current restrictions and the future water need for the proposed building and uses so that accurate water use estimates can be prepared.	The Final EIS contains an analysis of the effects of the Cease and Desist Order on the water supply options available for the POM. Despite the proposed RPMP projects being permitted, final project approval is subject to the outcome of the Cease and Desist Order that the SWRCB has issued against Cal-Am, the private water purveyor to the POM (and much of the Monterey Peninsula). If the Cease and Desist Order results in forced water rationing construction of the proposed projects could result in community non-compliance with respect to water use. Potential water rationing could have severe effects on all development projects within the entire area served by Cal-Am. This matter is currently in litigation. All proposed projects at the POM are contingent on water availability.
77	Water Supply	Water Credits	Monterey Peninsula Water Management District	Stephanie Pintar		The MPWMD states that the California Public Utilities Commission (CPUC) approved the Cal-Am request for a moratorium on March 24, 2011 that granted Cal-Am's request to refuse connections for new customers in portions of its Monterey District including the POM for projects that obtained their governmental permits after October 20, 2009. The moratorium will last until Cal-Am	The Final EIS includes a discussion of the effects of the March 2011 moratorium in the revised water supply analysis. The revised water supply analysis also includes additional discussion of the likelihood of other water sources, including the Monterey Bay Regional Desalination Project.

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						supplies the CPUC confirmation from the SWRCB that it has a new, permanent supply of water or until the court overturns the Cease and Desist Order. All proposed projects at the POM are contingent on water availability.	
78	Water Supply	Water Credits	Monterey Peninsula Water Management District	Stephanie Pintar		The MPWMD states that the possible transfer of water rights from OMC to POM and the potential of water trade between the City of Seaside and the City of Monterey should be analyzed in the Final EIS. However they also state that this transfer might not be feasible since they involve an interbasin transfer of water in a region that is under severe regulatory restrictions (CDO) and adjudication under the Seaside Groundwater Basin Adjudication Decision.	The Final EIS analyzes the possibility of a transfer of water rights from the OMC to the POM in Section 4.1, Water Supply, Environmental Consequences and Mitigation, and Appendix D, Revised Water Impacts Analysis, to reflect the potential legal process associated with an interbasin transfer of water rights in this region and between Army facilities.
79	Water Supply	Water Credits	Land Watch	Amy White	Append p 15	Land Watch states that the Final EIS should include a more detailed evaluation of the availability of water for the proposed project, including issues related to the water transfers between groundwater basins and transporting water out of the Salinas Valley Groundwater Basin and the effects of the Cease and Desist Order.	The Final EIS has been revised to provide additional information and analysis of the availability of water for the proposed project including the effects of the Cease and Desist Order, water transfers, and potential new water sources.
80	Water Supply	Water Credits	CAL AM		3.2, 4.1.5 Table 3-6, 3-9	Cal-Am stated that the conclusions on effects and mitigation in the Draft EIS are based on deficient analyses and do not include feasible mitigation measures.	The Final EIS includes a detailed description of water conservation measures taken over the last 10 years at the POM and the corresponding measured reductions in water use, as described in responses to comment 85. The Final EIS also describes some of the proposed water conservation measures for the proposed new projects. The objectives of the water conservation measures will be to

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							maintain water use at the POM near current use.
81	Water Supply	Water Credits	CAL AM			Cal-Am states that the Final EIS should include accurate water consumption data and that the POM has over 150 meters onsite that should provide this data and that Cal-Am can provide assistance on current water use and future water use.	The Army appreciates the notification that additional information made available regarding water use at the POM site. Updated water use information is included in the Final EIS for a more accurate description of current water use in Section 3.1.3, Water Supply, Affected Environment, and likely future water use.
82	Water Supply	Water Credits	CAL AM			Cal-Am states that the Draft EIS listed only one mitigation measure (WS-1) for water conservation. It states that the Final EIS should include discussion of implementation of water conservation programs in existing facilities.	The EIS in Section 4.1.5, Mitigation Measures, for the new facilities also listed WS-2 rainwater collection systems and WS-3 recycled water use for non-potable water demand. The POM Installation has implemented several water conservation measures. Some such measures are being implemented or are proposed as described above to minimize the effects to water supply. These water conservation programs are detailed in the Final EIS. The Army will continue to implement water conservation measures on existing facilities and new projects.
83	Water Supply	Water Credits	CAL AM			Cal-Am states that there is an opportunity for the Department of Defense to install water meters and water conserving measures at the La Mesa facility (also located within the city of Monterey) to claim water credits and then seek to employ those credits for the proposed development at POM.	Notification of this option is appreciated, and the Final EIS contains analyses of the measures mentioned by Cal-Am. The Final EIS also discusses the possibility of obtaining water conservation credits for future projects (beyond the RPMP at the POM).
84	Water Supply	Water Credits	Citizen	Briana Brady		Commenter states that there would be a water supply issue with Alternative 1 and this issue should cause Alternative 1 to not be the preferred alternative since she questions whether there are	Because the Army has eliminated projects from the RPMP and received additional water credits from the MPWMD due to additional conservation measures, there currently

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						enough water credits.	is sufficient water for the implementation of Alternative 1 (see Section 4.1 of the Final EIS for details).
85	Water Supply	Water Credits	USEPA	Kathleen Goforth	4.4	The USEPA states that there is insufficient water for the implementation of Alternative 1. The Final EIS should provide more detail on water saving that has occurred and will occur in the future to mitigate the shortage meter buildings on the OMC, including the RCI. How will POM meet Executive Order 13514? Update 2004 Community Water Management Plan	Because the Army has eliminated projects from the RPMP and received additional water credits from the MPWMD due to additional conservation measures, there currently is sufficient water for the implementation of Alternative 1. The Final EIS has been revised in Section 3, Existing and Projected Water Usage; Section 4.1, Water Supply, Environmental Consequences and Mitigation; and Appendix D, Revised Water Impacts Analysis, to provide additional detail on water savings that have occurred and are planned to occur. The Army has implemented many water saving measures at its facilities over the last 10 years and continues to look for ways to reduce water usage. Some of these water saving measures include the following: In 2010, the Army replaced 233 commercial clothes washers with high efficiency clothes washers serving 1,398 dorm rooms at the POM. The reduction in water use for this change is estimated to be 27.172 acre feet per year (AFY). The POM is in the process of completing 104 toilet retrofits in POM buildings in a three phase program that will result in an estimated total water use reduction of 8.18 AFY. In 2004, the POM replaced existing urinals with waterless urinals resulting

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							in water use reduction of 9.063 AFY. In 2002–2004 the POM installed SOMAT water-efficient garbage disposal systems that resulted in a reduction of 7.998 AFY of water use.
86	Water Supply	Water Credits	USEPA	Kathleen Goforth		The USEPA recommends that there should be a plan to meter buildings on the OMC including RCI and asks how will the POM meet the water use efficiency requirements in Executive Order 13514?	As stated in the Draft EIS, conservation measures have been implemented at OMC facilities but water savings are not available since the OMC is not fully metered. The Final EIS includes analysis of the water supply issues as they relate to Executive Order 13514. Water efficiency measures are described in the Final EIS.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ventura Fish and Wildlife Office
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IN REPLY REFER TO:
81440-2011-CPA-0110

June 27, 2011

Mr. Robert Guidi, Directorate of Public Works
U.S. Army Garrison, Presidio of Monterey
Post Office Box 5004
Monterey, California 93944-5004

Subject: Draft Environmental Impact Statement for the Presidio of Monterey Real Property Master Plan, Monterey, California

Dear Mr. Guidi:

This letter provides the U.S. Fish and Wildlife Service's (Service) comments on the Draft Environmental Impact Statement for the Presidio of Monterey Real Property Master Plan (DEIS), Monterey, California. A digital copy of the document was received by our office on April 28, 2011. It is our understanding that comments are due by June 22, 2011.

The Service's responsibilities include administering the Endangered Species Act of 1973, as amended (Act), including sections 7, 9, and 10. Section 9 of the Act prohibits the taking of any federally listed endangered or threatened species. Section 3(9) of the Act defines "take" to mean "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Harm is further defined by the Service to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering. Harass is defined by the Service as intentional or negligent actions that create the likelihood of injury to a listed species by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering. The Act provides for civil and criminal penalties for the unlawful taking of listed species. Exemptions to the prohibitions against take may be obtained through coordination with the Service in two ways. If a project is to be funded, authorized, or carried out by a Federal agency, and may affect a listed species, the Federal agency must consult with the Service pursuant to section 7(a)(2) of the Act.

The proposed project consists of the development of new construction and renovations of existing buildings for the Defense Language Institute for Foreign Language Center at the Presidio of Monterey, Monterey, California. Our comments will not constitute a full review of all project impacts but will focus on those related to federally protected species.

We recommend that the "potential mitigation" measures described in section 4.4.5 be included in the EIS as final conservation measures to be implemented with the proposed developments and

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renovations. We also recommend that our office be consulted during the development phase of any project that may impact a federally listed species.

We appreciate the opportunity to provide comments on the DEIS for the Presidio of Monterey Real Property Master Plan. If you have any questions regarding the contents of this letter, please contact Christopher Diel of my staff at (805) 644-1766, extension 305.

Sincerely,

Douglass M. Cooper
Deputy Assistant Field Supervisor

Preserving America's Heritage

JUN 1 2011

May 27, 2011

Colonel Darcy A. Brewer
Department of the Army
United States Army Installation Management Command
Headquarters, US Army Garrison, Presidio of Monterey
ATTN: Office of the Garrison Commander
1759 Lewis Road, Suite 210
Monterey, CA 93944-3223

Ref: ***Draft Environmental Impact Statement Presidio of Monterey Real Property Master Plan Presidio of Monterey, Monterey County, California***

Dear COL Brewer:

We understand that the Presidio of Monterey (POM) has released a draft Environmental Impact Statement (EIS) under the National Environmental Policy Act (NEPA) for the referenced undertaking. Our comments were requested on the draft EIS; we have no comments pursuant to NEPA, at this time.

In order to ensure compliance with Section 106 of the National Historic Preservation Act (NHPA), the ACHP encourages POM to initiate the Section 106 process by notifying, at your earliest convenience, the California State Historic Preservation Officer (SHPO), Indian tribes, and other consulting parties pursuant to our regulations, "Protection of Historic Properties" (36 CFR Part 800). Through early consultation your agency will be able to determine the appropriate strategy to ensure Section 106 compliance for this undertaking.

Section 106 of the NHPA instructs the federal agency to take into account the effect of an undertaking on any property that is eligible for or listed in the National Register of Historic Places "prior to the approval of the expenditure of any Federal funds on the undertaking or prior to the issuance of any license." 16 U.S.C. § 470f (emphasis added). This statutory language makes it clear that a federal agency must complete its Section 106 responsibilities before ("prior to") reaching its final decision ("approval," "issuance") on an undertaking.

According to the Council on Environmental Quality's regulations, a Record of Decision (ROD) "shall state … what the decision was … [and] … whether all practicable means to avoid or minimize environmental harm from the alternative selected have been adopted, and if not, why they were not." 40 C.F.R. § 1502.2 (emphasis added). Accordingly, the issuance of a ROD conveys the agency's final decision on an undertaking and details the nature of that decision.

In order to meet the statutory and regulatory requirements of the Section 106 process, the ROD should be issued concurrent with or after the completion of the Section 106 process. As you know, the execution of

a Section 106 program alternative, such as a Programmatic Agreement, in accordance with the Section 106 regulations indicates that an agency has completed this process.

POM should continue consultation with the California SHPO, Indian tribes, and other consulting parties to identify and evaluate historic properties and to assess any potential adverse effects on those historic properties. If you determine, through consultation with the consulting parties, that the undertaking will adversely affect historic properties, or that the development of a Programmatic Agreement is necessary, POM must notify the ACHP and provide the documentation detailed at 36 CFR § 800.11(e). In the event that this undertaking is covered under the terms of an existing Programmatic Agreement, you should follow the process set forth in the applicable Programmatic Agreement.

Should you have any questions as to how your agency should comply with the requirements of Section 106, please contact Ms. Katharine R. Kerr by telephone at (202) 606-8534 or by e-mail at kkerr@achp.gov.

Sincerely,

Caroline D. Hall
Assistant Director
Office of Federal Agency Programs
Federal Property Management Section

PEBBLE BEACH
COMPANY

June 21, 2011

Department of the Army
United States Army Garrison, Presidio of Monterey
Directorate of Public Works, Robert Guidi
P.O. Box 5004
Monterey, CA 93944-5004

Re: Presidio of Monterey, Real Property Master Plan DEIS

Dear Mr. Guidi:

On behalf of Pebble Beach Company, we are proud to be neighbors with the Defense Language Institute, their faculty, staff, and students. You are an important and valuable asset to the Monterey Peninsula, and we applaud your efforts to improve the learning environment at DLI.

Thanks you for the opportunity to comment on the Presidio of Monterey's Real Property Master Plan Draft Environmental Impact Statement. To that end, we offer the following comments:

- The Presidio of Monterey Real Property Master Plan identifies in both Alternative 1 and Alternative 2 that a new Access Control Point (ACP) would be constructed on Highway 68 at the existing S.F.B. Morse Drive intersection. The Draft Environmental Impact Statement (DEIS) (Table 4.7, page 4-35) states that this gate would serve 749 vehicles during the AM peak hour on a typical day. There is no information in Chapter 4 addressing either the outbound traffic in the AM peak hour or the PM Peak hour. Pebble Beach Company feels that the lack of traffic volume data and the lack of detail regarding intersection traffic operations at the ACP intersection with Highway 68 makes the draft document inadequate, especially considering the fact that all this traffic will be accessing Highway 68 opposite the S.F.B. Morse Gate which provides access to the Del Monte Forest. We request that additional studies be performed to determine the intersection operations on Highway 68 at S.F.B. Morse Drive intersection including the number of lanes needed at the Highway 68 intersection to accommodate this added traffic. At a minimum, we believe that to accommodate this additional traffic from the Presidio, two lanes in each direction will be required on Highway 68 as well as left and maybe even right turn lanes to the ACP.

- We are also concerned with the amount of additional traffic that will use Highway 68 between Highway 1 and the new Highway 68 ACP and the lack of analysis along the Highway 68 corridor. Previous environmental studies conducted by the City of Monterey and Monterey County identify existing traffic congestion on Highway 68. Areas of congestion are at Skyline Forest Drive, Carmel Professional Center, Highway 1, Aguajito Road, and the Highway 1 northbound on-ramp from Highway

LEGAL AFFAIRS

Post Office Box 1767, Pebble Beach, California 93953 831-647-7500 telephone 831-625-8411 facsimile

68. Measures to improve conditions along Highway 68 to address both existing traffic congestion and buildout of the area include widening Highway 68 to four lanes in certain locations, adding traffic signals, and reconfiguring the Highway 1 ramps at Highway 68. The added traffic from a new Highway 68 ACP was never contemplated in those plans. We are concerned that these carefully planned improvements will be inadequate to handle the added traffic flow from the Highway 68 ACP. Specifically, a third eastbound lane will be needed on Highway 68 approaching the Highway 1 intersection; the Highway 68 overcrossing at Highway 1 will need to be widened; and an auxiliary lane will be needed on northbound Highway 1 connecting the Highway 68 on-ramp to the Munras off-ramp.

- The DEIS, in Table 4.3-4 (page 4-37), does not acknowledge any impacts to roads and intersections outside the project site, but the subsequent Section 4.7.5, Potential Mitigation (page 4-37), makes reference to Highway 68 impacts. Specifically, the DEIS states that subsequent environmental documents will be completed for the new Highway 68 ACP and that detailed traffic engineering will be conducted at that time. This response is inadequate. It does not reflect the careful planning that has been undertaken by the City of Monterey and the County of Monterey to enhance access to the Community Hospital for the region and to address cumulative levels of development in the area. At a minimum the DEIS should identify the previously identified projects and evaluate whether additional infrastructure beyond the already identified improvements will be needed as a result of the new ACP. Without this information, communities cannot make an informed decision as to the level and type of impact that these changes will have.

Again, thank you for the opportunity to comment on the DEIS. If you have any questions, please feel free to contact me at 831/625-8449, or, in my absence, Cheryl Burrell at 831/625-8497.

Sincerely,

Mark Stilwell
Executive Vice President
and General Counsel

cc: Cheryl Burrell
Tom Jamison, Fenton & Keller
Rich Deal, City of Monterey
Joe Sidor, Monterey County
Dave Potter, Monterey County Supervisor
Carmelita Garcia, City of Pacific Grove
Richard Krumholz, Caltrans District 5 Director
Rob Rees, Fehr & Peers
Steve Packer, CHOMP

RESOURCE MANAGEMENT SERVICES
440 Harcourt Avenue
Seaside, CA 93955
Telephone (831) 899-6737
FAX (831) 899-6211

June 21, 2011

Department of U.S Army
United States Army Garrison, Presidio of Monterey
Directorate of Public Works, Master Plans (Attn: R. Guidi)
P.O. Box 5004
Monterey, CA 93944-5004

RE: Draft Environmental Impact Statement (DEIS), Presidio of Monterey Real Property Master Plan (RPMP)

Dear Mr. Guidi:

Thank you for the opportunity to review Draft Environmental Impact Statement (DEIS) for the proposed Presidio of Monterey Real Property Master Plan (RPMP). We are providing your agency with the following comments on the Draft Environmental Impact Statement:

1. The City of Seaside encourages the U.S Army to consider the implementation of Alternative 2 for the build-out of the RPMP. Under Alternative 2, City staff finds that the proposed development activity within the OMC would result in the continuing efforts to revitalize and redevelop the former Fort Ord and in increased economic activity both on and off the OMC.

2. Consistent with the Fort Ord Reuse Plan and the City of Seaside Municipal Code, all stormwater related to new development shall be retained on-site.

3. The City of Seaside is requesting that the U.S. Army coordinate with the City of Seaside on the proposed location and height for installation of a 10-mile perimeter fence to secure the primary cantonment area of the OMC.

4. In review of the potential future mitigation measures for the development of a long-term water supply, the City of Seaside requests that U.S Army provide information as to whether a water credit transfer and/or water credit trade listed on Page 4-4 of the DEIS would be legally viable.

5. New construction activity should be monitored to comply with the emissions thresholds that have been established and put into effect by the Monterrey Bay Air Pollution Control District.

Thank you for consideration of our concerns (Rick Medina, Senior Planner – 831-899-6726 or Tim O'Halloran, Public Works Services Manager – 831-899-6839)

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

June 22, 2011

Robert Guidi
U.S. Army
Directorate of Public Works
P.O. Box 5004
Monterey, CA 93944-5004

Subject: Presidio of Monterey Real Property Master Plan
SCH#: 2011054001

Dear Robert Guidi:

The State Clearinghouse submitted the above named Draft EIS to selected state agencies for review. The review period closed on June 21, 2011, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2011054001
Project Title Presidio of Monterey Real Property Master Plan
Lead Agency U.S. Army

Type EIS Draft EIS
Description Note: Review Per Lead

Construction of new barracks, classrooms, dining facility and offices. Upgrades to existing general instruction buildings and access control points (a.k.a. gates).

Lead Agency Contact

Name Robert Guidi
Agency U.S. Army
Phone 831 242 7928 **Fax**
email
Address Directorate of Public Works
P.O. Box 5004
City Monterey **State** CA **Zip** 93944-5004

Project Location

County Monterey
City Monterey
Region
Lat / Long
Cross Streets Franklin & High
Parcel No.
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 68
Airports
Railways
Waterways Pacific Ocean/Monterey Bay
Schools
Land Use Military installation used for classroom training and associated community support facilities (e.g. barracks, dining, offices).

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Coastal Zone; Economics/Jobs; Noise; Population/Housing Balance; Public Services; Traffic/Circulation; Water Supply; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Fish and Game, Region 4; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 5; Regional Water Quality Control Board, Region 3; Department of Toxic Substances Control

Date Received 05/04/2011 **Start of Review** 05/04/2011 **End of Review** 06/21/2011

Note: Blanks in data fields result from insufficient information provided by lead agency.

CITY OF MONTEREY

Colton Hall, California Constitution Hall 1849

June 21, 2011

Mayor:
CHUCK DELLA SALA

Councilmembers:
LIBBY DOWNEY
JEFF HAFERMAN
NANCY SELFRIDGE
FRANK SOLLECITO

City Manager:
FRED MEURER

Department of the Army
U.S. Army Garrison, Presidio of Monterey
Directorate of Public Works, Master Plans (Attention R. Guidi)
P.O. Box 5004
Presidio of Monterey, CA 93944-5004

RE: Draft Real Property Master Plan EIS

Dear Mr. Guidi,

The City of Monterey has reviewed the draft Environmental Impact Statement for the Presidio of Monterey Real Property Master Plan. The City continues to support the POM Centric Alternative #1 with mitigation. As expressed in the City's February 16, 2010 and February 25, 2009 letters, the Highway 68 gate is an essential mitigation measure. The City appreciates that the Army has recognized this issue and included it as mitigation.

Circulation Improvement Timing & Mitigation Fee: The City does request that the EIS establish a timeline for the environmental document and Highway 68 gate construction in relationship to the proposed Master Plan construction schedule. Additionally, a mitigation measure should be added that the Army shall pay the TAMC Transportation Impact Fee, consistent with all other local jurisdictions in Monterey County.

The City's Engineering Office continues to have concerns about the wastewater and stormwater systems as expressed in our earlier correspondence.

Wastewater: The City Engineer reports that a technical analysis needs to be prepared. Where sewerage flows empty into the City of Monterey sewer system, an analysis must evaluate the capacity of City sewer lines to accommodate additional flows from new development. At this time, the City does not concur that sewer line capacity is adequate. The Army should have an analysis of the system prepared and pay their fair share to upgrade these facilities. Additionally, existing agreements may need to be amended if the City is ultimately assigned to maintain these sewers.

Stormwater: The City Engineer requests that an analysis be completed comparing the Army and City's NPDES requirements. If the City's requirements are more restrictive, the Army's standards should be strengthened since both the City and Army activities contribute to the health of the Monterey Bay. In addition, as permit conditions change, the Army's storm water efforts need to be made at least as stringent as those of the City.

The City of Monterey requests that the Environmental Impact Statement address these issues.

Sincerely,

Chuck Della Sala
Mayor

c: Chip Rerig, Chief of Planning, Engineering & Environmental Compliance
Kimberly Cole, Principal Planner
Tom Reeves, City Engineer

Comments:

We understand the need for multi-storey barracks, but it might be worth it to recess some of the buildings into the ground (like a basement). That way it only seems to be a four or three-storey building.

Great job on the master plan!! ☆

Comments:

Concerns about historical footprint and forest environment new plants seems sensitive to these assets

thanks

Robert Grimes, President Old Town Neighborhood Assoc.
robertgrimes93940@yahoo.com
1035 Harrison St Monterey

Guidi, Robert G CIV USA IMCOM

From: Carpenter, Daniel CIV USA
Sent: Wednesday, June 01, 2011 7:34 AM
To: Guidi, Robert G CIV USA IMCOM; Elliott, John CIV USA IMCOM
Cc: Madison, Lorrie Ms CIV US USA IMCOM; Willison, James CIV USA IMCOM
Subject: FW: Please reconsider building plans at POM (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: FOUO

-----Original Message-----
From: Kay Cline [mailto:kecline@sbcglobal.net]
Sent: Tuesday, May 31, 2011 5:14 PM
To: PRES.PublicAffairs
Subject: Please reconsider building plans at POM

To Whom It May Concern:

I am very concerned about plans to build five story buildings on steep hillsides and in a ravine. My concern is that this also involves the removal of 300-500 trees in a time when we know the great importance to our quality of life provided by trees and the impending problems as we continue tree removal at this scale. Please consider building where old buildings are, on land already committed to development. Surely such sites exist at the Presidio.

I'm reading that the vision is "to increase building density in already developed areas, avoid impacts to undeveloped property through reuse of already developed areas, and to limit the sprawl of development within the POM." (page ES-7).

Please remember this vision; it is truely a responsible one. Our existing trees must be protected today and into the future.

Deforestation is the second biggest cause of atmospheric carbon dioxide emissions after power generation. Forests undergo 'slash and burn' deforestation that releases the stored carbon in the trees back into the atmosphere. So not only is the natural ability of forests to remove carbon dioxide from the atmosphere through photosynthesis being removed; but de-forestation is a major cause of global warming. And the rate of destruction is increasing.

http://www.modalsolutions.com/index.php?option=com_content&view=article&id=77&Itemid=72

However destroying a 1,000 lb tree would not only destroy its removal capability, but would also release an amount of CO_2 equivalent to driving 2,800 miles. (this assumes that an amount of carbon equivalent to the tree carbon is also released from the duff and soil under the tree). Even if the tree is not burned, the CO_2 is eventually released due to decomposition.

Destroying trees also destroys the capability for water to penetrate into the ground resulting in the water running off a slope.

Sincerely,

Kay Cline

Classification: UNCLASSIFIED
Caveats: FOUO

Guidi, Robert G CIV USA IMCOM

From: Vicki Pearse [vpearse@gmail.com]
Sent: Monday, June 20, 2011 1:54 PM
To: Guidi, Robert G CIV USA IMCOM; PRES.PublicAffairs
Subject: Presidio of Monterey master plan

Presidio of Monterey:

Building dormitories in a steep ravine (EIS Alternative 1) will result in cutting down hundreds of trees on Huckleberry Hill and destroy much precious wooded habitat. Please reconsider alternatives for the master plan that would better fulfill the excellent stated goals: not building on undeveloped land while keeping core functions at the Presidio. For example, restore existing buildings at the Presidio, and move peripheral functions such as storage to the Army's remaining lands at Fort Ord. Local residents do care how the land at the Presidio is used and cared for.

Thank you for considering this view,

Vicki Pearse

Pacific Grove

California Native Plant Society

2 Via Milpitas
Carmel Valley, CA 93924
June 20, 2011

Department of the Army
U.S. Army Garrison, Presidio of Monterey
Directorate of Public Works Master Plans
P. O. Box 5004
Monterey, CA 93944-5004

Attn. R. Guidi

Gentlepeople:

The Monterey Bay Chapter of CNPS has examined the EIR for the POM expansion and would like to make the following comments. The description of sensitive plant and animal species appears to be generally thorough and accurate. However, we did not see any mention in the EIS of the fact that Monterey County added the Monterey pine to the protected tree list several years ago, and most of the cities give the pine special protection.

CNPS is particularly concerned about the impact of the POM-centric Alternative on the Huckleberry Hill Nature Preserve. During the last major expansion it was our understanding that no further incursions were intended into this important plant and animal habitat. Because of the expected need for fire clearance, development should be kept as far away as possible from the preserve. In that way small prescribed burns could be part of the fire control policy. This would be much more beneficial for the Monterey Pine Forest than clearing, as that plant community thrives on occasional fire. Studies have shown that the native understory plants, which gradually recover after fires, help collect the fog drip that is so important to the trees' survival. We are particularly concerned about the construction on steep slopes (over 25%) and any unnecessary removal of Monterey pines.

While there are other concerns about moving part of the project to Fort Ord, it does seem as if that area is more suitable for family housing, which is likely to be more in demand in an increasingly professional army. While there are many rare plant concerns at Fort Ord, it may be possible to expand existing OMC sites with fewer environmental impacts. Obviously the water supply is an advantage at Fort Ord, and the proposal to transfer water to the POM site is likely to be contentious.

It is possible that a field trip could alleviate our concerns. We would appreciate learning if any field trips are planned to the critical sites at POM that several of our members could attend.

Thank you for your consideration of these comments.

Sincerely yours

Mary Ann Matthews

Mary Ann Matthews
Conservation Chair

cc Rep. Sam Farr

DEPARTMENT OF TRANSPORTATION
50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3101
FAX (805) 549-3077
TDD (805) 549-3259
http://www.dot.ca.gov/dist05/

Flex your power!
Be energy efficient!

June 20, 2011

MON-68-1.99
SCH# 2011054001

Robert Guidi
Presidio of Monterey Public Works Office
P.O. Box 5004
Monterey, CA 93944-5004

Dear Mr. Guidi:

COMMENTS TO PRESIDIO OF MONTEREY/ORD MILITARY COMMUNITY REAL PROPERTY MASTER PLAN

The California Department of Transportation (Caltrans), District 5, Development Review, has reviewed the above referenced project and offers the following comments.

1. Caltrans is requesting the technical appendices of your traffic summary to substantiate the findings of impacts to local and regional roadways. We are specifically looking to validate the trip generation associated with 105,000 square feet of instructional/vocational teaching. Distribution of project trips provided in graphic format using percentages is state of practice, and should be included for each alternative. The traffic analysis and associated calculations are valid when provided by a licensed traffic engineer. A signed and stamped copy is requested.

2. It appears that key-State Highway interchanges were not included in the analysis. At a minimum, these should include:

   --Highway 1/Highway 68
   --Highway 1/Munras
   --Highway 1/Del Monte
   --Highway 1/Lightfighter
   --Highway 1/218 (Canyon del Rey)

3. Caltrans has made available the *"Guide for the Preparation of Traffic Impact Studies."* A copy of this can be found at: http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf. We hope that you find the document helpful in preparing the needed traffic analysis.

4. For a variety of reasons, not the least of which being safety and operations, please note that the Presidio should not consider an additional access point to Highway 68 as a viable option in any of the alternatives.

If you have any questions, or need further clarification on items discussed above, please don't hesitate to call me at (805) 542-4751.

Sincerely,

JOHN J. OLEJNIK
Associate Transportation Planner
District 5 Development Review Coordinator
john.olejnik@dot.ca.gov

cc: Chad Alinio (D5)
Rich Deal (City of Monterey)
Mike Zeller (TAMC)

DEPARTMENT OF THE ARMY
FORT ORD OFFICE, ARMY BASE REALIGNMENT AND CLOSURE
P.O. BOX 5008, BUILDING #4463 GIGLING ROAD
MONTEREY, CALIFORNIA 93944-5008

REPLY TO
ATTENTION OF

DAIM-ODB-OR

15 JUN 2011

MEMORANDUM FOR U.S. Army Garrison - Presidio of Monterey (POM), Directorate of Public Works, Master Plans (IMWE-POM-PWM), P.O. Box 5004, Monterey, CA 93944-5004 , ATTN: R. Guidi

SUBJECT: Comments on Draft Environmental Impact Statement (EIS), POM Real Property Master Plan (RPMP) dated February 2011.

1. References. These and other supporting documents are available at the Fort Ord Administrative Record and online at www.fortordcleanup.com.

a. *Final Track 2 Munitions Response Remedial Investigation/Feasibility Study (RI/FS) Parker Flats Munitions Response Area (MRA), Former Fort Ord, California*, dated August 31, 2006 (Administrative Record [AR] #OE-0523N).

b. *Record of Decision (ROD), Parker Flats MRA, Track 2 Munitions Response Site (MRS), Former Fort Ord, California*, signed August 2008 (AR #OE-0661).

c. *Final Remedial Design/Remedial Action (RD/RA) Work Plan, Parker Flats MRA, Former Fort Ord, California, Revision 1*, dated June 30, 2009 (AR #OE-0667J).

d. *Munitions Response Site (MRS) Security Program, Former Fort Ord, California*, dated April 2005 (and updates) (AR #OE-0422D).

2. The Draft EIS addresses the potential environmental impacts of the short- and long-range projects proposed over the 20-year planning horizon of the POM RPMP. The RPMP portrays a plan for orderly management and development of the POM installation's real property assets, and takes into account the constraints and advantages of the installation, mission requirements, and long-range community goals, while still providing a secure, high quality environment for service members and their families, contractors, and retirees. Because of the 20-year planning horizon for these projects, the RPMP analyses were completed at the programmatic level. The study area for the Draft EIS consists of the physical boundaries of POM and Ord Military Community (OMC). The Draft EIS identifies the "POM-Centric Alternative," which places future development at the POM, as the environmentally preferred alternative.

3. The Joe Lloyd Way area at OMC was previously considered as an alternative development site for a battalion-sized complex envisioned as a self-contained living and learning center, consisting of several barracks, general instruction buildings, a dining hall, and a recreational facility. Section 2.3.4 of the Draft EIS discusses that the Joe Lloyd Way Alternative was considered and eliminated because significant renovations to the existing infrastructure would be required, making this alternative cost prohibitive. While future development in the Joe Lloyd Way area is no longer considered in this RPMP, for future reference it should be recognized that certain land use controls apply to the property on the basis of the Parker Flats MRA ROD (Reference 1.b.). The Land Use Controls, described at paragraph 5 below, need to be documented in the RPMP as development constraints applicable to the Joe Lloyd Way area. The Joe Lloyd Way area is described as U.S. Army Corps of Engineers (USACE) transfer parcel F2.6 in the ROD.

approval, be modified or discontinued. This process and additional implementation details are described in the RD/RA Work Plan for the Parker Flats MRA (Reference 1.c.).

7. Please be aware that the standard procedure for reporting any encounter with a known or suspected military munitions item is to report the encounter immediately to local law enforcement (in this case the POM Police Department [POMPD]). In an event that a known or suspected military munitions item is discovered, the item should remain undisturbed and the incident should immediately be reported to POMPD for appropriate response (e.g. an Explosive Ordnance Disposal [EOD] unit) in accordance with current procedures as outlined in Fort Ord MRS Security Program (Reference 1.d.). After the EOD response, the Army (through the Fort Ord BRAC Office), in coordination with EPA and DTSC, will reassess the probability of encountering MEC. The reassessment process is outlined in the RD/RA Work Plan for the Parker Flats MRA (Reference 1.c.).

8. Please let us know if you have any questions or would like additional information. POC is Lyle Shurtleff at (831) 242-7919. I am available at (831) 242-7918.

GAIL YOUNGBLOOD
BRAC Environmental Coordinator

CF:
IMWE-POM-PW (Willison)
EPA (Huang)
DTSC (Racca)

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

June 21, 2011

United States Army Garrison, Presidio of Monterey
Directorate of Public Works
Attn: Robert Guidi, Community Planner
Post Office Box 5004
Monterey, California 93944-5004

Subject: Draft Environmental Impact Statement -- Presidio of Monterey Real Property Master Plan dated February 2011

Dear Mr. Guidi:

The Monterey Peninsula Water Management District (MPWMD or District) appreciates the opportunity to comment on the United States Army's Draft Environmental Impact Statement (dated February 2011), for the Presidio of Monterey Installation's Real Property Master Plan (POM RPMP Draft EIS). The Presidio of Monterey Installation consists of two locations, the Presidio of Monterey (POM) physically located in the City of Monterey, and the Ord Military Community (OMC), physically located on the former Fort Ord. The POMRPMP Draft EIS describes the potential environmental impacts for the POM and OMC over the next 20 years. The District is submitting the following comments based on current rules and policies which are subject to revision by action of the Board of Directors. Our comments are provided below.

MPWMD

MPWMD is a regulatory agency (California Special District) whose boundaries encompass the cities of Carmel-by-the-Sea, Del Rey Oaks, Monterey, Pacific Grove, Sand City, Seaside, portions of Monterey County (primarily Carmel Valley, Pebble Beach and the Highway 68 corridor), and the Monterey Peninsula Airport District. Each of these Jurisdictions regulates land uses within its boundaries. The MPWMD does not regulate land uses. Although not a water supplier, MPWMD has power to control some aspect of water production and distribution by private purveyors such as California American Water Company (CAW), which supplies water to ninety percent of the District's population, including the POM. One of MPWMD's responsibilities is to balance water supply and demand through the MPWMD Water Allocation Program, and to carefully track how much of the allotted water has been used by member Jurisdictions. Every applicant must receive the Jurisdiction's authorization for a specific quantity of water or sufficient Water Use Credits before applying to the District for a Water Permit. The District evaluates the project's water demand and issues a Water Permit for the project description as depicted on the final construction plans.

The OMC is outside of the MPWMD's boundaries and is not subject to the Rules and

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831-658-5601 • Fax 831-644-9558 • www.mpwmd.dst.ca.us • www.montereywaterinfo.org

Regulations referenced in this letter. Inquiries regarding construction at the OMC should be addressed to Marina Coast Water District.

Section 3.1.2.3 Water Supply -- Local

The POMRPMP Draft EIS incorrectly references a POM water allocation. The document refers to the "original POM allocation of 199.365" acre-feet of water per year (AFY). The POM is not presently limited to a specific quantity of water use (unless there is water rationing). Rather, the District documents and utilizes Water Use Credits received for extraordinary water saving retrofits (pursuant to MPWMD Rule 25.5), which are then used to offset and permit new and expanded water uses pursuant to MPWMD Rules 23 and 24. The use of Water Use Credits may be subject to the Cease and Desist Order against CAW (discussed below) and to moratoriums imposed by MPWMD in response to droughts or mandatory regulatory reductions.

A Water Permit is required prior to undertaking a project involving new connections or modifications or expansions to an existing use. The District reviews the potential for an increase in water demand when a Water Permit application is received. The District's Water Permit process includes a one-time demand estimate. Actual water use after construction may be higher or lower than the amount of water permitted to the project.

The District's Water Use Credit rule was designed to provide an incentive for the installation of proven new water-saving technology and to provide a mechanism for negating the water demand impact of expansions in use. Since 2000, water conservation efforts at the POM have been remarkable: POM has seen significant indoor water savings due to a number of indoor and outdoor retrofits, including installation of Zero Water Consumption Urinals, High Efficiency Clothes Washers (HECW) and replacement of the irrigation system at Soldier Field.

POM has used its Water Use Credits to permit a number of new and expanded buildings. Most recently, Water Permits were issued the Fiscal Year (FY) 2013 Barracks Complex Phase IV Project. As of January 23, 2011, the POM has a valid Water Use Credit of 6.803 acre-feet. Water Use Credit is valid for five years and may be extended for an additional five years if all savings are current[1].

Cease and Desist Order (CDO)

The Cease and Desist Order issued on October 20, 2009, by the California State Water Resources Control Board (SWRCB) against CAW is likely to have a profound effect on water use on the Monterey Peninsula. The CDO includes specific reductions in water availability and directs CAW to implement a moratorium. The water use reductions required to comply with both the CDO and with court-ordered reductions in the Seaside Groundwater Basin (refered to in the POMRPMP Draft EIS as the "Seaside Area Subbasin Adjudication") may result in water rationing or other water use restrictions within the CAW system.

The POM RPMP Draft EIS does not include a comprehensive analysis of the possible impacts of the CDO as it relates to water service to the POM. As the CDO forces water use reductions, any

[1] Water Use Credits and Water Permits, as well as all District regulations, are subject to change by action of the MPWMD Board of Directors. The information contained in this response is current but subject to change.

expansion in use has the potential to bring about community non-compliance. Development and expansion at POM has the potential to result in increased use (albeit offset by Water Use Credits to some degree). Information contained in the POM RPMP Draft EIS is insufficient for MPWMD to fully assess the future water needs for the new and expanded uses proposed for the POM. More detail is needed on the proposed buildings and uses so that more accurate water use estimates can be prepared.

Moratorium

On March 24, 2011, the California Public Utilities Commission (CPUC) approved CAW's request for a moratorium. This action granted CAW's request to refuse connections for new customers in certain areas of its Monterey District (including POM), and to implement a moratorium on new or expanded water service connections for projects that obtained all of their necessary governmental permits after October 20, 2009. Expanded water use may include the use of Water Use Credits[2]. The legitimacy of any Water Permits issued after the CDO cannot be determined at this time. The moratorium on new water connections will affect the POM's projects when a New Connection is required. According to the CPUC Decision, the CAW moratorium will last until either: (a) CAW shows the CPUC written confirmation from the SWRCB that CAW has obtained a permanent supply of water to replace its unpermitted diversions from the Carmel River, or (b) until litigation on the CDO imposed by the SWRCB results in the Court overturning the CDO, whichever comes first.

4.1.5 Potential Mitigation

MPWMD has some of the strictest water efficiency requirements in the United States for new construction and has retrofit requirements for existing Non-Residential uses that have been strengthened by new mandates effective December 31, 2012[3]. Implementation of conservation measures is considered in the water use factors applied by MPWMD when estimating water demand and when determining Water Use Credits. Compliance with MPWMD's water efficiency requirements is enforced through periodic on-site inspections.

The POM RPMP Draft EIS discusses (1) a possible transfer of water rights from OMC to POM to reduce the POM's projected supply shortfall under Alternative 1 as well as (2) a potential "water trade" between the City of Seaside and the City of Monterey. As discussed in the document, a water transfer "could involve reassigning a portion of the U.S. Army's water rights with MCWD (purveyor to the OMC) to CAW (purveyor to the POM)." The document concludes that "a water transfer would increase the supply of water available to the POM without disrupting the supply/demand balance at the OMC, thereby potentially reducing the water supply impacts of Alternative 1 to less than significant." The "water trade" concept also referenced in this section "uses 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, the City of Seaside would trade a portion of its Cal Am water supply allocation to the POM." Both concepts involve an interbasin transfer of water in an area that is currently under severe regulatory restrictions (CDO) and an adjudication (Seaside Groundwater Basin Adjudication Decision). These "future mitigation measures" should be researched and

[2] CAW is seeking clarification from the SWRCB.
[3] MPWMD Regulation XIV.

analyzed in the Final EIS. As some may not be feasible and others may adversely affect the broader community. For example, the County of Monterey currently has a policy prohibiting exportation of water outside of the Salinas Basin. Also, SWRCB Order 95-10 requires CAW to reduce pumping from the Carmel River to equal any new supply sources (such as OMC) on a one-for-one basis.

Information on the various points discussed in this letter can be found on the District's website at www.mpwmd.net. The website contains links that provide information on the District's Water Permit and Water Use Credit rules, as well as additional information about the CDO, the Seaside Groundwater Basin Adjudication Decision, and the CPUC-approved moratorium.

Thank you for the opportunity to review and provide feedback on the POM RPMP Draft EIS. We trust that our comments will be addressed in the Final EIS for the project. If you have questions or would like to discuss our comments, please contact me or Gabriela Ayala at 831-658-5601 or steph@mpwmd.net or gabby@mpwmd.net.

Sincerely,

for

Stephanie Pintar
Water Demand Manager

cc: Henrietta Stern, Project Manager

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NEW MONTEREY
Neighborhood ASSOCIATION
POB 2642
Monterey, CA 93942

June 20, 2011

U.S. Army Garrison, Presidio of Monterey
Directorate of Public Works (attn: Robert Guidi)
PO Box 5004
Monterey, CA 93944-5004

Dear Mr., Guidi,

We are your neighbor along nearly your entire northwest boundary and we are very proud of you. The plans you propose speak to the value you provide for our military efforts around the world. We support those efforts and appreciate the importance of your mission. We also appreciate the opportunity to learn about the plans to further develop the Presidio to support that mission and to comment on those plan.

First of all, we are grateful that you are sensitive to community relationships (ES-1:26). We agree they are important for the long run efficacy of our entire population. We are also pleased that you are sensitive to the historic relevance of the area and indeed plan to remove post activity from much of the historic area and to preserve the rest. We envision the development plans creating a facility that one day will qualify the upper portion of the post as historic for its facilities and its contribution to our military and its value to the nation. We think keeping with the Monterey Style architecture will lend to that goal since the style is exemplified by the old Spanish barracks still standing in the Plaza Del Pueblo in Monterey. We hope the Installation Design Guide (3.14.2) provides enough latitude in its historical and cultural considerations [23] to address the unique ambiance of Monterey.

We are concerned, as is the report (3.14.3.1), about the uniqueness of this area and its visual protection. Loss of view looms large on our horizon. The view of the peninsula as one approaches from the north is one of the greatest assets of the area. It should not be defaced by large buildings, disturbed ridgelines, loss of trees or excessive lighting. Our concerns seem to be addressed in (4.14.2.2) [39,40,41]. We are alarmed by the precedent of the current view from Del Monte Avenue in Monterey as one approaches the Presidio where a large building looms above the tree and ridgeline. Protection of the ridgeline and viewshed were not provided there.

(4.14) Visual...Resources and elsewhere notes the importance of views. It mentions the effort to locate the new dormitory buildings in a way to provide views for them, their neighbors and to protect the view toward

POM from afar. It cannot be stressed enough how important that is to our community. This is a destination for tourists who, along with many residents, see the unique trees and ridgelines as primary sources of the visual aura of the peninsula. They must be protected. (ES14) does not leave us comfortable when it says "...permanently detract from existing views and scenic vistas from areas outside the POM."[20] Or when it says "... multi-level buildings at the POM could have the potential to obstruct views of the ocean from the surrounding neighborhoods."[17,18]

Along with that are two other concerns. (4.14.2.2) states the new perimeter security fence and guard gates will not be much different than what exists. We hope two improvements will be included. We would like to see all barbed wire and concertina wire removed permanently. It is disconcerting to neighbors to live with the same impediments they would find living next to a prison. We found one reference to control of ambient lighting at the gates. It indicated excessive lighting is "less than significant". We disagree. We want to stress the reference to Installation Design Guides (3.14.2) concerning sensitivity to light [22 & 24]. We would like to see a reference to an effort to mitigate excessive lighting at all entrances and elsewhere, including the athletic field.

We are concerned with setbacks. It may be that the 148' safety buffer zone may be enough to prevent civilian neighbors from having the sun blocked from their homes by six story structures. Is there a provision for foliage to also provide visual screening like we find along Presidio Curve? There is a swimming pool proposed for that area. Will it be screened from the highway by trees? (Figure 2.5.1)[54]. If the setback means eliminating the sparse foliage we now enjoy, we ask that some other means of providing safety for the troops be found. It is imbalanced to load all the downside of protection against a remote possibility on the community which will suffer every day, forever from the demeaning of their environment.

Perhaps our greatest concern involves traffic. For more than a hundred years prior to September 1, 2001, the public had two routes available through the Presidio. For as long as we know the people living in our neighborhood northwest of the Presidio could use Taylor Street and Pine Street to go to Monterey. Those roads were closed to the public after September, 201, forcing approximately 30,000 people on to two streets, Lighthouse Avenue and Holman Highway. This, along with the commute traffic emanating from DLI causes daily traffic backups as well as an acute concern about emergency evacuations.

Arrangements exist to open Pine Street thru POM to High Street in an emergency, but this is inadequate. Now is the time to provide transit through POM once again for the people living northwest of the POM. Only by providing a thoroughfare through POM will the people of Monterey and others be able to have reliable direct access to the heart of their town without traffic jams and the worry of landslides or tunnel collapses leaving them stranded on a peninsula.

Efforts by DLI to accommodate its daily commuters to reduce personal vehicle use are commendably successful. It helps measurably to mitigate the daily commute. We must ask, however, if you are satisfied with a daily 12 car backup entering POM from Franklin Street and from 2800 driving out on two lane neighborhood Taylor Street every afternoon. We wonder if we should accept "...increased traffic delays from vehicles within and around the POM and OMC...and increased traffic delays from vehicles entering the POM ...Unless measures are implemented to mitigate and reduce impacts, the traffic impacts within the community would be significant and unavoidable." (ES.7)[5,6,7,8] It also says "Cities surrounding the POM are planning and implementing traffic

improvement projects to alleviate future traffic conditions." (ES.7)[41.42] so the city surrounding POM, Monterey, is faced with the need to clean up the problem. It would help, among other things, for POM to provide transit through the facility.

In summary, we endorse Alternative 2 (POM-OMC) and request you carefully consider each of the items enumerated above when preparing the final Environmental Impact Statement.

Thank you.

Howard B. Fosler
President

cc: Chuck Della Sala, Mayor
Fred Meuer, City Manager
City of Monterey

Sam Farr, Member of Congress
House of Representatives

Dave Potter, County Supervisor
Monterey County

Mark Stone, Coastal Commission
State of California

LandWatch
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June 3, 2011

Department of the Army
Presidio of Monterey, Directorate of Public Works
Monterey, CA 93940
john.elliott5@us.army.mil

SUBJECT: DEIS FOR PRESIDIO OF MONTEREY REAL PROPERTY MASTER PLAN

Dear Mr. Elliott:

LandWatch Monterey County has reviewed the document which is for a new master plan for the Presidio of Monterey. Installation consists of two locations, the Presidio of Monterey (POM) and the Ord Military Community (OMC). Improvements would include modernizing or replacing aging classrooms and dormitories and improving transportation circulation within the POM. Three Alternatives are evaluated: No Action alternative; the POM-Centric alternative, under which the majority of POM Installation improvements would occur within the POM with only some support facility improvements at the OMC; and the POM and OMC alternative which would involve moving some of the new classrooms and housing facilities planned for the POM to the OMC. The POM-Centric alternative is the preferred alternative. Finally, the EIS addresses both short range and long-range projects. Impacts for projects with assured funding and developed construction design details are addressed at a project level. Impacts for projects that have uncertainty in their timing or funding, or lack construction details are addressed at a programmatic level. Our comments follow:

1. **Climate Change.** While the DEIS includes extensive discussion of Greenhouse Gas Emissions (GHG) and related regulations, it fails to include an analysis of the impacts of the project's GHG emissions on climate change even through the long-range daily CO_2 emissions are estimated to be over 12,000 lbs/day (p. 4-14). The MBUAPCD has prepared draft Thresholds of Significance for GHG emissions of 4.6 tons/year of CO_2 Equivalents per Service Population for land use projects and an Efficiency Metric of 6.6 tons/year of CO_2 Equivalents per Service Population for land use plans. These thresholds are the same as those adopted by the BAAQMD. An analysis of GHG impacts should be included in the FEIS using the draft thresholds.

2. **Air Quality**. The project is found to be consistent with the Air Quality Management Plan (AQMP) based on the finding that it would not exceed population and emission trends forecast in the AQMP (p. 5-4). Table 2-1 (Appendix) shows the project population growing from 9,570 in 2010 to 10,088 in 2013 through 2020, an increase of 518 people. Population forecasts for the City of Monterey show an increase of 172 people between 2010 and 2020 (Table 3.6-3, p. 3-46). Please provide the analysis showing how population consistency was determined.

3. **Water.** The DEIS finds there would be insufficient water available for the POM-centric alternative (Appendix, p. 15). Mitigation measures include water transfers from the OMC to the POM or water from the RUWAP or the Regional Project (CWP). A more complete evaluation of the availability of water for the long-term project should be included in the FEIS. Issues related to water transfers between water basins in relationship to the prohibition against transporting water out of the Salinas Valley Groundwater Basin should be addressed. While the DEIS acknowledges that water from RUWAP or the Regional Project may already have been allocated, a more complete discussion should be included in the FEIS. For example, water from Phase I of the proposed the Regional Project which includes the desalination facility is only for meeting existing water needs and regulatory requirements and not for growth. Also, the Regional Project does not include water for the Monterey Peninsula in the RUWAP, even though 300 AFY were initially provided for that purpose. Finally, because of the State Water Board Cease and Desist Order, any new water supply must go towards meeting water reduction requirements before it can be used for new uses.

4. **Slopes.** Both the FY11 and FY15 barracks would be constructed on steep slopes (>25%). The DEIS states (p. 4-5), "Although building designs would be completed by qualified engineers who would consider slope stabilization needs, the potential for soil erosion from the steep slopes would be potentially significant. Adherence to the NPDES stormwater construction permit and Section 438 of the EISA, combined with the required SWPPP and soil protection BMPs to minimize impacts **could** reduce impact potential to less than significant (emphasis added)." The FEIS should clarify if the proposed mitigation measures **would** reduce impacts to less than significant and identify alternatives locations for the barracks on the POM.

5. **Traffic.** Mitigation measures were identified that would reduce traffic impacts to less than significant. These measures include creation of shuttle bus runs; payment of a fair share to the Del Monte Widening Capital Improvement Project; preparation of a traffic analysis and construction capacity improvements on Del Monte Avenue; implementation of the 126 mitigation projects identified in the 2010 traffic study; and development of a new Highway 68 access control point which would have significant environmental impacts that would be addressed in later documents. The FEIS should identify the feasibility of implementing these measures and the schedule and funding for each measure, e.g., Del Monte Widening Capital Improvement Project.

Thank you for the opportunity to review the DEIS. We look forward to reviewing the final document.

Sincerely,

Amy L. White
Executive Director

MBUAPCD
Monterey Bay Unified Air Pollution Control District
Serving Monterey, San Benito, and Santa Cruz Counties

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June 14, 2011

U. S. Army Garrison, Presidio of Monterey
Director of Public Works
P.O. Box 5004
Monterey, CA 93944-5004
Attn: Robert Guidi

Sent Electronically to:
robert.g.guidi@us.army.mil
Original Sent by First Class Mail.

SUBJECT: DEIS FOR PRESIDIO OF MONTEREY REAL PROPERTY MASTER PLAN (POM RPMP)

Dear Mr. Guidi:

The Air District submits the following comments for your consideration:

Section ES.7: Traffic and Transportation. Page ES-7.
This section indicates that for all alternatives, there will likely be significant off-post impacts on traffic. To reduce vehicle trips within the community and emissions, the District suggests continuing the successful partnership with MST to mitigate local trips to the affected POM destinations.

Section 2.4.1: Population Growth. Page 2-6.
Table 2.4.1 in this section suggests a 2010 to 2015 population increase of about 1,500 persons (869 military + 600 family members). It is understood that an exact figure cannot be estimated because it varies according to changing personnel assignments and the DLIFLC class cycles. Based on the numbers submitted, the Air District has determined that the project would be consistent.

Section 3.3.2.1: Regulatory Setting, Federal. Page 3-13.
In footnote 1 at the bottom of page 3-13, please specify that the District's 2007 Federal Maintenance Plan was approved by the United States Environmental Protection Agency on November 6, 2009.

Section 3.3.2.2: Regulatory Setting, State Regulations. Page 3-15.
This section should include the California Ambient Air Quality Standards. For reference, a table of the current State (as well as federal) standards is attached. This table can also be accessed at http://www.arb.ca.gov/research/aaqs/aaqs2.pdf .

Section 3.3.2.2: Regulatory Setting, State. Page 3-15.
In the text at the end of the second paragraph in this section, please state that the District's August 2008 Air Quality Management Plan is the most current version of the AQMP.

Section 3.3.2: Regulatory Setting. Page 3-16
The Monterey Bay Unified Air Pollution Control District's CEQA Air Quality Guidelines, February 2008 should be specified in the document.

Section 3.10.2.6: Regulatory Setting. Lead Based Paint. Page 3-90.
Please include District Rule 439, Building Removals, in the list of applicable regulations.

Section 3.10.2.7: Regulatory Setting, Asbestos. Page 3-91.
Please include District Rule 424, National Emission Standards for Hazardous Air Pollutants (NESHAPS), in the discussion of applicable regulations. For assistance with asbestos related issues, please contact Mike Sheehan, Air District NESHAP Compliance Program Coordinator, at (831) 647-9418 x217.

Section 4.3: Environmental Consequences, Air Quality. Pages 4-8 to 4-17.
In the air quality analysis section and Appendix B, Revised Traffic Impact Study, there is little analysis of construction and demolition-related haul truck activities. Please provide documentation that describes how the air quality impacts these activities were estimated and what routes are expected to be used.

Section 4.3.4: Comparative Analysis of the Alternatives. Page 4-15.
This section states that construction-related fugitive dust associated with long-range projects would be mitigated to below the MBUAPCD threshold by implementing geological mitigation measure GS-1. GS-1, while helpful for mitigating fugitive dust, is not sufficiently specific to assure that construction-related PM10 is mitigated below the MBUAPCD's significance threshold. This measure should be implemented in combination with AIR-1 (watering 3 times/day).

Additionally, the District suggests that the Army consider the following measures to mitigate construction related fugitive dust:

- Prohibit all grading activities during periods of high wind (over 15 mph)
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days)
- Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations, and hydro-seed area.
- Haul trucks shall maintain at least 2'0" of freeboard.
- Cover all trucks hauling dirt, sand, or loose materials.
- Plant vegetative ground cover in disturbed areas as soon as possible.
- Cover inactive storage piles.
- Install wheel washers at the entrance to construction sites for all exiting trucks.

Section 4.3.4: Comparative Analysis of the Alternatives. Page 4-15.
Lines 26 to 31 state that the programmatic level analysis of the 2016-2030 long-range construction project covers a period of eleven years, to decrease emissions below MBUACPD thresholds. The text further states that if these projects were to develop in fewer than eleven years, there could be substantial air quality impacts. Please include the Air District in any project-level review that is initiated by the Army.

Table 4.3-8: Air Quality – Comparative Analysis of the Alternatives. Page 4-16.
Table 4.3-8 indicates that for all three project alternatives, construction-related fugitive dust would be mitigated to a less than significant level with mitigation. Please provide the URBEMIS estimate to support this conclusion.

Thank you for the opportunity to comment on this document.

Best regards,

Jean Getchell
Supervising Planner
Planning and Air Monitoring Division

Attachment: State and Federal Ambient Air Quality Standards (9/8/10)

cc: Mike Sheehan, MBUAPCD Compliance Division

Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards [1]		Federal Standards [2]		
		Concentration [3]	Method [4]	Primary [3,5]	Secondary [3,6]	Method [7]
Ozone (O_3)	1 Hour	0.09 ppm (180 µg/m^3)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m^3)		0.075 ppm (147 µg/m^3)		
Respirable Particulate Matter (PM10)	24 Hour	50 µg/m^3	Gravimetric or Beta Attenuation	150 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m^3		—		
Fine Particulate Matter (PM2.5)	24 Hour	No Separate State Standard		35 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m^3	Gravimetric or Beta Attenuation	15.0 µg/m^3		
Carbon Monoxide (CO)	8 Hour	9.0 ppm (10mg/m^3)	Non-Dispersive Infrared Photometry (NDIR)	9 ppm (10 mg/m^3)	None	Non-Dispersive Infrared Photometry (NDIR)
	1 Hour	20 ppm (23 mg/m^3)		35 ppm (40 mg/m^3)		
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m^3)		—	—	—
Nitrogen Dioxide (NO_2)	Annual Arithmetic Mean	0.030 ppm (57 µg/m3)	Gas Phase Chemiluminescence	53 ppb (100 µg/m^3) (see footnote 8)	Same as Primary Standard	Gas Phase Chemiluminescence
	1 Hour	0.18 ppm (339 µg/m^3)		100 ppb (188 µg/m^3) (see footnote 8)	None	
Sulfur Dioxide (SO_2)	24 Hour	0.04 ppm (105 µg/m^3)	Ultraviolet Fluorescence	—	—	Ultraviolet Flourescence; Spectrophotometry (Pararosaniline Method)[9]
	3 Hour	—		—	0.5 ppm (1300 µg/m^3) (see footnote 9)	
	1 Hour	0.25 ppm (655 µg/m^3)		75 ppb (196 µg/m^3) (see footnote 9)	—	
Lead[10]	30 Day Average	1.5 µg/m^3	Atomic Absorption	—	—	—
	Calendar Quarter	—		1.5 µg/m^3	Same as Primary Standard	High Volume Sampler and Atomic Absorption
	Rolling 3-Month Average[11]	—		0.15 µg/m^3		
Visibility Reducing Particles	8 Hour	Extinction coefficient of 0.23 per kilometer — visibility of ten miles or more (0.07 — 30 miles or more for Lake Tahoe) due to particles when relative humidity is less than 70 percent. Method: Beta Attenuation and Transmittance through Filter Tape.		No Federal Standards		
Sulfates	24 Hour	25 µg/m^3	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m^3)	Ultraviolet Fluorescence			
Vinyl Chloride[10]	24 Hour	0.01 ppm (26 µg/m^3)	Gas Chromatography			

See footnotes on next page ...

1. California standards for ozone, carbon monoxide (except Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, suspended particulate matter—PM10, PM2.5, and visibility reducing particles, are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

2. National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest eight hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 $\mu g/m^3$ is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact U.S. EPA for further clarification and current federal policies.

3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

4. Any equivalent procedure which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.

5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

7. Reference method as described by the EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the EPA.

8. To attain this standard, the 3-year average of the 98th percentile of the daily maximum 1-hour average at each monitor within an area must not exceed 0.100 ppm (effective January 22, 2010). Note that the EPA standards are in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national standards to the California standards the units can be converted from ppb to ppm. In this case, the national standards of 53 ppb and 100 ppb are identical to 0.053 ppm and 0.100 ppm, respectively.

9. On June 2, 2010, the U.S. EPA established a new 1-hour SO_2 standard, effective August 23, 2010, which is based on the 3-year average of the annual 99th percentile of 1-hour daily maximum concentrations. EPA also proposed a new automated Federal Reference Method (FRM) using ultraviolet technology, but will retain the older pararosaniline methods until the new FRM have adequately permeated State monitoring networks. The EPA also revoked both the existing 24-hour SO_2 standard of 0.14 ppm and the annual primary SO_2 standard of 0.030 ppm, effective August 23, 2010.
   The secondary SO_2 standard was not revised at that time; however, the secondary standard is undergoing a separate review by EPA. Note that the new standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the new primary national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.

10. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

11. National lead standard, rolling 3-month average: final rule signed October 15, 2008.

CALIFORNIA
AMERICAN WATER

California American Water – Monterey
511 Forest Lodge Rd. Suite 100
Pacific Grove, CA 93950
amwater.com

June 21, 2011

VIA E-MAIL (pres.publicaffairs@conus.army.mil) AND U.S. MAIL

U.S. Army Garrison, Presidio of Monterey
Directorate of Public Works, Master Plans
P.O. Box 5004
Presidio of Monterey, CA 93944-5004

Re: Draft Environmental Impact Statement, Presidio of Monterey Real Property Master Plan; Water Supply Impact Analysis.

To Whom It May Concern:

California American Water, the water purveyor for the Monterey Peninsula, has reviewed the Environmental Impact Statement for the Real Property Master Plan for the Presidio of Monterey, and we appreciate the opportunity to comment on that document. In summary, the water supply technical memorandum is deficient in at least three ways, and therefore the conclusion that water supply impacts for Alternative One are significant and unavoidable is not supported by substantial evidence. First, water consumption is estimated, when the Presidio is extensively metered and actual water consumption data is available. Second, the technical memorandum contains no discussion of opportunities for POM to reduce current water consumption by employing additional conservation measures. Finally, the analysis omits the opportunity for the Department of Defense to reduce its overall consumption of water by employing water conservation practices at the La Mesa military housing facility also located in Monterey.

Because the conclusions on impacts and mitigation are based on the deficient analyses and fails to include feasible mitigation measures, we respectfully request that this analysis be revised to incorporate more accurate consumption and conservation information, as well as explore the possibility of reducing water consumption at the La Mesa facility and transferring those water credits to the Presidio for future development.

Accurate Water Consumption Data

The Water Impact Analysis attached as Appendix A to the EIS makes various assumptions to estimate water consumption, both to estimate current consumption in light of development at the Presidio since 2005, and to estimate future consumption associated with planned development.

For example, in Table 3-2, the Water Impact Analysis estimates increases in water consumption at the Presidio due to development between 2005 and 2009 by applying a per-square-foot water use multiplier to the size of the building. The Presidio of Monterey has 150 water meters within

the facility for various use types. The technical memorandum does not state that any of these estimates were verified against actual water consumption data available from California American Water, and California American Water has no record of the Presidio of Monterey or its retained consultants requesting current water consumption information to use in the EIS. Such verification is important because, in California American Water's experience, actual water consumption can vary greatly from water consumption estimated using the Monterey Peninsula Water Management water use multipliers employed in the technical memorandum. The same error is on using water consumption multipliers is then repeated in Table 3-6 and 3-9. Accordingly, the Water Impact Analysis may not present an accurate estimate of either current consumption or future consumption.

California American Water's records show that the Presidio of Monterey has 150 meters for both irrigation and potable use in the facility. If the Presidio of Monterey needs assistance to verify its actual water use, California American Water can assist the Presidio of Monterey in ensuring that actual water consumption is accurate and assess that estimates of future water consumption are realistic estimates when compared to actual consumption.

Expanded Water Conservation Efforts

Section 4.1.5 of the Draft Environmental Impact Statement lists only one mitigation measure related to conservation. Mitigation Measure WS-1 assumes that water conservation measures and best management practices identified in the 2004 Water Management Plan would be implemented ***in all new facilities*** (emphasis added).[1] The EIS does not evaluate whether additional water savings may be gained (and water credits obtained from the Monterey Peninsula Water Management District) by implementing additional water conservation measures at existing facilities or by reducing irrigation demand. The EIS does not discuss water savings that could be gained installing waterless urinals or low-flow toilets at ***existing*** buildings. In addition, Presidio staff has participated in discussions with California American Water and the Monterey Peninsula Water Management District regarding our turf replacement program and is scheduled to receive a landscape water audit and landscape water budget; however, the EIS contains no discussion about the possibility of implementing these programs to save water now, and to claim water credits to facilitate future development at the Presidio.

California American Water and the Monterey Peninsula Water Management District jointly implement robust water conservation programs that may provide opportunities for the Presidio of Monterey to save water. Our customers have one of the lowest per capita consumption rates in California, if not the United States. While the EIS states that FY 2005 was the second lowest year in the 30 years from 1976 to 2005, the only conservation measure mentioned in the EIS related to retrofitting the facilities is the clothes washer retrofit in 2005. There are a number of new, water-efficient fixtures that were not available during the 1976 to 2005 time period. This suggests that there are opportunities for the Presidio to retrofit existing facilities, save water now, and have credits available for future development.

Water Conservation At Related Facilities

[1] The Water Impact Analysis also discusses conservation and water credits obtained by replacing clothes washers with high efficiency clothes washers. Because there is no discussion of other water conservation measures, California American Water assumes that no further measures are being implemented.

Finally, California American Water notes that the United States Army operates the La Mesa multi-use facility within the City of Monterey on behalf of the United States Navy. California American Water's record show that this one facility consumes approximately 200 acre-feet per year of water, and that consumption at the facility has been increasing by about ten percent per year. This facility has only one "master meter" for all water consumption on the premises. Without water consumption information, water users at the La Mesa facility have no information to assess their water use and employ water conservation practices. California American Water's data shows that when water consumers receive timely information about their water consumption habits, most user decrease water usage compared to unmetered consumption.

Thus, there is an opportunity for the Department of Defense to install water meters and likely other water conserving fixtures within the La Mesa facility, claim water credits for those improvements, and then seek to employ those credits for future development at the Presidio.[2]

Future Mitigation Measures

The EIS discusses three "future mitigation measures," all of which involve obtaining water from sources that are not currently within the Monterey Peninsula Water Resource System, as that term is defined by the Monterey Peninsula Water Management District. California American Water agrees that the identified opportunities have merit, and we would like to further discuss with the Presidio's Public Works staff on how to collaborate on these opportunities, if additional water conservation is insufficient to serve the Presidio's future needs.

Conclusion

California American Water would appreciate the opportunity to further discuss ways to achieve greater water conservation at the military facilities within our service area, and to assist the Presidio of Monterey in finding sufficient water to ensure that our military has the appropriate facilities to train our soldiers. California American Water believes there is adequate opportunity for the Presidio of Monterey to achieve water savings or identify future sources of supply to facilitate the POM-centric alternative selected as the preferred alternative in the EIS.

If you have questions about our comment letter, please contact Craig Anthony at 831-646-3214.

Sincerely,

Craig E. Anthony
General Manager
Coastal Division

[2] California American Water recognizes that the Monterey Peninsula Water Management District's regulations currently do not allow water credits to be transferred between properties; however, given the nature of the military facilities on the Monterey Peninsula, the U.S. Army could request a special water credit from the MPWMD that is transferrable. This is fully within the discretion of the MPWMD Board.

Guidi, Robert G CIV USA IMCOM

From: Guidi, Robert G CIV USA IMCOM
Sent: Wednesday, June 08, 2011 5:05 PM
To: Guidi, Robert G CIV USA IMCOM
Subject: FW: Questions about the Presidio Barracks site
Signed By: robert.g.guidi@us.army.mil

-----Original Message-----
From: Elizabeth Murray [mailto:emurray@elizabethmurray.com]
Sent: Friday, June 03, 2011 2:37 PM
To: Guidi, Robert G CIV USA IMCOM
Cc: Kimberly COLE
Subject: Questions about the Presidio Barracks site

Dear Robert Guidi,

It was nice to meet you at the last meeting in Monterey on Tuesday May 31. I am so glad you brought more of your staff who were able to address some of my concerns. I still have many questions and like what Mr. Pierce brought up the current plan to build on forested areas is not consistent with the EIS that says you will build on already built land first. I think all the comments from citizens were excellent and went into far more depth then what both papers reported.

I think you must give more thoughtful consideration to placement of the buildings- especially the ones you intend to build in the next couple of years. I have spent hours going over the EIS and coming up with some visions for the project- I have made note of them below. I hope you and your staff with find them helpful and thought provoking. We all have a great opprotunity and challenge in this proposed expansion. Your current plan is not acceptable the first building and 2nd will cut down trees, adversely affect water shed, be on severe grades requiring retaining walls and adversely affect views.

Would you consider a tour with some concerned citizens a city planner and yourself or some others from your staff? I think it would be helpful to see some of the orange story boards up to get a sense of the location you want to build then first 2 buildings. I think there could be some important creative problem solving and bridge building into the community. Lets make this a win win for all.

We want a great learning environment that will not only teach the students languages, but will also imprint them with an experience of beauty, integrity, and visionary thinking.

We want these next great leaders (some of our finest and brightest) to leave DLI not only with top language skills that they will bring to their posts all over the world, but with more of a sense of respect, pride, and deep love of country and place, abilities to use their imagination for creative problem solving and innovation. To do that best and into the future we have the great opportunity to provide them with new learning facilities that support new ways of living and learning that they come away with an experience that they bring with them throughout their lives and throughout the world.

We are all proud of DLI, the diverse world class teaching facility, the bright courageous students that come, the historic site the crowns the ridge between Old and New Monterey, Pacific Grove, and Pebble Beach. This skyline, as a neighbor pointed out, affects all of us as does water use, storm-water runoff, and potential erosion from tree loss, density, building on steep slopes as currently planned. Traffic is a concern for all neighbors, not only on Monterey's old city streets that were never designed for the density this project is proposing, but as a New Monterey Association leader brought up to me after the meeting, also a concern for evacuating the citizens in the event of a fire or earthquake.

These are all important planning concerns which the military, local cities, and citizens which must work out carefully.

My proposal

Let's agree that we all want a plan that works well for

- the historic and beautiful Presidio

- for the cities of Monterey, Pacific Grove, Pebble Beach, our citizens, and visitors

- for the military students and teachers that will work and study there

- that works well for the next 100 years and preserves the natural beauty on site with tress, rare plants, historic buildings and open space.

And let's agree that we have a great opportunity with three awesome women on your environmental team- Laurie, Laura, and Tanya.

Build on your worst land first

Clean up the old landfill and build there- that is a win-win for everyone. 10 years ago the price was outrageous. Get 10 new bids today. The technologies are better today and more companies need work. There may be extra kinds of funding to treat this area. We all know that there are underground springs running through the hills in Monterey that could leak toxins to water systems. This is a good environmental policy to teach and live by. Like good hikers, you take out what you bring in.

As an international teaching facility you should lead with excellence. A new Silver LEED building on a steep slope cutting down hundreds of trees teaches a mixed message.

You have a world-class location with top students and faculty. Give them the best example for now and in the future. Many students will be military leaders. I would hope their time at DLI will also teach them deep respect of themselves, their military, their country, and the land itself.

Make the clean-up part of the story- nationally. It is not acceptable to leave the old dump site with just a cap and build on a pristine forest

environment which is part of our watershed. This can be an example for other military bases, and war zones.

Your public information maps are more than misleading. They do not educate the public that where you plan to build new facilities as you have left white and blank the entire Huckleberry Hill area, all the trees, plants, grade, and topography, as well as the historic area. With the trouble you went to printing four-color enlarged plans, you have terribly misled the public. These plans should be redone with color and contour lines shown. And a legend showing the forested areas and the name Huckleberry Hill. So those without a GPS can see the area Google Maps like I did with my iPhone. This is very easy but many of our older citizens don't have access to the internet and rely on your maps.

For the military to succeed, it must be innovative and visionary. First comes imagination and creativity. I was just invited, as a local artist/author to a conference of this title at NPS with government, military, and educators. You must think and plan with more innovative ideas that create a win-win for everyone- your neighbors in the local cities, your students, and the future.

For now, for 20 years, and the next 100 years

- Lessen traffic...

- Move Admin and Non-DLI related personnel to OMC. There are already offices there and there are water credits there. This reduces the traffic into the bottleneck gates and traffic on our crowded streets. This also frees buildings on the Presidio for teaching.

- Repurpose old buildings. I love historic buildings. Rehab and repurpose. I have done it myself for my own home and to historic cottages on my property. I saved them all from tear down and sub-division keeping garden open space, old trees, and created charming living spaces for several households to live. There are win-win solutions.

- Closely look at old buildings and consider if they truly have historical and structural merit. Would using a similar footprint and design vernacular do a better job serving DLI into the future. Consider the aquarium on Cannery Row. They created a world-class facility that looks like an old cannery and is a wonderful alive space inside. You could do that.

- Think about the ugliness of above-ground parking facilities and consider underground. Also consider areas of no cars- a pedestrian walking and biking campus.

- I am happy to hear from your biologist all you have done to save the rare and wild orchids. I'm delighted to hear that new buildings will be LEED Silver certified. Why not Gold or Platinum. You are educating Platinum worthy students and you have one of the best sites in the world. The buildings themselves could be designed with green roofs, water catchment, natural lighting, zero waste, locally sourced materials, and local designers and labor.

- We have such amazing resources right here. As you rethink water use, saving and reuse, and catchment, consider the landscaping. New landscaping

which is beautiful and sustainable which is regional with native plants. Lawns can be replaced with native grass mixes which in some areas can be used as a lawn where needed, and in other areas could restore the native landscaping of the natural hills.

- Thinking about a whole systems approach- what are you feeding the students and faculty. We have vibrant local food-sheds- you can get to know them at our farmers markets down the hill. CSUMB and UC Santa Cruz use local organic food suppliers and serve thousands per day. Buy locally, buy organic, and cook fresh. Everyone will be more healthy and happy. You will support the local economy and there are world-class chefs and sustainable food conferences all around you from the Aquarium to the organic farming conference at the Asilomar in Pacific Grove, to the Pebble Beach Food and Wine Festival for you to connect with and take advantage of. Kitchen waste can be composted or even used to make methane for a fuel source.

- The goal needs to be a zero-runoff installation with respect to storm water. You should be turning hardscape into permeable surfaces. Your siting of the Barracks 1 and 4 do not do this. They turn permeable land into hardscape which causes more storm water runoff. This needs to change.

- We need regenerative design.

- We need to tell the story of place with landscape, trails that connect to history, living green buildings, views, and the story of water- how you save it and reuse it, etc. This is a teaching example for all visitors.

- Teaching sustainability through food- where it comes from, how waste is re-used etc.

- I would welcome a citizens tour of the proposed building sites. Why not put up story poles to see the actual buildings in their locations?

Thank you, Elizabeth Murray

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Elizabeth Murray
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Guidi, Robert G CIV USA IMCOM

Subject: FW: Draft Environmental Impact Statement for the Presidio of Monterey

-----Original Message-----
From: John Pearse [mailto:pearsester@gmail.com]
Sent: Wednesday, June 15, 2011 5:02 PM
To: Guidi, Robert G CIV USA IMCOM
Subject: Draft Environmental Impact Statement for the Presidio of Monterey

15 June 2011

Directorate of Public works.

I am writing of my concern about the Draft Environmental Impact Statement for the Presidio of Monterey, Real Property Master Plan, dated November 2010.

I fully support the Army's goal to expand its ability to provide more people with culturally-based, foreign language education, and am especially pleased to see this happening on the Monterey Peninsula.

I also fully support the rationale for Alternative 1, which is to keep both the housing and instruction at the Presidio. Not only is that more efficient, but it much reduces traffic through Monterey from what would result from Alternative 2.

What I am mostly concerned with now are the two barracks to be built in both Alternatives 1 and 2 in the Presidio in FY2015. These will be build on undeveloped land with many oak trees. In particular, Barracks Phase IV is a 5-story building that would be placed in a wooded ravine across from Veteran's Park. It would require the removal of many oak trees, and by being placed on a steep slope, cause erosional damage to the ravine, which drains a large portion of the Presidio into the City of Monterey. There is no way to mitigate such damage.

Surely another alternative can be found that keeps the students on the Presidio, but does not destroy so much wooded habitat. After all, the vision laid out in the Executive Summary, item 5, is "... to increase building density in already developed areas, avoid impacts to undeveloped property through reuse of already developed areas, and to limit the sprawl of development within the POM."

I recommend that a third Alternative be consideded that carefully examines all the buildings now within the Presidio. If their use (administration, storage, etc.) could be moved to the OMC, they could provide space for the new buildings needed for housing and working with students on a daily basis, and the above vision to limit the sprawl of development maintained.

I should add, that I have no vested interest in any way with the development of the Presidio. My wife and I often hike in the Huckleberry Reserve, and appreciate the Army making that protion of the Presidio available to the public. We enjoy the beauty of the area, and urge the Army to continue to be be vigilant in keeping the Presidio a special place for everyone.

Sincerely,

John Pearse

Professor Emeritus, Department of Ecology and Evolutionary Biology University of California, Santa Cruz
831-648-9245
e-mail: pearsester@gmail.com
183 Ocean View Blvd, Pacific Grove, CA 93950 36° 37' 12.18" N 121° 54' 22.20" W

June 21, 2011

U.S. Army Garrison, Presidio of Monterey
Directorate of Public Works-IMWE-POM-PWM
P.O. Box 5004
Presidio of Monterey, CA 93944-5004

Re: Presidio of Monterey - Draft Environmental Impact Statement

Dear Mr. Guidi,

I am a home owner in Old Town Monterey – a neighbor of the Presidio of Monterey (POM). Thank you for making the *Real Property Master Plan* available for public comment.

I'm grateful that the local paper ran an article regarding the planned improvements for the Presidio; otherwise, I would not have been aware of this opportunity to comment. Please add me to your mailing list for future notifications regarding any POM development plans.

My history as a Monterey resident is:
-Renter from 1999 to 2005
-Became home owner in 2010

I. I would like to respectfully make my thoughts known to POM for consideration throughout this process.

1. Increase in traffic - I can appreciate and respect the mission that is stated on page ES-1 of the Draft Environmental Impact Statement (DEIS). However, you are working with a limited area at the POM installation. Trying to maximize the use of the internal space may be held in high regard, but it seems as though you are minimizing the regard to the surrounding neighborhood and the impacts of the traffic by having a goal to increase the population at POM. The current level of traffic is already a nuisance; bringing in more people will only exacerbate the traffic problem in the surrounding communities. As noted in the DEIS, there are pedestrian crosswalks for intersections near the POM. Regardless of which alternative is selected for POM improvements, there is a need to install a crosswalk similar to the one at the Monterey Sports Center with flashing in-street lights and signage; this crosswalk should be installed on Franklin at the intersection of High Street. In addition, the impact from noise is noted as being less than significant in the DEIS. However, any increase in traffic will increase noise; therefore traffic should be minimized so that noise can also be minimized.

2. Parking - It's unclear as to the number of parking spaces that are going to be needed with the proposed increase in the population at POM. It is also unclear as to whether or not the parking needs of the additional construction and people (faculty and students) will be taken care of with additional parking structures in POM or if there will continue to be usage of the neighborhood residential parking areas by POM. I respectfully recommend that this information be made available in a table in the final EIS. I also request that if a shortage of parking for the projected population growth of POM is found, then solutions be put forth (e.g., additional POM parking is considered or a reduction in projected growth be planned).

3. Obstruction of view - For the future, I am concerned about the construction of buildings that are multiple stories in the lower POM (in the 200 section of buildings) for I fear this could obstruct our view thereby reducing our property value. Therefore I respectfully object to building

any multilevel structures (e.g., buildings or parking) in areas that obstruct *any* neighborhood views.

4. Access Points - I recall how convenient it was when the gates were open to the public. I respectfully request that the gates once again be open to the public. Perhaps a solution to security concerns would be to only allow Monterey Peninsula residents access; such vehicles could be issued permits or placards to facilitate passage through the gates. If only one gate will be opened, then I respectfully recommend that the Franklin Street/Taylor Thruway be opened to the public. If only one gate were to be opened, at this time I would not support the opening of the High/Pine Thruway for the adjacent streets are smaller and narrower and would not accommodate the traffic as well as the Franklin/Taylor Thruway.

5. I have faith that the POM will do their best to preserve the natural visual beauty of the hillside so that the view from other areas of town will not be diminished.

II. Additional things to consider:
1. The DEIS notes that there will be a water supply issue with Alternative 1; this seems as though this should be a serious enough reason for Alternative 1 to not be the preferred alternative.

2. It's questionable as to how there could be a less than significant impact to Utilities and Public Services (e.g., increased solid waste, increased demand on wastewater) since there is a projected increase in the population at POM (i.e., more humans means more solid waste).

3. I would like to note that the vision outlined on page ES-7 is commendable... to increase building density in *already developed* areas, *avoid impacts to undeveloped property* through reuse of already developed areas, and to *limit the sprawl of development* within the POM. However, I disagree with having buildings that are multistories.

4. I like the sound of the "Good Neighbor" concept. However, the term is mentioned once but it's not explained (a definition is not provided).

In conclusion, at this time I support maintaining the quality of the POM installation so that it does not deteriorate. It is apparent that an increase in activities may be unavoidable; therefore, as was alluded to earlier in this letter (i.e., paragraphs I.1, I.2, II.1, II.2), I respectfully suggest that the military consider that expansions are transferred to Ord Military Community where there's space, and that POM be upgraded and maintained for a select group that is sized appropriately for the space that's available and for the surrounding neighborhoods.

Please call or e-mail me to further explain or clarify information, especially if I have mis-interpreted any information provided in the DEIS.

Sincerely,
Briana Brady

CC: Monterey City Council Members

Guidi, Robert G CIV USA IMCOM

From: Heidi Feldman [feldman.heidi@yahoo.com]
Sent: Monday, June 20, 2011 10:23 PM
To: Guidi, Robert G CIV USA IMCOM
Subject: Trees on Huckleberry Hill

Dear Presidio of Monterey,
I do not consider the EIS Alternative 1 to be acceptable as it will cut down hundreds of trees on Huckleberry Hill. This is a historic resource for our community. Please reconsider the approach of the master plan.

Sincerely,

Heidi Feldman
179 Pacific Ave., PG, CA 93950
372-7873

Guidi, Robert G CIV USA IMCOM

From: Elizabeth Murray [emurray@elizabethmurray.com]
Sent: Monday, May 30, 2011 2:53 PM
To: Guidi, Robert G CIV USA IMCOM
Cc: PRES.PublicAffairs
Subject: Questions about the Presidio Barracks site
Attachments: PastedGraphic-2.pdf; ATT3346642.htm

Dear Robert Guidi and Public Affairs for the Army,

I attended the meeting in Monterey about this proposed project last week. I was disappointed there was not a time to for the public to ask questions- I was told to put my questions in writing. Here are some of my questions at this time. I think this project if well done could be a very exciting all new LEED certified building that captures it's own water off the roof, uses solar and educates the military not only in language and old history while being in Monterey but the true way the army is leading though sustainability, visionary thinking and true leadership. A barracks that uses day light (visit Chartwell school on Ft Ord for some great ideas in green building and the advantages) and beautifully is set on this historic and treasured landscape can be a beacon of integrity and design leadership. Landscaping can be beautiful, regional and sustainable using our beautiful native plants and preserving our Monterey Pine forests. I think with a bit more creative thinking you have a wonderful opprotunity for something not only the Presidio will be proud of but our entire community. The impact will be enormous as you educate and inspire men and women with important values.

1. The document says on page 2-3 that the "ravine site" is the proposed location and that 300 trees will have to be cut down. This ravine is a watershed where the trees provide habitat for wildlife and erosion control on a very steep hillside.
- How steep is the slope? How will the erosion be controlled?
- How many trees will be replanted? Where will they be replanted?
- It is more expensive to build on a steep slope. How much money would the Army (and US taxpayers) save if the building was built on flat ground?

2. The document describes Barracks Phase 1 on page 2-21
- How many trees will be cut down? How many and where will they be replanted?
- What is the slope? I have the same questions- How much more will it cost than on flat ground? How will erosion be controlled?
- How will storm water increase be mitigated according to

3. When we used to be able to drive through DLI before 9-11, it was evident that a lot of the area was old and in bad shape. On page ES-7, lines 9 through 13, it says that the vision is "...to increase building density in already developed areas, avoid impacts to undeveloped property through reuse of already developed areas, and to limit the sprawl of development within the POM." Yet the Barracks Phase 1 and 4 build on undeveloped areas. So your plan doesn't seem to follow your vision. Aren't there other building sites on the old part of the Presidio where these buildings could be built?

This brings up what, in my opinion, is the big flaw in the DEIS. They present two poor alternatives and take the one that supports the mission better, which is hard to refute. But what they make appear to be a binary choice is not.

There should be a hybrid alternative which is POM-centric option for students while moving some ancillary functions to POM. This would reduce traffic. The students who live on campus

would continue to walk to class. But the support staff employees who live in Seaside, Marina, and Salinas wouldn't have to commute into a bottle-neck gate. And the people who live in PG and Monterey would have a reverse traffic commute going out of the Peninsula.

On page 2-24, the disadvantages listed for Alternative 2 are true as Alt 2 is presented. But these disadvantages wouldn't exist if it were there was a hybrid option that kept a central campus idea while moving support functions to OMC. It would be POM-centric with respect to the students and the language school while using OMC for support functions, warehouses, etc. Smaller offices like the ones already at OMC do not require AT/FP requirements. There are already offices at OMC such as Public Works, the Police Dept., Fire Dept., Housing Office, etc. More support functions and warehouses could be moved to OMC.

There are options for a POM centric plan for the language school without placing the barracks in the locations shown in the RPMP. But it will mean doing some demo of some older buildings to make the space. But if they are not torn down as part of a large MILCON project they will hang around for a very long time because there will be no funding.

My immediate concern is that the DEIS promotes a path in the near future which is expensive and not at all environmentally sound but paints it as environmentally friendly. And once the DEIS is through the required review period, the wheels are in motion and it will be very difficult to change the RPMP.

When I read the advantages and disadvantages on page 2-11, 2-12, and 2-24 my impression is that Alternative 1 is a much less environmentally preferred. Please explain the decision making process which led the EIS to come up with the opposite conclusion as described in lines 12 through 25 on page ES-11.

Very truly yours, Elizabeth Murray

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Elizabeth Murray
www.elizabethmurray.com <blockedhttp://www.elizabethmurray.com/>
T831-375-1613
C.831-392-7997
62 Ave Maria Rd. Monterey, CA 93940
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UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

June 20, 2011

Mr. Robert Guidi
Department of the Army
U.S. Army Garrison Presidio of Monterey
Directorate of Public Works, Master Plans
P.O. Box 5004
Presidio of Monterey, California 93944

Subject: Draft Environmental Impact Statement (DEIS) for the Real Property Master Plan at the Presidio of Monterey, California (CEQ # 20110121)

Dear Mr. Guidi:

The U.S. Environmental Protection Agency has reviewed the above-referenced document pursuant to the National Environmental Policy Act (NEPA), Council on Environmental Quality (CEQ) regulations (40 CFR Parts 1500-1508), and our NEPA review authority under Section 309 of the Clean Air Act. Our detailed comments are enclosed.

The Draft Environmental Impact Statement (DEIS) assesses the impacts from implementing the Presidio of Monterey (POM) Real Property Master Plan – the Army's vision for the installation for the next 20 years. The POM is home to the Defense Language Institute Foreign Language Center. Improvements are needed to modernize or replace aging classrooms and dormitories and to improve transportation circulation within the POM. The DEIS includes a project level analysis for 3 projects that are funded, and a programmatic-level analysis for 23 additional long-term projects. Alternative 1 – the POM-centric alternative, where the majority of the installation improvements would occur within the POM, is the preferred alternative.

Master planning efforts provide an excellent opportunity to incorporate sustainability, including comprehensive mitigation strategies, into long-term decision-making. The POM Real Property Master Plan alternatives do not take full advantage of this opportunity, however. The alternatives do not integrate transportation and energy decisions into the plans, and the preferred Alternative 1 offers a development plan for which there is currently insufficient water supply. Because of this, we have rated the DEIS's preferred Alternative 1 as Environmental Concerns – Insufficient Information (EC-2) (see enclosed "Summary of Rating Definitions").

The DEIS identifies Alternative 1 as the environmentally preferable alternative, despite the fact that Alternative 2 would have sufficient water supply, fewer impacts to visual resources, and the same level of impact to all other resources assessed (Table ES-1). The Army should provide an explanation as to why Alternative 1 is deemed environmentally preferable. We agree that concentrating activities at one location does offer the potential environmental benefits that come from creating a compact walkable and bicycle-friendly campus. However, to achieve this, the plan would need to include improvements to facilitate pedestrian and bicycle use. We recommend amending the plan to integrate components that would encourage alternative transportation modes. We also recommend incorporating energy efficiency and renewable energy components into the plans, and integrating low-impact development requirements

with proposed drainage improvement projects. Finally, we caution against proceeding with a planning vision that cannot be supported with current water supplies.

EPA appreciates the opportunity to review this DEIS. When the Final EIS is released for public review, please send one copy to the address above (mail code: CED-2). If you have any questions, please contact me at (415) 972-3521, or contact Karen Vitulano, the lead reviewer for this project, at 415-947-4178 or vitulano.karen@epa.gov.

Sincerely,

Connell Dunning

For Kathleen Martyn Goforth, Manager
Environmental Review Office

Enclosure: Summary of EPA Rating Definitions
EPA's Detailed Comments

SUMMARY OF EPA RATING DEFINITIONS*

This rating system was developed as a means to summarize the U.S. Environmental Protection Agency's (EPA) level of concern with a proposed action. The ratings are a combination of alphabetical categories for evaluation of the environmental impacts of the proposal and numerical categories for evaluation of the adequacy of the Environmental Impact Statement (EIS).

ENVIRONMENTAL IMPACT OF THE ACTION

"LO" (Lack of Objections)

The EPA review has not identified any potential environmental impacts requiring substantive changes to the proposal. The review may have disclosed opportunities for application of mitigation measures that could be accomplished with no more than minor changes to the proposal.

"EC" (Environmental Concerns)

The EPA review has identified environmental impacts that should be avoided in order to fully protect the environment. Corrective measures may require changes to the preferred alternative or application of mitigation measures that can reduce the environmental impact. EPA would like to work with the lead agency to reduce these impacts.

"EO" (Environmental Objections)

The EPA review has identified significant environmental impacts that should be avoided in order to provide adequate protection for the environment. Corrective measures may require substantial changes to the preferred alternative or consideration of some other project alternative (including the no action alternative or a new alternative). EPA intends to work with the lead agency to reduce these impacts.

"EU" (Environmentally Unsatisfactory)

The EPA review has identified adverse environmental impacts that are of sufficient magnitude that they are unsatisfactory from the standpoint of public health or welfare or environmental quality. EPA intends to work with the lead agency to reduce these impacts. If the potentially unsatisfactory impacts are not corrected at the final EIS stage, this proposal will be recommended for referral to the Council on Environmental Quality (CEQ).

ADEQUACY OF THE IMPACT STATEMENT

Category "1" (Adequate)

EPA believes the draft EIS adequately sets forth the environmental impact(s) of the preferred alternative and those of the alternatives reasonably available to the project or action. No further analysis or data collection is necessary, but the reviewer may suggest the addition of clarifying language or information.

Category "2" (Insufficient Information)

The draft EIS does not contain sufficient information for EPA to fully assess environmental impacts that should be avoided in order to fully protect the environment, or the EPA reviewer has identified new reasonably available alternatives that are within the spectrum of alternatives analyzed in the draft EIS, which could reduce the environmental impacts of the action. The identified additional information, data, analyses, or discussion should be included in the final EIS.

Category "3" (Inadequate)

EPA does not believe that the draft EIS adequately assesses potentially significant environmental impacts of the action, or the EPA reviewer has identified new, reasonably available alternatives that are outside of the spectrum of alternatives analyzed in the draft EIS, which should be analyzed in order to reduce the potentially significant environmental impacts. EPA believes that the identified additional information, data, analyses, or discussions are of such a magnitude that they should have full public review at a draft stage. EPA does not believe that the draft EIS is adequate for the purposes of the NEPA and/or Section 309 review, and thus should be formally revised and made available for public comment in a supplemental or revised draft EIS. On the basis of the potential significant impacts involved, this proposal could be a candidate for referral to the CEQ.

*From EPA Manual 1640, Policy and Procedures for the Review of Federal Actions Impacting the Environment.

EPA DETAILED COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE REAL PROPERTY MASTER PLAN AT THE PRESIDIO OF MONTEREY, CALIFORNIA, JUNE 20, 2011

Water Resources

Drinking Water Supply

There is insufficient water supply available for the Preferred Alternative 1. Alternative 1 consists of 3 short-term projects (Barracks phase I and IV, and renovation of Building 326) at the Presidio of Monterey (POM), and 23 long-term projects at the POM and 7 at the Ord Military Community (OMC) site. The 23 long-term projects received a programmatic level of analysis.

Groundwater is the drinking water source for both sites, utilizing the Carmel Valley and Salinas Valley groundwater basins respectively. These basins are overdrawn and subject to significant restrictions imposed by a State Water Resources Control Board order (for Carmel Valley basin), and a court adjudication (for Salinas Valley basin) for current and future water supplies. The DEIS indicates that there would be sufficient water available for the 3 short-term projects, but the limited water available at the POM would be insufficient to meet the build-out demands of the planned long-range facilities. The overall shortfall at the POM is estimated at 6.7 acre-feet/year (p. 4-2). The DEIS concludes that these impacts are significant and unavoidable. The DEIS describes potential future mitigation options, including the possibility of transferring or trading water rights, but these are described as possibilities for the future and are "not currently known mitigation measures" (p. 4-4).

We are concerned that the Army has designated an alternative with insufficient available water supply as the preferred alternative. While the DEIS indicates that these long-term projects will receive supplemental project-level environmental review once funding is assured, it is inappropriate to proceed with this master plan vision with such a significant development constraint.

> *Recommendation:* EPA recommends that the Army not proceed with the Master Plan vision described in Alternative 1 unless sufficient water credits are available or there is a strategy for addressing water source issues. The FEIS should describe the likelihood of obtaining additional water credits for future development. We recommend amending the Master Plan to include additional water conservation measures, described below.

Water Conservation

The DEIS states that water saving devices, such as waterless urinals and low-flow toilets, rainwater collection systems, and landscaping with drought tolerant plants are required for new buildings under the 2004 POM and OMC Community Water Management Plan; however, it does not discuss the potential savings that could occur from retrofitting existing buildings with these features. The fiscal year (FY) 2011 general instruction building, evaluated in a 2008 Environmental Assessment, will include a rainfall collection system, sized to store enough water for use in the building's low-flow toilets throughout the year (Appendix A, p. 3). The FEIS should evaluate the water savings that could occur from adding these systems to existing buildings. The 14 buildings that will undergo water diversion upgrades as long-term projects would be good candidates for these retrofits.

The DEIS indicates that the OMC is not metered. Source metering is a fundamental tool of water system management and conservation and is essential for developing a water accounting system, which is necessary to develop strategies for loss control. OMC could be metered to provide additional information regarding

water use at this site and to inform water conservation efforts. Reliability of water supplies will continue to be affected by climate change. Projections of future precipitation generally indicate that areas in the western United States will become drier. Another climate change effect is the impairment of freshwater supplies from saltwater intrusion resulting from sea level rise. CEQ recently released the *Draft National Action Plan: Priorities for Managing Freshwater Resources in a Changing Climate*[1]. This draft report emphasizes the importance of collecting data for understanding climate change impacts on water, including water use information with special data collection efforts designed to track changing water use patterns relevant to public water systems and other demands.

> *Recommendation:* We recommend that the Master planning effort include an update to the 2004 Community Water Management Plan. Decisions on development actions should be based on availability of sufficient water supplies. Because water availability is so vital to planning efforts at the POM, the Master Plan should explore metering at the OMC and conduct water conservation retrofits of existing buildings in the POM, including rainwater harvesting on the 14 buildings for which water diversion upgrades are planned. Given the need to conserve water resources, it is not sufficient to state that the POM and OMC are "demand hardened" and that any additional water conservation measures are too expensive (Appendix A, p. 14). The Army must continue to develop water conservation strategies and continuously assess feasibility of additional measures. The FEIS should also discuss how the POM will meet the water use efficiency requirements of Executive Order 13514 - Federal Leadership in Environmental, Energy, and Economic Performance.

Low Impact Development

Low Impact Development (LID) requirements of the Energy Independence and Security Act of 2007 are identified in the DEIS, but the Master plan alternatives do not specify how these techniques will be utilized. Instead, it lists some LID Best Management Practices and states that they will occur "to the extent practical" (p. 4-8). LID techniques such as rain gardens and other bioretention features must be integrated into siting decisions and development plans. This is especially relevant, since one of the long-term projects would provide drainage improvement for 14 buildings, involving the redirection of downspout flows to new inlets and creating new drainage trenches (p. 2-18).

> *Recommendation:* The Master Plan should provide a more detailed site plan for the alternatives, indicating which LID features are most practical for the sites, where these LID features will be located, and how they will be integrated into short-term and long-term projects, especially the water diversion upgrades. Quantitative LID goals should be adopted for the plan, where possible, such as specifying the percent of runoff retained onsite or specifying the amount of impervious surface at the installation.

Sustainability Features - Transportation

Transportation is key to planning; however, the DEIS does not discuss the current modes of circulation on the POM and how improvements to the transportation system could improve sustainability for the installation. The DEIS only discusses traffic impacts to intersections and roadways and seems to assume and accept that new residents will use cars as the primary mode of travel. The Master plan alternatives

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[1] Available: http://www.whitehouse.gov/sites/default/files/microsites/ceq/napdraft6_2_11_final.pdf?CFID=4790291&CFTOKEN=62899208

do not include components or provide strategies to facilitate alternative transportation modes, including transit and non-motorized transportation. The DEIS does reference the existence of an internal shuttle service (p. 3-74) but does not discuss adequacy nor include improvements to this service as part of the project. It states that pedestrian facilities are non-continuous, with sidewalks located solely on one side of a roadway (p. 3-76), but no pedestrian improvements are identified in the project description. The majority of the existing roadways do not have dedicated bicycle lanes nor do they allow enough room for vehicles and bicycles to comfortably share the roadway (p. 3-76), yet projects to improve bicycle circulation and safety are not referenced. The DEIS refers to a 2010 Comprehensive Transportation Study, and references 126 projects that it contains, but this study is not included in the DEIS nor integrated into the Master plan vision. Facilitating multi-modal networks on the POM could lead to a reduced need for parking structures and reduced impacts to resources as a result. Improving and providing for alternative transportation is also important for reducing greenhouse gas emissions (GHGs), which is required under Executive Order 13514 - Federal Leadership in Environmental, Energy, and Economic Performance. We note that the California Complete Streets Act of 2008 requires cities and counties in California to include complete streets policies as part of their general plans so that roadways are designed to safely accommodate all users, including bicyclists, pedestrians, transit riders, children, older people, and disabled people, as well as motorists. We encourage the Army to meet these stated objectives by committing to additional transportation planning measures in the FEIS.

> *Recommendations:* Master planning efforts are the time to develop land use plans and transportation improvements, as well as other infrastructure plans, in a coordinated manner, with all elements supporting a common vision. We recommend that the alternatives be modified to include strategies to facilitate alternative transportation modes, including pedestrian travel and bicycles. The Army should integrate sidewalks, bicycle lanes/paths, sufficient shoulders to accommodate safe bicycle travel, and shared-use paths into the POM. Improvements to the shuttle service should be assessed and included if needed. The FEIS should discuss the need for the number of parking structures that are proposed and reduce the number of parking spaces if possible. The Army may want to explore the possibility of basing a commercial car sharing program at the POM to reduce parking needs.

Sustainability Features - Energy

Energy use is also vital to an integrated plan for sustainability. The project descriptions do not discuss energy efficiency measures or include renewable energy components. The DEIS does not evaluate energy conservation potential as required by the Council on Environmental Quality (CEQ) Regulations (40 CFR 1502.16(e)), nor discuss GHG emissions associated with energy use as recommended in the CEQ's Draft NEPA Guidance on Consideration of the Effects of Climate Change and Greenhouse Gas Emissions[1]. We understand that the commitment to constructing new buildings as certified Silver under Leadership in Energy and Environmental Design (LEED), per Department of Defense requirements, could include such features, but specific renewable energy components should be prominent in a sustainable Master plan. The preferred alternative includes a number of facilities that could support photovoltaics.

> *Recommendations:* Incorporate energy efficiency and renewable energy features into the project design and project description. Discuss the energy conservation potential of the project per 40 CFR 1502.16(e). The FEIS should incorporate alternative energy components, including solar hot water systems and photovoltaics on rooftops, on carports in parking lots and parking

[1] http://ceq.hss.doe.gov/nepa/regs/Consideration_of_Effects_of_GHG_Draft_NEPA_Guidance_FINAL_02182010.pdf

structures, and other appropriate locations. Shading parking areas also reduces evaporative emissions of air pollutants from parked vehicles.

Greenhouse Gas Emissions and Climate Actions

Master planning efforts are also good opportunities to describe and set greenhouse gas emissions reductions goals and discuss actions that would reduce these emissions. The DEIS quantifies carbon dioxide (CO_2) emissions but no discussion of these values is included, nor are goals and strategies identified to reduce these new emissions or the existing emissions at the POM.

Recommendations: Discuss the greenhouse gas emissions estimates and their sources, and identify means to reduce these emissions. If the POM has a climate action plan, it could be referenced and summarized. Describe how the alternatives comport with the plan and with goals set by the State of California.

Air Quality Construction Emissions

The DEIS does not identify nor commit to reasonable mitigation measures to reduce construction-related emissions. The DEIS states that construction emissions from short-term projects are less than significant and do not need to be mitigated. Only dust control measures are identified as potential mitigation.

Additionally, impacts from air toxics are not discussed. Diesel exhaust is classified by EPA as a "likely" human carcinogen at environmental exposure levels. Since residences are located nearby the POM boundary, efforts should be made to reduce exposure to these sensitive receptors from construction equipment.

Recommendations: Develop a construction traffic and parking management plan that minimizes traffic interference and maintains traffic flow. Identify sensitive receptors in the project area and specify the means to minimize impacts to these populations. For example, locate construction equipment and staging areas away from sensitive receptors and fresh air intakes to buildings and air conditioners.

In addition to fugitive dust control, EPA recommends the Army adopt the following reasonable mitigation measures.

- Reduce use, trips, and unnecessary idling from heavy equipment.
- Maintain and tune engines per manufacturer's specifications to perform at EPA certification levels and to perform at verified standards applicable to retrofit technologies.
- Limit idling for all vehicles. The California Air Resources Board has a number of mobile source anti-idling requirements that could be consulted, see http://www.arb.ca.gov/msprog/truck-idling/truck-idling.htm.
- Prohibit any tampering with engines and require continuing adherence to manufacturer's recommendations.
- If practicable, lease new, clean equipment meeting the most stringent of applicable Federal[1] or State Standards[2]. In general, commit to the best available emissions control technology.

[1] EPA's website for nonroad mobile sources is http://www.epa.gov/nonroad/.
[2] For ARB emissions standards, see: http://www.arb.ca.gov/msprog/offroad/offroad.htm.

Tier 4 engines should be used for project construction equipment to the maximum extent feasible[1];

- Utilize EPA-registered particulate traps and other appropriate controls where suitable to reduce emissions of diesel particulate matter and other pollutants at the construction site.

Biological Resources

The Barracks Phase I and IV projects occurring in the short-term would result in removal of up to 1,100 trees (p. 4-18). Monterey Pines are considered rare or endangered in California by the California Native Plant Society (CNPS) and their ecosystems are considered to be Environmentally Sensitive Habitat Areas by the California Coastal Commission (p. 3-21). The DEIS does not identify the number of Monterey Pines that would be removed, but Figure 3.4-2 identifies large areas of Monterey pine, including where Barracks I and IV are proposed. The DEIS states that this impact would be potentially significant but is reduced to less than significant with the mitigation measure to replace all native trees at a 2:1 ratio (p. 4-24). It is not clear if the POM has sufficient space to accommodate all the replacement trees.

The project will require removal of at least 16 Yadon's Piperia – a federally endangered plant species, in the short-term, and 45 additional plants for the long-term projects. The DEIS says that this species is protected through management efforts in the Endangered Species Management Plan, but does not indicate what these efforts are. It also says that this plan was recently updated, but it is unclear if it was updated to include this Master plan proposal.

We recommend against reducing the acreage of the nature preserve, which would be required for the Barracks Phase I project (p. 4-18) and the new Highway 68 access control point (ACP) (p. 4-20). The Highway 68 ACP will also have a number of other impacts to biological resources, including removal of 1.7 acres of Monterey pine and 1.6 acres of Hooker's Manzanita. The necessity of the new Highway 68 ACP is not clear.

Recommendation: The FEIS should estimate the number of replacement trees that would be required for the proposed mitigation and indicate whether there is sufficient space on the POM for this mitigation and where it would occur.

The FEIS should identify some of the management efforts that will occur to protect the Yadon's Piperia. The Endangered Species Management Plan should be updated to reflect the Master Plan's impacts.

The FEIS should attempt to modify the site plan to avoid removal of any acreage of nature preserve. The purpose and need for the new Highway 68 ACP should be identified, and if it is not imperative, it should be eliminated.

[1] Diesel engines < 25 hp rated power started phasing in Tier 4 Model Years in 2008. Larger Tier 4 diesel engines will be phased in depending on the rated power (e.g., 25 hp - <75 hp: 2013; 75 hp - < 175 hp: 2012-2013; 175 hp - < 750 hp: 2011 - 2013; and ≥ 750 hp 2011- 2015).

Appendix D: Revised Water Impact Analysis

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Technical Memorandum

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A Joint Venture

Prepared for: U.S. Army Corps of Engineers and Presidio of Monterey

Project Title: Presidio of Monterey Real Property Master Plan, Environmental Impact Statement

Project No: 135405-600

Technical Memorandum No. 1

Subject: Revised Water Impact Analysis

Date: November 9, 2010

To: Shellie Sullo, U.S. Army Corps of Engineers Project Manager

From: Bryan Plude, P.E., Brown and Caldwell Project Manager

Copy to: Robert Guidi, Presidio of Monterey, Directorate of Public Works
Ken Myers, JV Principal in Charge
John Wondolleck, CDM Project Manager

Prepared by: Jennifer Chen, P.E., Project Engineer

Reviewed by: Bryan Plude, P.E., Project Manager

Limitations:

This document was prepared solely for USACE, Sacramento District in accordance with professional standards at the time the services were performed and in accordance with the contract between USACE, Sacramento District and Brown and Caldwell dated July 8, 2010. This document is governed by the specific scope of work authorized by USACE, Sacramento District; it is not intended to be relied upon by any other party except for regulatory authorities contemplated by the scope of work. We have relied on information or instructions provided by USACE, Sacramento District and other parties and, unless otherwise expressly indicated, have made no independent investigation as to the validity, completeness, or accuracy of such information.

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1. INTRODUCTION

Potable water for the Presidio of Monterey Installation (POM Installation) in Monterey, California is predominantly from groundwater supplied from two aquifers (Carmel Valley and Salinas Valley Basins) and provided by two water purveyors (California American Water Company and Marina Coast Water District). The Monterey region has limited water sources and available supplies are restricted by adjudication of the Seaside Area Subbasin of the Salinas Valley Basin and the state-mandated restrictions on diversion from the Carmel Valley Basin. These conditions have led to a complex and politically sensitive water environment.

Future development planned for the POM Installation is constrained by this limited water availability. Short- and long-range growth alternatives to meet the installation's mission statement are described in the POM Installation's 2010 Real Property Master Plan (RPMP). The alternatives reflect that the two sites within the POM Installation, the Presidio of Monterey (POM) and the Ord Military Community (OMC), have different water needs and water supplies. A corresponding Environmental Impact Statement (EIS) is being prepared to evaluate the environmental impacts of the alternatives in the RPMP. A copy of this memorandum will be included with the EIS.

Because POM is home to the Defense Language Institute Foreign Language Center (DLIFLC), existing and future facilities are mainly for the teaching, care, and housing of students and their families. The POM is within the jurisdiction of the Monterey Peninsula Water Management District and through an agreement, a total of 199.365 acre feet per year (AFY) of water are allocated to the POM. An additional 20.6 AFY of water was permitted for construction of four buildings, resulting in a total of 220 AFY of water available to the POM. POM water usage has also decreased by 27.912 AFY through replacement of older washers to high efficiency clothes washers in 2005. The site is largely built out and currently has about 36.4 AFY of uncommitted water credits available for new construction beyond the 2011 facilities. Planned construction at the POM under Alternative 1 cannot be realized unless additional reliable water supplies are secured.

The OMC is what remains of the former Fort Ord after the Base Realignment and Closure Act (BRAC) of 1990 transferred ownership of much of the Fort Ord property (and its corresponding water credits) to nearby cities. Of the 6,600 AFY allocated to former Fort Ord, 1,691 AFY were retained by the OMC and the remainder transferred to the local cities by the Fort Ord Reuse Authority (FORA). An additional 114 AFY were later transferred from the OMC through the City of Seaside Land Swap Agreement, leaving OMC with a total of 1,577 AFY of water rights. As compared to the POM, the OMC has a larger potential for development because its larger amount of available water can be readily used to meet future demands.

Anticipated water impacts from the RPMP development alternatives, as described in Section 3, were evaluated using reports and studies compiled from the POM Installation Directorate of Public Works (DPW), local water agencies, and the California Department of Water Resources (DWR). The analysis included reviews of the existing and projected water usage, water availability, and conservation and reuse opportunities. This memorandum presents the major findings from evaluating the source documents together with the development alternatives in the RPMP.

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2. EXISTING CONDITIONS

The existing water sources at the POM and OMC and their corresponding legal constraints are described here.

2.1 Population

The existing and projected populations for the POM Installation are shown in Table 2-1. An estimated 10% increase is anticipated from 2010 to 2011 followed by a slight decrease in population from 2012 and beyond. The population projections are made up of military personnel assigned to the POM Installation and do not include military dependents or civilian contractors and employees. In addition to an expected increase in student population, a U.S. Army initiative for a smaller student-to-teacher ratio would also increase the number of faculty. The projected population is estimated to stabilize around 2012, while construction of new facilities is expected to occur beyond that into 2030.

Future water consumption was estimated based on the type and size of the planned facilities (discussed in Section 3) instead of demand factors based on total population. Because population estimates were available, the estimated 0.4% growth rate assumed in the 2006 water needs assessment (Malcolm Pirnie, 2006) was not used.

Table 2-1. Projected Population

Fiscal Year	Total Population (1)
2010	9,570
2011	10,485
2012	10,086
2013 – 2020	10,088

Source: 2009 Army Stationing and Installation Plan (ASIP) values, Bob Guidi (POM DPW, March 2009).
(1) Military population living at the POM, OMC, or off-post.

2.2 Water Sources

Three types of water sources (surface water, groundwater, and stormwater) are available to meet demands at the POM and OMC, as described in this section.

Two regional water management agencies have jurisdiction over the water supplies for the POM and OMC. The Monterey County Water Resources Agency (MCWRA) regulates surface and groundwater drawn from the Salinas River and Salinas Valley Basin. The Monterey Peninsula Water Management District (MPWMD) is responsible for water drawn from the Carmel River and Carmel Valley Basin, as well as groundwater pumped from the Seaside Area Subbasin.

2.2.1 Surface Water

Permanent surface water features, like streams and lakes, are not present on the POM or OMC. The nearest feature to the POM is one intermittent stream along the POM's southeastern boundary. Because of the dune characteristics at the OMC, infiltration rates are high in the sand and gravelly soils and surface water runoff is minimal. Onsite surface water is not a stable and reliable direct water source for the POM or OMC.

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2.2.2 Groundwater

Groundwater pumped from the two groundwater basins (Salinas Valley Basin and Carmel Valley Basin) provides almost all of the potable water to the Monterey region. The Carmel Valley Basin is located southwest of the POM, while the OMC is located above the Seaside Area Subbasin and near the adjacent 180/400 Foot Aquifer Subbasin of the Salinas Valley Basin. Instead of direct pumping from the aquifers via onsite wells, POM and OMC receive water services from two purveyors, the California American Water Company (Cal Am) and the Marina Coast Water District (MCWD). Cal Am provides water to customers within the MPWMD, which includes the POM. MCWD supplies water to the OMC.

Cal Am's supply network includes groundwater wells installed along the Carmel River and wells drawing from the Seaside Area Subbasin. Of the total 2006 usage by MPWMD customers (18,791 AFY), Cal Am supplied three-quarters of this total (14,663 AFY) through mostly groundwater, with only about 40 AFY from surface water diversions (USACE, 2007). POM usage accounts for less than 2% of Cal Am's total supply.

Ownership, and with it, operation, maintenance, and development, of the water facilities at the OMC was transferred to MCWD by FORA as part of the BRAC process. Water supply to MCWD is primarily from groundwater wells drawing from the Salinas Valley Basin. However, MCWD works with both the MCWRA and MPWMD because MCWD draws water from both the Salinas Valley Basin and the Seaside Area Subbasin. MCWD pumped 4,685 AFY in 2004 (USACE, 2007), which is less than 1% of the approximate annual withdrawal (500,000 AFY) from the groundwater basin (BBA, 2005). Of this, OMC usage in 2005 accounted for approximately one-fifth of the total MCWD supply.

Both the Salinas Valley and Carmel Valley groundwater basins are overdrawn, leading to significant restrictions to current and future water supplies. This has encouraged cooperation between agencies to develop new regional supplies. The legal constraints, such as basin adjudication, to the groundwater supply are discussed further in Section 2.3. Regional water projects are discussed in Section 4.

2.2.3 Stormwater

Most stormwater at the POM and OMC is collected via the storm drain systems and discharged into the Pacific Ocean or Monterey Bay. Stormwater, however, could be collected and reused to reduce the potable water demand. Rainwater harvesting systems that collect runoff from the roofs and courtyard decks and then stores it in cisterns can be installed in buildings. Because rainfall is seasonal, the system could be sized to store a sufficient quantity of water for use in a building's low-flow toilets throughout the year. The rain collection system will be installed in the fiscal year (FY) 2011 general instruction building (GIB).

2.3 Legal Constraints

The Seaside Area Subbasin Adjudication and the California State Water Resources Control Board (SWRCB) mandate have restricted the amount of water allowed to be drawn from the Salinas River and Carmel River systems, respectively. These regulatory limitations have significantly restricted the water supply available for current and future demands in the Monterey area.

2.3.1 State Water Resources Control Board Order 95-10

The Carmel Valley Groundwater Basin (DWR Basin #3-7) is narrow and shallow, with relatively permeable alluvial deposits that are unconfined and only 50 to 100 feet thick (DWR, 2003). As a result, groundwater pumping has a rapid and significant impact on minimum surface water flows and the fishery resources in the Carmel River (surface water and groundwater are interconnected). To address complaints of over-pumping filed by Carmel River Steelhead Association, Residents Water Committee, Sierra Club, and the California Department of Parks & Recreation, the SWRCB adopted Order 95-10 in 1995. Order 95-10 stated that Cal Am was diverting 10,730 AFY from the Carmel River without a valid water right. Consequently, Cal Am

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was required to reduce its pumping by that amount, which was 76% of Cal Am's annual usage (14,106 AFY) in the 1980s (AMBAG, 2002). Cal Am was thus forced to find an alternate water source.

In the interim, Cal Am has implemented water conservation measures to reduce demand and has increased its pumping from the Seaside Area Subbasin to supplement its water supply. However, the Seaside Area Subbasin has since been adjudicated and pumping from that aquifer restricted. Cal Am has been exploring potential regional water projects in order to develop a new reliable water supply for its customers, one of which is the POM. At the forefront is the Coastal Water Project, which would produce 11,730 AFY; 10,730 AFY to replace Cal Am's Carmel River diversions and 1,000 AFY to replace its Seaside Area Subbasin diversions. This regional project is described further in Section 4.

2.3.2 Seaside Area Subbasin Adjudication

The State of California is not authorized by the California Water Code to manage groundwater (DWR, 2004). In California, landowners share ownership of subsurface water as tenants in common. The distribution is based on the correlative rights doctrine, which limits a landowner's right to a common groundwater source to a reasonable share, which is typically based on how much of the overlying land the landowner possesses. In some basins, the amount of water that can be extracted under that correlative right has been defined by a court. In other basins, where each landowner's correlative right has not been defined, groundwater may be managed by agencies that obtain their authority from the Water Code, or there may be little or no management. Landowners or other parties overlying some groundwater basins in California have turned to the courts to settle disputes over how much groundwater can rightfully be extracted by each landowner. The litigants pay for court-directed studies to arrive at an equitable distribution of the groundwater available each year. In the court decision, the court appoints a Watermaster to oversee the court judgment and to specify how much each party can extract. The Seaside Area Subbasin (DWR Basin #3-4.08) is an example of a basin under court adjudication.

The Seaside Area Subbasin was adjudicated in 2006 (Case No. M66343) due to overdraft conditions in the Salinas Valley Basin (AMBAG, 2002). Long-term pumping to meet demands in the Monterey area had caused a long-term decline in water levels, which resulted in seawater intrusion in some groundwater aquifers of the Salinas Valley Basin. The conditions were exacerbated when Order 95-10 limited the available supply from the Carmel Valley Basin, resulting in increased production in the nearby Seaside Area Subbasin (AMBAG, 2002). The adjudication decision mandated that groundwater pumping had to decrease until the defined operating yield of the subbasin (5,600 AFY) reached the natural "safe yield" of 3,000 AFY (MIRWMP, 2007). A Watermaster comprised of 9 local entities was formed to oversee the basin. Regional water projects have been developed for the Salinas Valley Basin, as discussed in Section 4.

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3. EXISTING AND PROJECTED WATER USAGE

Water needs for the development alternatives presented in the 2010 RPMP were estimated based on information provided in the 2006 Final Water Needs Assessment (Malcolm Pirnie, 2006). The water needs were updated using the current construction schedule and facilities plan as well as with the water conservation savings determined by MPWMD. POM and OMC water consumption and availability data up to 2005 were summarized in the water needs assessment. Water usage was updated to current 2010 conditions using recent information for their 2005 through 2009 building projects. Projected demands for the short-range (FY 2011 – 2015) and long-range (FY 2016 – 2030) were then evaluated, as discussed in this section.

Because only programmatic level details are available for the long-range projects, only rough water needs estimates could be made for the new facilities at the POM and OMC. RPMP proposed projects (e.g., new barracks and offices) that are anticipated to increase or decrease the water demands were analyzed. Projects such as fence upgrades and building renovations were not included as they would not affect the water demands. More detailed water projections and additional environmental documents evaluating the potential impacts would need to be prepared in the future as plans for the long-range projects progress.

3.1 Existing Water Usage

Water use at the POM has decreased since 1976 largely as a result of conservation measures and water management programs. Available demand data from 1976 to 2005 showed that usage varied from 197 to 307 AFY. Demands vary seasonally, with consumption highest in the summer and lowest in the winter. Total demand during FY 2005 (198.6 AF), a non-drought year, was the second lowest within the 30-year data period. Water use that year was higher only than the FY 1991 total when drought restrictions were in effect. The POM's demand decreased further in 2005 with the replacement of hundreds of commercial and regular clothes washers with high efficiency washers (MPWMD, 2010a), as shown in Table 3-1. Combined with the increased demand from construction of a dental clinic in 2005 and two new GIBs in 2008 and 2009 (Table 3-2), the estimated demand under existing conditions totaled about 183.6 AFY, as shown in Table 3-3. Because 2005 consumption was significantly lower than previous years, more recent usage data should be reviewed before detailed water projections are developed for the proposed projects.

Table 3-1. Existing Conditions – Water Savings

Site	Replacement Year	Facility	Size	Water Reduction Multiplier	Demand Reduction (AFY)
POM	2005	Commercial clothes washers replaced with high efficiency clothes washers	233 washers	0.117 AFY/washer	(27.172)
POM	2005	Clothes washers replaced with high efficiency clothes washers	74 washers	0.01 AFY/washer	(0.74)
				POM Subtotal	**(27.912)**
OMC	NA	None	NA	NA	NA
				OMC Subtotal	**0**

Source: Documentation of Water Use Credit for High Efficiency Clothes Washers, Presidio of Monterey (MPWMD, 2010a).

Note: Existing conditions = July 2010

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Table 3-2. Existing Conditions – Demand above 2005 Usage					
Site	**Construction Year**	**Facility**	**Size**	**Water Use Multiplier**	**Water Need (AFY)**
POM	2005	Dental clinic	11,001 SF	0.0002 AFY/SF	2.2
POM	2008	General instruction building (FY 2008 GIB)	100,000 SF	0.00007 AFY/SF	7.0
POM	2009	General instruction building (FY 2009 GIB)	53,000 SF	0.00007 AFY/SF	3.7
				POM Subtotal	**12.9**
OMC	2009	RCI – Kidney replacement units	392 units	0.5 AFY/residence	196
OMC	2009	RCI – Southern Fitch market rate units	188 units	0.5 AFY/residence	94
OMC	2009	RCI – Upper Stillwell workforce housing	120 units	0.5 AFY/residence	60
OMC	2009	RCI – recreation center (1)	22,625 SF	0.00003 AFY/SF	0.7
OMC	2009	RCI – recreation center pool	3,375 SF	0.0002 AFY/SF surface area	0.7
				OMC Subtotal	**351.4**

Source: Final Water Needs Assessment (Malcolm Pirnie, 2006); includes MPWMD water use multipliers.

(1) Calculation error in Table 3-6 of water needs assessment. The recreation center water demand of 6.8 AFY should be 0.679 AFY; corrected amount used here.

Table 3-3. Existing Conditions – Water Availability Summary		
Type	**POM (AFY)**	**OMC (AFY)**
2005 annual usage (1)	198.6	869
New demand (2006 - 2010):		
Dental clinic and GIBs (FY 2008 and FY 2009)	12.9	0
RCI housing and facilities	0	351.4
Demand reduction (water savings) (2)	(27.9)	0
Total existing demand	**183.6**	**1,220.4**
Water rights (3)	199.4	1,691
Water permits (4)	20.6	0
Water transfer (City of Seaside Land Swap)	0	(114)
Total water available	**220**	**1,577**
Excess or shortfall (5)	**36.4**	**356.6**

(1) Final Water Needs Assessment (Malcolm Pirnie, 2006).

(2) From high efficiency clothes washer replacement in 2005.

(3) POM allocation from MPWMD. OMC water rights retained from former Fort Ord.

(4) POM water permits for dental clinic and three GIBs (FY 2008, 2009, and 2011). FY 2011 GIB construction is included in the No Action Alternative.

(5) Excess or shortfall = Water available - Water demand

Water at the POM is supplied by Cal Am within the jurisdiction of the MPWMD. The total water supply allocated to the POM by the MPWMD was 199.365 AFY before water permits were approved for the dental clinic and three GIBs. The permits increased the total available supply at the POM to 220 AFY (Table 3-3). The FY 2008 and FY 2009 GIBs have been completed and put into use. The third GIB, originally slated for FY 2010, was rescheduled to FY 2011 and would be included in the No Action Alternative.

Water service at the OMC was transferred when Fort Ord was closed and water is now provided by MCWD. It is difficult to track historical usage at the OMC since most customers are unmetered and because the DPW stopped collecting family housing demand data in 2003. Total OMC consumption in 2005 was estimated to be 869 AFY, which comprised of usage from residential (763.5 AFY), Operations and Maintenance facilities

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(40.7 AFY), Defense, Finance and Accounting Services (62.26 AFY), and the U.S. Army Reserve Center (2.62 AFY). Since then, the Residential Communities Initiative (RCI) has replaced some existing family housing and constructed additional housing and recreation facilities to support growth at the OMC. Water commitments for RCI projects total about 1,115 AFY, but a large portion (763.5 AFY) was from housing replacement and was not considered new demand. Only about one-third of the RCI total (351.4 AFY) was attributed as new demand (Table 3-2). The OMC retained 1,691 AFY of water rights from the 6,600 AFY held by Fort Ord. Of this, 114 AFY was transferred as part of the City of Seaside Land Swap Agreement, which reduced the amount of water available at the OMC to 1,577 AFY. There are approximately 36.4 AFY and 356.6 AFY of water currently available to meet the future demands at the POM and OMC, respectively (Table 3-3).

3.2 No Action Alternative

The No Action Alternative considers the effects to water supply and demand that would occur without the future development of Alternatives 1 or 2. This would include facility construction or demolition that is already planned and approved and that would move forward at the POM or OMC in the short-term. One new GIB is slated for FY 2011 at the POM that would increase water usage by about 7.7 AFY. This project has a secured water permit as discussed in Section 3.1. There are no projects planned at the OMC under the No Action Alternative so conditions would remain the same as under existing conditions. The estimated new water demand for the POM is listed in Table 3-4 and a summary of water availability at the POM and OMC under the No Action Alternative is provided in Table 3-5.

Table 3-4. No Action Alternative – Water Commitments

Site	Construction Year	Facility	Size	Water Use Multiplier	Water Need (AFY)
POM	2011	General instruction building (FY 2011 GIB)	110,000 SF	0.00007 AFY/SF	7.7
				POM Subtotal	**7.7**
OMC	NA	None	NA	NA	NA
				OMC Subtotal	**0**

Source: Final Water Needs Assessment (Malcolm Pirnie, 2006); includes MPWMD water use multipliers.

Notes: FY 2011 GIB re-scheduled from FY 2010.

Table 3-5. No Action Alternative – Water Availability Summary

Type	POM (AFY)	OMC (AFY)
Water demand, existing conditions (2010)	183.6	1,220.4
New demand:		
Short-range construction (2011 – 2015)	7.7	0
Long-range construction (2016 – 2030)	0	0
Total water demand, No Action Alternative	**191.3**	**1,220.4**
Water available	220	1,577
Excess or shortfall (1)	**28.7**	**356.6**

(1) Excess or shortfall = Water available - Water demand

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3.3 Alternative 1: POM-centric

Alternative 1 of the 2010 RPMP places all future primary and support facilities for the DLIFLC within the POM boundaries to maintain a central campus-like atmosphere. The new buildings would include barracks, classrooms, and recreation and training centers and have an estimated total water demand of 67.3 AFY, as shown in Table 3-6. Future construction at the OMC would be made up of long-range projects that consist of community and other support centers and have a total water need of about 27.2 AFY. Water demands were projected using the proposed building size and a water multiplier based on building type. Because these are only programmatic level estimates, additional detailed analyses and environmental documents would be needed for the long-range projects once final designs are determined.

Table 3-6. Alternative 1 (POM-centric) – Planned Facilities and Water Demands

Site	Construction Year	Facility	Size	Water Use Multiplier	Water Need (AFY)
POM	2011	Barracks Phase I - barracks	160 rooms	0.04 AFY/room	6.4
POM	2011	Barracks Phase I - administrative facility	18,300 SF	0.00007 AFY/SF	1.3
POM	2011	Barracks Phase I - dining facility	474 seats	0.02 AFY/seat	9.5
POM	2015	Barracks Phase IV	200 rooms	0.04 AFY/room	8.0
POM	Long-range	Joint services training center	12,600 SF	0.00007 AFY/SF	0.9
POM	Long-range	Joint services headquarters building	11,900 SF (1)	0.00007 AFY/SF	0.8
POM	Long-range	Indoor swimming pool	10,000 SF	0.0002 AFY/SF surface area	2.0
POM	Long-range	Barracks Phase II	180 rooms	0.04 AFY/room	7.2
POM	Long-range	Barracks Phase III	160 rooms	0.04 AFY/room	6.4
POM	Long-range	General instruction building	25,000 SF	0.00007 AFY/SF	1.8
POM	Long-range	General instruction building	110,000 SF	0.00007 AFY/SF	7.7
POM	Long-range	General instruction building	110,000 SF	0.00007 AFY/SF	7.7
POM	Long-range	General instruction building	110,000 SF	0.00007 AFY/SF	7.7
				POM Subtotal	**67.3**
OMC	Long-range	Emergency services center	33,141 SF	0.0002 AFY/SF	6.6
OMC	Long-range	Veterans America clinic	100,000 SF	0.0002 AFY/SF	20
OMC	Long-range	Teen center	11,325 SF	0.00003 AFY/SF	0.3
OMC	Long-range	Stilwell Community Center - café	1,000 SF	0.0002 AFY/SF	0.2
OMC	Long-range	Stilwell Community Center - fitness center	1,000 SF	0.00007 AFY/SF	0.1
				OMC Subtotal	**27.2**

Source: Final Water Needs Assessment (Malcolm Pirnie, 2006); includes MPWMD water use multipliers.
Notes: Long-range = 2016 to 2030
(1) Facility size determined from map of alternatives in POM RPMP (POM, 2010).

Current water credits at the POM, the 28.7 AFY available under the No Action Alternative conditions, would be sufficient to meet only the annual baseline demand plus the estimated needs of the short-term projects. Existing outdated barracks at the POM are scheduled to be razed to provide needed space for the new facilities and to free up about 31.9 AFY of water credits for future use (Table 3-7). However, even with building demolition, the limited water available at the POM would be insufficient to meet the build-out demands of the planned long-range facilities. The overall shortfall at the POM is estimated at 6.7 AFY, as shown in Table 3-8. Existing water credits appear sufficient to meet the projected needs of the planned OMC facilities. New development would increase demands, but an estimated 329.4 AFY of water credits would still be available beyond the proposed Alternative 1 projects (Table 3-8).

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Table 3-7. Alternative 1 (POM-centric) – Facility Demolition and Demand Reduction					
Site	**Demolition Year**	**Facility**	**Size**	**Water Use Multiplier**	**Demand Reduction (AFY)**
POM	2011	Barracks Building 629 - barracks	172 rooms	0.04 AFY/room	(6.9)
POM	2011	Barracks Building 629 - administrative facility	35,020 SF	0.00007 AFY/SF	(2.5)
POM	Long-range	Barracks Building 622	201 rooms	0.04 AFY/room	(8.0)
POM	Long-range	Barracks Building 627 - barracks	264 rooms	0.04 AFY/room	(10.6)
POM	Long-range	Barracks Building 627 - dining facility	199 seats	0.02 AFY/seat	(4.0)
				POM Subtotal	**(31.9)**
OMC	NA	None	NA	NA	NA
				OMC Subtotal	**0**

Sources: Demolition year from POM RPMP (POM, 2010).
Buildings 627 and 629 facility sizes and water credits from MPWMD letter to U.S. Army (MPWMD, 2010b).

Table 3-8. Alternative 1 (POM-centric) – Water Availability Summary		
Type	**POM (AFY)**	**OMC (AFY)**
Baseline demand, No Action Alternative	191.3	1,220.4
New demand:		
Short-range construction (2011 – 2015)	25.2	0
Long-range construction (2016 – 2030)	42.2	27.2
Demand reduction, facility demolition	(31.9)	0
Total water demand, Alternative 1	**226.7**	**1,247.6**
Water available	220	1,577
Excess or shortfall (1)	**(6.7)**	**329.4**

(1) Excess or shortfall = Water available - Water demand

3.4 Alternative 2: POM and OMC

Under Alternative 2, future development would be divided between the POM and OMC, allowing the U.S. Army to take advantage of available water credits at the OMC to meet anticipated water demands. New buildings would be placed logically within the existing land use areas to maintain a campus-like atmosphere at the POM. This alternative would also take advantage of the large parcels available at the OMC and allow the OMC to be initiated as a defense language learning center. Short-range projects planned for the POM would be unchanged, but some long-range projects would be relocated. Barracks Phase II and Phase III as well as the three long-range GIBs that were originally planned for the POM would be transferred to the OMC. The remaining buildings, such as the recreation and training centers, headquarters building, and support facilities, would be unchanged from Alternative 1. A list of the buildings and their estimated water needs under Alternative 2 is presented in Table 3-9. As required for Alternative 1, detailed water analyses and environmental documents would also be needed for the projects under Alternative 2 once the final designs are determined.

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Table 3-9. Alternative 2 (POM and OMC) – Planned Facilities and Water Demands					
Site	**Construction Year**	**Facility**	**Size**	**Water Use Multiplier**	**Water Need (AFY)**
POM	2011	Barracks Phase I - barracks	160 rooms	0.04 AFY/room	6.4
POM	2011	Barracks Phase I - administrative facility	18,300 SF	0.00007 AFY/SF	1.3
POM	2011	Barracks Phase I - dining facility	474 seats	0.02 AFY/seat	9.5
POM	2015	Barracks Phase IV	200 rooms	0.04 AFY/room	8.0
POM	Long-range	Joint services training center	12,600 SF	0.00007 AFY/SF	0.9
POM	Long-range	Joint services headquarters building	11,900 SF (1)	0.00007 AFY/SF	0.8
POM	Long-range	Indoor swimming pool	10,000 SF	0.0002 AFY/SF surface area	2.0
POM	Long-range	General instruction building	25,000 SF	0.00007 AFY/SF	1.8
				POM Subtotal	**30.6**
OMC	Long-range	Emergency services center	33,141 SF	0.0002 AFY/SF	6.6
OMC	Long-range	Veterans America clinic	100,000 SF	0.0002 AFY/SF	20
OMC	Long-range	Teen center	11,325 SF	0.00003 AFY/SF	0.3
OMC	Long-range	Stilwell Community Center - café	1,000 SF	0.0002 AFY/SF	0.2
OMC	Long-range	Stilwell Community Center - fitness center	1,000 SF	0.00007 AFY/SF	0.1
POM	Long-range	Barracks Phase II	180 rooms	0.04 AFY/room	7.2
POM	Long-range	Barracks Phase III	160 rooms	0.04 AFY/room	6.4
POM	Long-range	General instruction building	110,000 SF	0.00007 AFY/SF	7.7
POM	Long-range	General instruction building	110,000 SF	0.00007 AFY/SF	7.7
POM	Long-range	General instruction building	110,000 SF	0.00007 AFY/SF	7.7
				OMC Subtotal	**63.9**

Source: Final Water Needs Assessment (Malcolm Pirnie, 2006); includes MPWMD water use multipliers.

Notes: Long-range = 2016 to 2030

(1) Facility size determined from map of alternatives in POM RPMP (POM, 2010).

Fewer existing buildings would be demolished at the POM under this alternative as compared to Alternative 1 because there are fewer space and water requirements for completing the Alternative 2 projects. Approximately 17.4 AFY of water credits would become available after the barracks buildings are demolished, as shown in Table 3-10.

Table 3-10. Alternative 2 (POM and OMC) – Facility Demolition and Demand Reduction					
Site	**Demolition Year**	**Facility**	**Size**	**Water Use Multiplier**	**Demand Reduction (AFY)**
POM	2011	Barracks Building 629 - barracks	172 rooms	0.04 AFY/room	(6.9)
POM	2011	Barracks Building 629 - administrative facility	35,020 AF	0.00007 AFY/SF	(2.5)
POM	Long-range	Barracks Building 622	201 rooms	0.04 AFY/room	(8.0)
				POM Subtotal	**(17.4)**
OMC	NA	None	NA	NA	NA
				OMC Subtotal	**0**

Sources: Building 629 facility sizes and water credits from MPWMD letter to U.S. Army (MPWMD, 2010b).

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Dividing the new construction between the POM and OMC appears to balance the projected demands with the water available in both the short- and long-range, as shown in Table 3-11. An estimated 15.4 AFY of water would still be available at the POM for development beyond 2030 once water credits are freed after building demolition. Under this alternative, approximately 292.7 AFY of water would remain available beyond 2030 at the OMC. However, these are only programmatic level estimates since the number of facilities and the facility sizes for most of the long-range projects have not been finalized by the U.S. Army. Actual water demands may differ from these projections; an overall shortfall is possible. Therefore, water opportunities should still be pursued by the U.S. Army while the long-range projects are being developed.

Table 3-11. Alternative 2 (POM and OMC) – Water Availability Summary

Type	POM (AFY)	OMC (AFY)
Baseline demand, No Action Alternative	191.3	1,220.4
New demand:		
Short-range construction (2011 – 2015)	25.2	0
Long-range construction (2016 – 2030)	5.5	63.9
Demand reduction, facility demolition	(17.4)	0
Total water demand, Alternative 2	**204.6**	**1,284.3**
Water available	220	1,577
Excess or shortfall (1)	**15.4**	**292.7**

(1) Excess or shortfall = Water available - Water demand

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4. WATER OPPORTUNITIES

Water supplies in the Monterey area are limited. In order to implement the developments in Alternative 1 or Alternative 2 of the RPMP, the U.S. Army needs to actively pursue ways to increase supplies. Regional and site specific water opportunities available to the POM and OMC are briefly discussed in this section.

4.1 Potential New Sources

Potential water sources available to the POM and OMC include recycled water, groundwater, and desalinated water. A description of some proposed projects are presented below.

4.1.1 Regional Water Supply Projects

Multiple regional water supply projects are proposed for the Monterey area, many of which involve desalinating seawater. While most of these projects are only in the development stages, buying allocation in one or more of the regional projects may be the best way to ensure a reliable long-term supply for the POM and OMC. For example, the water purveyors for the POM and OMC (Cal Am and MCWD, respectively) are directly involved in two desalination projects, as described below. It is possible, though, that future water supply from many regional projects may already be partially or entirely spoken for.

Cal Am – Coastal Water Project

Cal Am's proposed Coastal Water Project (CWP) was developed to offset a large portion of Cal Am's Carmel Valley Basin and Seaside Area Subbasin diversions. The seawater to potable water desalination plant would generate 11,730 AFY of water (Cal Am, 2005). The plant would treat cooling water from the Moss Landing Power Plant and convey the treated water in a 19 mile pipeline to the existing Cal Am distribution system. The pipeline would have a turnout to aquifer storage and recovery (ASR) facilities located about 4 miles inland near the City of Seaside. The new ASR facilities would store water during the winter for release in the summer to meet peak demands.

Cal Am has submitted its California Environmental Quality Act environmental documentation and is applying for county permits to build a pilot plant (DWR, 2008). Cal Am's proposed project is competing with another proposed desalination plant for some of the same power plant infrastructure. Pajaro-Sunny Mesa Community Services District with Poseidon Resources proposed a 22,400 to 28,000 AFY desalination plant to be located at the former National Refractories site, which is adjacent to the power plant (DWR, 2008). The Pajaro facility is also seeking county permits to build a pilot plant (DWR, 2008).

The CWP was originally designed to replace 11,730 AFY of Cal Am's existing groundwater diversions (Cal Am, 2005), which would mean that "new" water would not be available for customers such as the POM. However, recent documentation showed that an 11 – 12 million gallon per day (12,320 – 13,440 AFY) desalination plant is now proposed (DWR, 2008), which indicates that the plant capacity has not yet been finalized. If this is true, additional water may be available to the POM. The U.S. Army is encouraged to look into this project and gauge whether a CWP water supply would be a viable water opportunity for the POM. The CWP is anticipated to be online around 2015, but exact timing is uncertain.

MCWD – Regional Urban Water Augmentation Project

The MCWD proposed a Regional Urban Water Augmentation Project (RUWAP) to produce water for its customers in the City of Marina and the former Fort Ord, which includes the OMC. Three alternatives were evaluated in the project's environmental impact report, with the "hybrid alternative" endorsed by the MCWD and FORA boards of directors in June 2005 (BBA, 2005). Under the hybrid alternative, RUWAP would produce 1,500 AFY of recycled water and 1,500 AFY of desalinated water (BBA, 2005). Approximately 2,700 AFY would be allocated to MCWD with the remaining 300 AFY provided to meet water demands on the

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Monterey Peninsula (BBA, 2005). The RUWAP facilities are anticipated to come online by about 2015, with FORA allocating the supplies as the water materializes (BBA, 2005).

Wastewater generated in the Monterey area, including at the POM and OMC, is collected and treated to secondary standards at the Monterey Regional Water Pollution Control Agency (MRWPCA) regional treatment plant. A portion of the effluent is conveyed to the adjacent Salinas Valley Reclamation Plant (SVRP), with the remaining effluent flow discharged via an ocean outfall. Although the SVRP capacity is 33,000 AFY, less than one-half is utilized due to lack of storage; only 13,000 AFY of recycled water was generated in 2003 (BBA, 2005). The RUWAP would allow approximately 1,500 AFY of additional recycled water to be generated and used to meet MCWD's recycled water demands without having to construct new seasonal storage facilities (BBA, 2005).

MCWD owns a small, currently idle seawater desalination plant. Under the RUWAP, MCWD proposes to replace this plant with a larger one that can produce 1,500 AFY of potable water (BBA, 2005). The treatment plant would consist of a seawater intake well and a reverse osmosis system.

Although most of this project water is already reserved for MCWD customers, it is unclear how much, if any, would available to the OMC above the U.S. Army's existing water rights. If the U.S. Army wants to consider buying additional water from the MCWD in the future, possibly in conjunction with a water transfer from the OMC to the POM, the U.S. Army is encouraged to evaluate the project details, including the terms that would be used by FORA to allocate the water.

4.1.2 Groundwater Wells

The potential for drilling new wells at the POM in the fractured bedrock aquifers was investigated by the U.S. Army Corps of Engineers in 2007. It was concluded that although it was technically feasible to extract water from a 400 to 700 foot deep well, it would not be a reliable long-term water source (USACE, 2007). New wells in the region have high drawdown, low yield, and are vulnerable to seawater intrusion and urban pollution (USACE, 2007).

The OMC overlies the adjudicated Seaside Area Subbasin, in which the entire safe yield of the basin has been distributed to the litigating parties. New extractions of groundwater from the basin are prohibited. However, the U.S. Army could consider the purchase of an existing water right in the basin and apply for a transfer in place of extraction. Well yields in the basin are highly variable, but yields of at least a few hundred gallons per minute are usually achievable (DWR, 2003).

The U.S. Army could also explore the potential of drilling or acquiring a well in either of the two adjacent unadjudicated Salinas Valley Basin subbasins. The 180/400 Foot Aquifer Subbasin (DWR Basin #3-4.10) located northwest of the OMC does have prolific aquifers, but also has salinity intrusion and nitrate water quality problems (DWR, 2003). The Corral de Tierra Area Subbasin (DWR Basin #3-4.01) includes the eastern portion of the former Fort Ord. Well yields and water quality are generally good, but salinity is locally elevated. Such an option would necessitate a transmission pipeline, but could be evaluated.

4.1.3 Recycled Water

Non-potable water uses such as landscape irrigation and toilet flushing can be met with recycled water, thereby reducing the potable water demand at the POM and OMC. Recycled water availability is independent of drought conditions and represents one of the few "new" water sources in the area (Malcolm Pirnie, 2006). In anticipation of future recycled water use, the U.S. Army has mandated that all new facilities at the POM Installation be designed and constructed with purple piping (ECW, 2007). Purple pipe is designated for transporting recycled water. Although installing purple pipe increases building costs because dual plumbing systems are installed, the facilities would be ready to take advantage of the new water source once it becomes available.

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Recycled water is already available from the SVRP, which treats effluent produced from the MRWPCA regional wastewater treatment plant, as discussed in Section 4.1.1. The RUWAP proposed by MCWD also anticipates production of 1,500 AFY of recycled water in the next decade. The U.S. Army should consider discussions with MRWPCA and MCWD to determine the amount of recycled water potentially available to customers in the future and to secure recycled water for the POM and OMC.

4.2 Water Rights

The U.S. Army could potentially increase water supplies by asserting claims of federal reserved water rights for the POM and OMC and pueblo water rights for the POM, as discussed in the 2006 water needs assessment (Malcolm Pirnie, 2006). However, claiming these water rights would likely involve political as well as technical battles since gaining additional rights would be at the expense of the water rights of another entity in the region. Additional background information is available in the water needs assessment report.

4.3 Renegotiate Water Contracts

The U.S. Army may want to consider legal evaluation of the water rights agreements signed during the BRAC process. There may be recourse for renegotiation of these contracts. Copies of these contracts were not available for review for this report.

4.4 Water Conservation

In September 2004, the U.S. Army established the Presidio of Monterey and Ord Military Community Water Management Plan, which identified best management practices (BMPs) that the U.S. Army has, or could, initiate to conserve water. Water saving devices, such as waterless urinals and low-flow toilets, rainwater collection systems, and landscaping with drought tolerant native vegetation were required for new buildings. Mandatory water conservation restrictions were also established in 2004 for landscape watering, car washing, and washing of buildings and paved parking areas (ECW, 2007).

The POM and OMC are "demand hardened;" effective and low cost BMPs have been implemented and the residents are well educated on the efficient use of water. There is now little waste to eliminate during severe water shortages and the remaining conservation techniques are expensive so are used in emergencies only (Malcolm Pirnie, 2006). Additional conservation measures would have a high cost to benefit ratio and would not be sufficient to reduce demand to a level that would significantly impact future needs.

4.5 Water Transfer

Because water rights above the projected need at the OMC are available, the U.S. Army can explore the possibility of transferring a portion to the POM to meet future demands. The water transfer would involve reassigning a portion of the U.S. Army's allocation from MCWD (purveyor to the OMC) to Cal Am (purveyor to the POM). Potential issues to be addressed include:

- Feasibility of transferring water from one groundwater basin to another within the same county.
- Complications from the legal constraints of the groundwater basins.
- Cost of new transmission pipelines to connect the two water distribution systems.
- Stakeholder buy-in between the two water purveyors, the U.S. Army, and the water management agencies.
- Ability to ease possible public objections.

The feasibility of such a transfer would need to be carefully studied and evaluated by the U.S. Army because of the politically charged atmosphere around water in the Monterey area. However, if successful, a water transfer could provide enough water for the POM to implement either Alternative 1 or Alternative 2.

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5. CONCLUSIONS

The POM and OMC appear to have enough water to meet existing and future building commitments as described under the No Action Alternative and under Alternative 2. However, there would be insufficient water available at the POM to support the facilities planned under Alternative 1 of the RPMP. Water supplies and demands appear more balanced under Alternative 2 because some future development would be redirected to the OMC. However, until designs for the long-range facilities are developed and detailed water supply analyses are completed using the final designs, it is uncertain whether there would definitively be water available to meet the long-range water demands. Because water needs were assessed only at the programmatic level, additional environmental documentation would need to be prepared for the projects described in the RPMP alternatives.

In the meantime, it is recommended that the U.S. Army continue its conservation efforts and actively pursue new water sources. A successful water transfer from the OMC to the POM could provide a direct solution to the water supply issue and allow for either Alternative 1 or Alternative 2 to proceed. In the long-term, recycled water and desalination appear to have the most potential as sustainable water sources for the POM and OMC. The U.S. Army should explore agreements with the MRWPCA to secure a recycled water supply, especially since demand for recycled water would likely increase in the Monterey area in the future. The U.S. Army could also consider securing additional water allocations from one or more of the regional water projects that are currently in development. One challenge, however, is that future water supplies from the projects may already be partially or entirely spoken for. The CWP and the RUWAP are two promising projects since they are developed by the current water purveyors to the POM and OMC. However, it is unclear how much, if any, additional water would be available to existing customers. If the U.S. Army chooses to consider buying water from a regional water project, a study is recommended to explore the feasibility of various regional projects, including the likelihood of each project coming to fruition and the amount of water potentially available to the U.S. Army. There are probably high demands and competition for any "new" water supplied by these projects, so the U.S. Army may need to be aggressive in its pursuit of a new stable water supply.

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Appendix E: Agency Consultation

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Section 7 Consultation

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DEPARTMENT OF THE ARMY
US ARMY GARRISON, PRESIDIO OF MONTEREY
DIRECTORATE OF PUBLIC WORKS
BLDG 4463 GIGLING RD – P.O. BOX 5004
MONTEREY, CA 93944-5004

REPLY TO
ATTENTION OF

JAN 18 2013

Diane Noda
Executive Field Supervisor
U.S. Fish and Wildlife Service
2493 Portola Road, Suite B
Ventura, California 93003

Dear Ms. Noda:

The purpose of this letter is to initiate formal consultation under Section 7(a)(2) of the Endangered Species Act (ESA). The United States Army Garrison (USAG), Presidio of Monterey (POM) proposes to (1) implement a Real Property Master Plan that outlines proposed future construction and (2) continue maintenance and repair of existing facilities on the Presidio of Monterey installation. As described in the enclosed Biological Assessment (BA), the proposed action may adversely affect endangered Yadon's piperia (*Piperia yadonii*), but will have no effect on critical habitat for the species. The USAG POM will employ the conservation, avoidance, and mitigations measures outlined in the BA to reduce adverse impacts on Yadon's piperia.

Please review the enclosed BA at your earliest convenience. Please contact Ms. Lenore Grover-Bullington at 831-242-7925 or lenore.r.grover-bullington.civ@mail.mil with any questions regarding this request.

Sincerely,

James M. Willison
Director, Public Works
Presidio of Monterey

Enclosure

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United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ventura Fish and Wildlife Office
2493 Portola Road, Suite B
Ventura, California 93003

IN REPLY REFER TO:
08EVEN00-2012-SLI-0507

October 15, 2012

United States Army Garrison
Presidio of Monterey
Attention: DPW Lorrie Madison,
Natural Resources Specialist
4463 Gigling Road
Seaside, California 93955

Subject: Species List for the Proposed Monterey Real Property Master Plan at the Presidio of Monterey, Monterey County, California

Dear Ms. Madison:

This letter is in response to your request, dated and received in our office on September 13, 2012, for a list of endangered, threatened, and other special status species that may occur in the vicinity of the proposed Presidio of Monterey Real Property Master Plan which includes sites in the Presidio of Monterey and Ord Military Community in Monterey County, California. Projects would involve upgrading existing facilities and new construction at both sites but primarily at the Presidio of Monterey. Projects are proposed to begin between 2018 and 2025 with the exception of one project at the Presidio of Monterey, proposed to begin in 2012 or 2013. This species list pertains to proposed actions at the Presidio of Monterey only.

The enclosed list of species fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act of 1973, as amended (Act). The Department of the Army (Army), as the lead Federal agency for the project, has the responsibility to review its proposed activities and determine whether any listed species may be affected. If the project is a construction project which may require an environmental impact statement[1], the Army has the responsibility to prepare a biological assessment to make a determination of the effects of the action on the listed species or critical habitat. If the Army determines that a listed species or critical habitat is likely to be adversely affected, it should request, in writing through our office, formal consultation pursuant to section 7 of the Act. Informal consultation may be used to exchange information and resolve conflicts with respect to threatened or endangered species or their critical habitat prior to a written request for formal

[1] "Construction project" means any major Federal action which significantly affects the quality of the human environment designed primarily to result in the building of structures such as dams, buildings, roads, pipelines, and channels. This includes Federal actions such as permits, grants, licenses, or other forms of Federal authorizations or approval which may result in construction.

consultation. During this review process, the Army may engage in planning efforts but may not make any irreversible commitment of resources. Such a commitment could constitute a violation of section 7(d) of the Act.

We recommend that you also review information in the California Department of Fish and Game's Natural Diversity Data Base. You can contact the California Department of Fish and Game at (916) 324-3812 for information on other sensitive species that may occur in this area. If you have any questions, please call Lena Chang of my staff at (805) 644-1766, extension 302.

Sincerely,

Douglass M. Cooper
Deputy Assistant Field Supervisor

LISTED SPECIES THAT MAY OCCUR IN THE VICINITY OF THE PROPOSED PRESIDIO OF MONTEREY REAL PROPERTY MASTER PLAN, PRESIDIO OF MONTEREY, MONTEREY COUNTY, CALIFORNIA

Mammals		
Southern sea otter	*Enhydra lutris nereis*	T
Birds		
California condor	*Gymnogyps californianus*	E
Western snowy plover	*Charadrius nivosus*	T
Amphibians		
California red-legged frog	*Rana draytonii*	T
California tiger salamander	*Ambystoma californiense*	T
Invertebrates		
Smith's blue butterfly	*Euphilotes enoptes smithi*	E
Plants		
Beach layia	*Layia carnosa*	E
Coastal dunes milk-vetch	*Astragalus tener* var. *titi*	E
Clover lupine	*Lupinus tidestromii*	E
Gowen cypress	*Cupressus goveniana* ssp. *goveniana*	T
Hickman's potentilla	*Potentilla hickmanii*	E
Menzies' wallflower	*Erysimum menziesii*	E
Monterey clover	*Trifolium trichocalyx*	E
Monterey gilia	*Gilia tenuiflora* ssp. *arenaria*	E
Monterey spineflower	*Chorizanthe pungens* var. *pungens*	T
Yadon's piperia	*Piperia yadonii*	E, CH

Key:

E - Endangered T - Threatened CH - Critical habitat

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ventura Fish and Wildlife Office
2493 Portola Road, Suite B
Ventura, California 93003

IN REPLY REFER TO:
08EVEN00-2012-SLI-0506

October 15, 2012

United States Army Garrison
Presidio of Monterey
Attention: DPW Lorrie Madison,
Natural Resources Specialist
4463 Gigling Road
Seaside, California 93955

Subject: Species List for the Proposed Real Property Master Plan at the Ord Military Community, Monterey County, California

Dear Ms. Madison:

This letter is in response to your request, dated and received in our office on September 13, 2012, for a list of endangered, threatened, and other special status species that may occur in the vicinity of the proposed Presidio of Monterey Real Property Master Plan which includes sites in the Presidio of Monterey and Ord Military Community in Monterey County, California. Projects involve upgrading existing facilities and new construction at both sites but primarily at the Presidio of Monterey. Projects are proposed to begin between 2018 and 2025 with the exception of one project at the Presidio of Monterey, proposed to begin in 2012 or 2013. This species list pertains to proposed actions at the Ord Military Community only.

The enclosed list of species fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act of 1973, as amended (Act). The Department of the Army (Army), as the lead Federal agency for the project, has the responsibility to review its proposed activities and determine whether any listed species may be affected. If the project is a construction project which may require an environmental impact statement[1], the Army has the responsibility to prepare a biological assessment to make a determination of the effects of the action on the listed species or critical habitat. If the Army determines that a listed species or critical habitat is likely to be adversely affected, it should request, in writing through our office, formal consultation pursuant to section 7 of the Act. Informal consultation may be used to exchange information and resolve conflicts with respect to

[1] "Construction project" means any major Federal action which significantly affects the quality of the human environment designed primarily to result in the building of structures such as dams, buildings, roads, pipelines, and channels. This includes Federal actions such as permits, grants, licenses, or other forms of Federal authorizations or approval which may result in construction.

threatened or endangered species or their critical habitat prior to a written request for formal consultation. During this review process, the Army may engage in planning efforts but may not make any irreversible commitment of resources. Such a commitment could constitute a violation of section 7(d) of the Act.

We recommend that you also review information in the California Department of Fish and Game's Natural Diversity Data Base. You can contact the California Department of Fish and Game at (916) 324-3812 for information on other sensitive species that may occur in this area. If you have any questions, please call Lena Chang of my staff at (805) 644-1766, extension 302.

Sincerely,

Douglass M. Cooper
Deputy Assistant Field Supervisor

LISTED SPECIES THAT MAY OCCUR IN THE VICINITY OF THE PROPOSED PRESIDIO OF MONTEREY REAL PROPERTY MASTER PLAN, ORD MILITARY COMMUNITY, MONTEREY COUNTY, CALIFORNIA

Birds		
California condor	*Gymnogyps californianus*	E
Western snowy plover	*Charadrius nivosus*	T
Amphibians		
California red-legged frog	*Rana draytonii*	T
California tiger salamander	*Ambystoma californiense*	T
Invertebrates		
Smith's blue butterfly	*Euphilotes enoptes smithi*	E
Plants		
Contra Costa goldfields	*Lasthenia conjugens*	E
Menzies' wallflower	*Erysimum menziesii*	E
Monterey clover	*Trifolium trichocalyx*	E
Monterey gilia	*Gilia tenuiflora* ssp. *arenaria*	E
Monterey spineflower	*Chorizanthe pungens* var. *pungens*	T, CH
Robust spineflower	*Chorizanthe robusta* var. *robusta*	E
Yadon's piperia	*Piperia yadonii*	E

Key:

E - Endangered T - Threatened CH - Critical habitat

United States Department of the Interior

FISH AND WILDLIFE SERVICE
VENTURA FISH AND WILDLIFE OFFICE
2493 PORTOLA ROAD, SUITE B
VENTURA, CA 93003
PHONE: (805)644-1766 FAX: (805)644-3958

Consultation Tracking Number: 08EVEN00-2012-SLI-0507 September 13, 2012
Project Name: Presidio of Monterey RPMP, POM

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project.

Preliminary

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, and proposed species, designated critical habitat, and candidate species that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the

human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment

Preliminary

United States Department of Interior
Fish and Wildlife Service

Project name: Presidio of Monterey RPMP, POM

Preliminary Species list

Provided by:

VENTURA FISH AND WILDLIFE OFFICE
2493 PORTOLA ROAD, SUITE B
VENTURA, CA 93003
(805) 644-1766

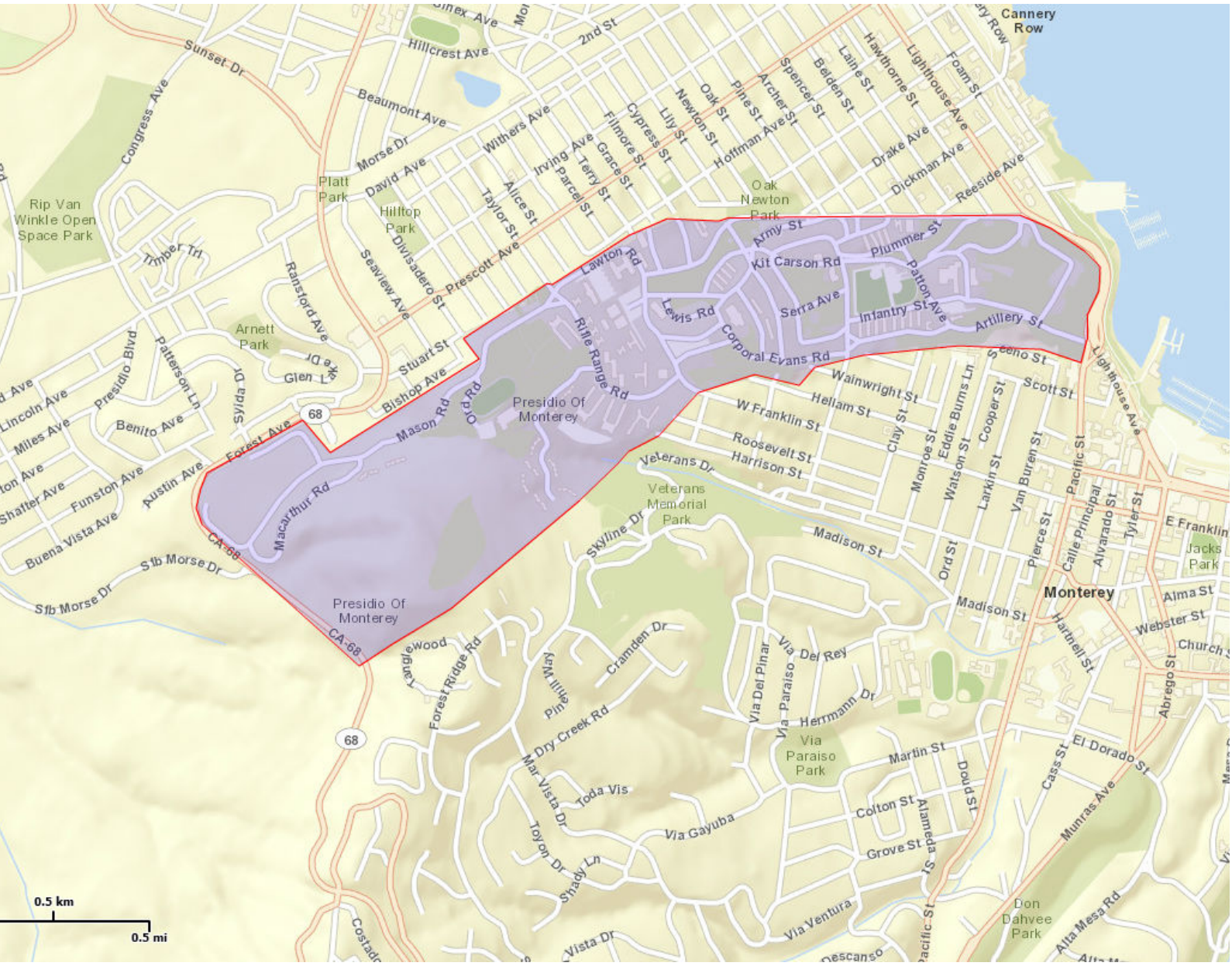
Consultation Tracking Number: 08EVEN00-2012-SLI-0507
Project Type: Development
Project Description: This is a request for an updated species list for the US Army Garrison, Presidio of Monterey proposed Real Property Master Plan which includes sites in Presidio of Monterey (shown) and Ord Military Community (submitted on IPAC just prior to this please consider submissions together). Projects involve upgrading existing facilities and constructing new ones at both sites but primarily POM. Projects are proposed to start between 2018 and 2025 except for one at POM which would begin in 2012/ 2013.

Preliminary

United States Department of Interior
Fish and Wildlife Service

Project name: Presidio of Monterey RPMP, POM

Project Location Map:



Project Coordinates: MULTIPOLYGON (((-121.9211664 36.5954459, -121.9267904 36.5995115, -121.927005 36.5999939, -121.9268312 36.6005451, -121.9266166 36.600993, -121.9231855 36.6025089, -121.9221963 36.6015787, -121.9168748 36.604266, -121.9174327 36.6048516, -121.9144287 36.6064364, -121.914257 36.6064019, -121.9115104 36.6078144, -

121.9101371 36.6082966, -121.9082918 36.6082277, -121.9079055 36.6083311, -121.89752 36.6084, -121.8964042 36.6080228, -121.8952026 36.6073682, -121.8946447 36.6069187, -121.8946876 36.6062297, -121.8951168 36.6055079, -121.8951168 36.6048206, -121.8953313 36.6041626, -121.8967475 36.6045416, -121.8997087 36.6046449, -121.9031419 36.6043693, -121.9048585 36.6040248, -121.9054164 36.603508, -121.9070043 36.6038181, -121.9090213 36.603303, -121.9104375 36.6020628, -121.9115104 36.6016132, -121.9119396 36.6012342, -121.91327 36.6002023, -121.9178619 36.5971015, -121.9199218 36.5961023, -121.9211664 36.5954459)))

Project Counties: Monterey, CA

Preliminary

Endangered Species Act Species List

Species lists are not entirely based upon the current range of a species but may also take into consideration actions that affect a species that exists in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Please contact the designated FWS office if you have questions.

Beach layia *(Layia carnosa)*

Listing Status: Endangered

California condor *(Gymnogyps californianus)*

Population: Entire, except where listed as an experimental population below

Listing Status: Endangered

California Least tern *(Sterna antillarum browni)*

Listing Status: Endangered

California red-legged frog *(Rana draytonii)*

Population: Entire

Listing Status: Threatened

California Tiger Salamander *(Ambystoma californiense)*

Population: U.S.A. (Central CA DPS)

Listing Status: Threatened

Clover lupine *(Lupinus tidestromii)*

Listing Status: Endangered

Coastal Dunes milk-vetch *(Astragalus tener var. titi)*

Listing Status: Endangered

Gowen cypress *(Cupressus goveniana ssp. goveniana)*

Listing Status: Threatened

Preliminary

Hickman's potentilla *(Potentilla hickmanii)*

Listing Status: Endangered

Least Bell's vireo *(Vireo bellii pusillus)*

Listing Status: Endangered

Marbled murrelet *(Brachyramphus marmoratus)*

Population: CA, OR, WA

Listing Status: Threatened

Marsh Sandwort *(Arenaria paludicola)*

Listing Status: Endangered

Menzies' wallflower *(Erysimum menziesii)*

Listing Status: Endangered

Monterey clover *(Trifolium trichocalyx)*

Listing Status: Endangered

Monterey gilia *(Gilia tenuiflora ssp. arenaria)*

Listing Status: Endangered

Monterey spineflower *(Chorizanthe pungens var. pungens)*

Listing Status: Threatened

Smith's Blue butterfly *(Euphilotes enoptes smithi)*

Listing Status: Endangered

Southern Sea otter *(Enhydra lutris nereis)*

Population: except where EXPN

Listing Status: Threatened

Southwestern Willow flycatcher *(Empidonax traillii extimus)*

Listing Status: Endangered

Preliminary

Vernal Pool fairy shrimp *(Branchinecta lynchi)*

Listing Status: Threatened

Western Snowy plover *(Charadrius alexandrinus nivosus)*

Population: Pacific coastal pop.

Listing Status: Threatened

Yadon's piperia *(Piperia yadonii)*

Listing Status: Endangered

Critical Habitat: Final designated

Preliminary

United States Department of the Interior

FISH AND WILDLIFE SERVICE
VENTURA FISH AND WILDLIFE OFFICE
2493 PORTOLA ROAD, SUITE B
VENTURA, CA 93003
PHONE: (805)644-1766 FAX: (805)644-3958

Consultation Tracking Number: 08EVEN00-2012-SLI-0506 September 13, 2012
Project Name: Presidio of Monterey RPMP, OMC

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project.

Preliminary

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, and proposed species, designated critical habitat, and candidate species that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the

human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment

Preliminary

United States Department of Interior
Fish and Wildlife Service

Project name: Presidio of Monterey RPMP, OMC

Preliminary Species list

Provided by:

VENTURA FISH AND WILDLIFE OFFICE
2493 PORTOLA ROAD, SUITE B
VENTURA, CA 93003
(805) 644-1766

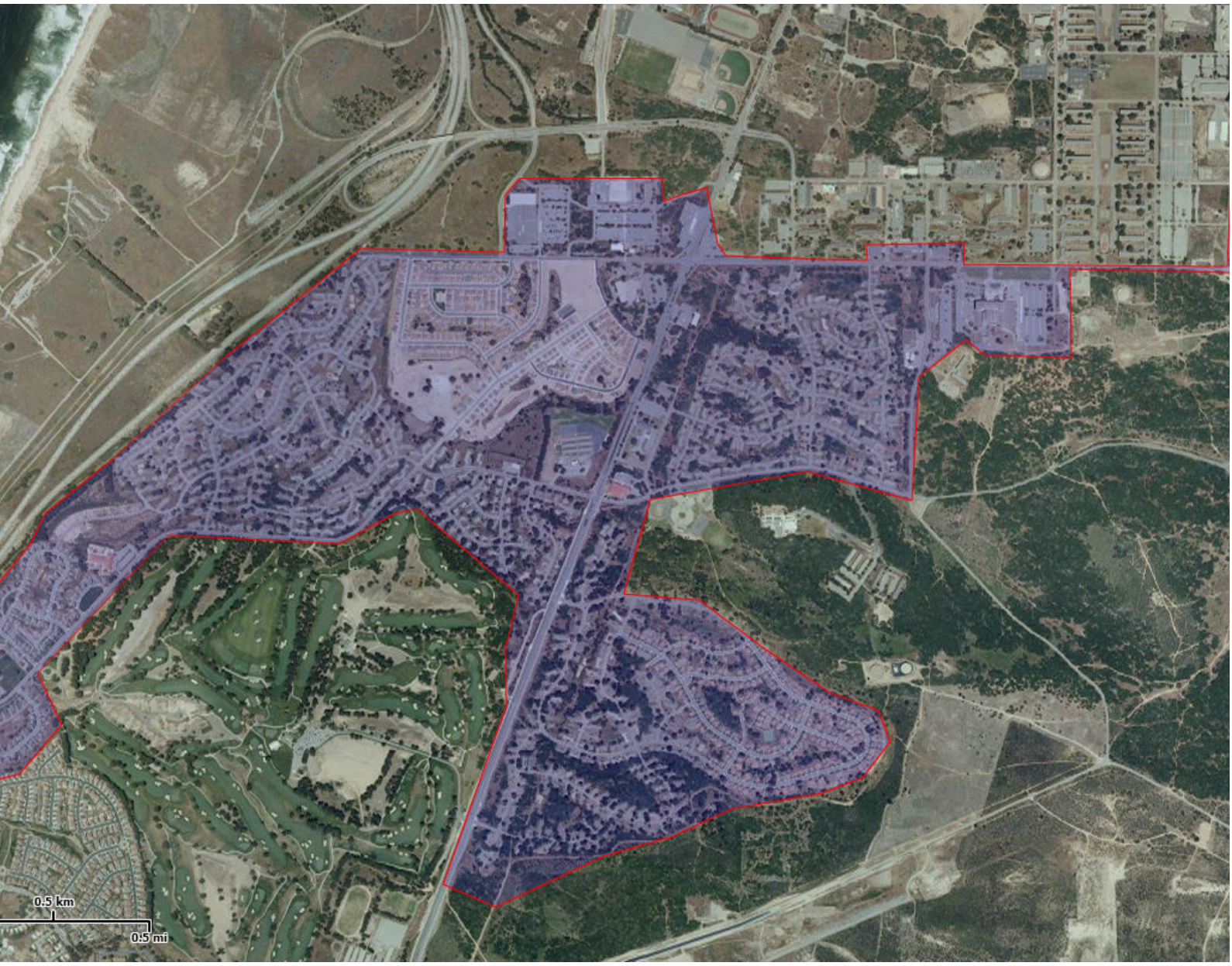
Consultation Tracking Number: 08EVEN00-2012-SLI-0506
Project Type: Development
Project Description: This is a request for an updated species list for the US Army Garrison, Presidio of Monterey proposed Real Property Master Plan which includes sites in Ord Military Community (shown on map) and Presidio of Monterey (to follow). A draft EIS was released in Apr 2011. Since then, significant effort has been spent on relocating projects to avoid potential impacts. The Army is preparing a BA to submit to USFWS and needs to ensure that the most current information has been considered during planning.

Preliminary

United States Department of Interior
Fish and Wildlife Service

Project name: Presidio of Monterey RPMP, OMC

Project Location Map:



Project Coordinates: MULTIPOLYGON (((-121.8301012 36.6358785, -121.8295841 36.6367412, -121.8271379 36.6383253, -121.8231039 36.6412505, -121.8182626 36.6443617, -121.8131482 36.6442463, -121.8131053 36.6458991, -121.8125903 36.6463829, -121.8074834 36.6463863, -121.8074834 36.6456977, -121.8067968 36.6459043, -121.8058955 36.6461109, -

121.8055093 36.6444925, -121.8052089 36.6441482, -121.8001449 36.6440104, -121.8001878 36.6444581, -121.7967116 36.6445269, -121.7967116 36.6439071, -121.7872703 36.6438383, -121.7869699 36.6489997, -121.7810475 36.648621, -121.781305 36.6455909, -121.7867982 36.6459008, -121.786927 36.6436627, -121.7928922 36.643766, -121.7928493 36.6412178, -121.7959392 36.6412867, -121.7966258 36.6417344, -121.7982995 36.6406669, -121.798557 36.63712, -121.8022906 36.6379465, -121.8079126 36.6371544, -121.8088588 36.6344322, -121.8061559 36.63426, -121.8039222 36.6329186, -121.8015189 36.6316099, -121.7997594 36.6310933, -121.7993302 36.6301979, -121.8003173 36.6291647, -121.8017764 36.628717, -121.8050189 36.6282607, -121.8071647 36.6274599, -121.8095465 36.6269209, -121.8134496 36.6254451, -121.8153379 36.6260995, -121.8130634 36.6312311, -121.8131063 36.6328497, -121.8126342 36.6343994, -121.816282 36.6368789, -121.8170974 36.6367412, -121.8190286 36.6358803, -121.8251655 36.6361213, -121.8298411 36.6321592, -121.828985 36.6306801, -121.8304849 36.629268, -121.8314719 36.6290597, -121.8332293 36.6302324, -121.8338752 36.6301273, -121.8349888 36.6310245, -121.8301012 36.6358785)))

Project Counties: Monterey, CA

Preliminary

Endangered Species Act Species List

Species lists are not entirely based upon the current range of a species but may also take into consideration actions that affect a species that exists in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Please contact the designated FWS office if you have questions.

California condor *(Gymnogyps californianus)*

Population: Entire, except where listed as an experimental population below

Listing Status: Endangered

California Least tern *(Sterna antillarum browni)*

Listing Status: Endangered

California red-legged frog *(Rana draytonii)*

Population: Entire

Listing Status: Threatened

California Tiger Salamander *(Ambystoma californiense)*

Population: U.S.A. (Central CA DPS)

Listing Status: Threatened

Contra Costa goldfields *(Lasthenia conjugens)*

Listing Status: Endangered

Least Bell's vireo *(Vireo bellii pusillus)*

Listing Status: Endangered

Marbled murrelet *(Brachyramphus marmoratus)*

Population: CA, OR, WA

Listing Status: Threatened

Marsh Sandwort *(Arenaria paludicola)*

Listing Status: Endangered

Preliminary

Menzies' wallflower *(Erysimum menziesii)*

Listing Status: Endangered

Monterey gilia *(Gilia tenuiflora ssp. arenaria)*

Listing Status: Endangered

Monterey spineflower *(Chorizanthe pungens var. pungens)*

Listing Status: Threatened

Santa Cruz Long-Toed salamander *(Ambystoma macrodactylum croceum)*

Listing Status: Endangered

Smith's Blue butterfly *(Euphilotes enoptes smithi)*

Listing Status: Endangered

Southern Sea otter *(Enhydra lutris nereis)*

Population: except where EXPN

Listing Status: Threatened

Southwestern Willow flycatcher *(Empidonax traillii extimus)*

Listing Status: Endangered

Vernal Pool fairy shrimp *(Branchinecta lynchi)*

Listing Status: Threatened

Western Snowy plover *(Charadrius alexandrinus nivosus)*

Population: Pacific coastal pop.

Listing Status: Threatened

Yadon's piperia *(Piperia yadonii)*

Listing Status: Endangered

Preliminary

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California Coastal Commission Coordination

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CALIFORNIA COASTAL COMMISSION
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200
FAX (415) 904-5400
TDD (415) 597-5885

December 20, 2012

James M. Wilson
Director, Public Works
Presidio of Monterey
ATTN: Robert Guidi
Bldg 4463 Gigling Road
P.O. Box 5004
Monterey, CA 93944-5004

Subject: Negative Determination ND-059-12 (Barrack Complex Phase 1, Presidio of Monterey, Monterey County)

Dear Mr. Wilson.

The Coastal Commission staff has reviewed the above-referenced negative determination. The Department of the Army proposes to construct a barracks building, dining hall, and offices within existing developed areas of the Presidio of Monterey. The proposed buildings are located inland of the coastal zone boundary in the central and western areas of the Presidio and would not be visible from the coastal zone. The Commission staff **agrees** that the proposed project will not adversely affect coastal resources. We therefore **concur** with your negative determination made pursuant to 15 CFR 930.35 of the NOAA implementing regulations. Please contact Larry Simon at (415) 904-5288 should you have any questions regarding this matter.

Sincerely,

(for) CHARLES LESTER
Executive Director

cc: CCC – Central Coast District

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DEPARTMENT OF THE ARMY
US ARMY GARRISON, PRESIDIO OF MONTEREY
DIRECTORATE OF PUBLIC WORKS
BLDG 4463 GIGLING RD – P.O. BOX 5004
MONTEREY, CA 93944-5004

REPLY TO
ATTENTION OF

NOV 21 2012

Directorate of Public Works

Mr. Larry Simon
Federal Consistency Coordinator
California Coastal Commission
45 Fremont Street, Suites 2000
San Francisco, California 94105-2219

Dear Mr. Simon:

Thank you for taking the time to discuss the construction projects proposed at the Presidio of Monterey (POM). We appreciate the insight provided by Mark Delaplaine and yourself on compliance with the Federal Coastal Zone Management Act of 1972, as amended.

You acknowledged the California Coastal Commission received a copy of the POM Real Property Master Plan Draft Environmental Impact Statement (DEIS) in May 2011. We understand the Coastal Commission reviewed that DEIS. Please be advised the POM Master Plan has been revised. Although the projects remain as proposed the locations changed based upon public comments and site evaluations (see enclosed). A Final EIS has been prepared for release in December 2012.

The U.S. Army Garrison, Presidio of Monterey (USAG, POM) provides this letter to indicate the short-range project, POM Barrack Complex Phase I, has no impact on the coastal zone or resources therein. The barracks building is now at a lower elevation below a knoll that serves as a buffer. This location is neither in close proximity to or visible from the coastal zone. A grove of mature Monterey pine trees is being preserved and can be seen from various vistas along the coastline. The dining hall and offices are sited within the existing cantonment area also resulting in no impact.

There are several long-range projects within the existing central campus of the Defense Language Institute Foreign Language Center (DLIFLC). These projects consist of replacement barracks, classroom renovations, general instruction buildings, parking garages and support facilities. The buildings are planned within developed areas outside the coastal zone. Building density is higher whereas the overall heights remain at or below current levels. Detailed design plans are underway and additional NEPA documentation required.

The USAG, POM has determined that the proposed action, as described above, would occur outside of the coastal zone. As provided in Section 304 of the Act, the term "coastal zone" specifically excludes "lands the use of which is by law subject solely to the discretion of or which is held in trust by the Federal government, its officers or agents."

The USAG, POM respectfully requests the Coastal Commission to issue a negative determination on the short-range project in accordance with the Federal CZMA, Section 307c(1) as specified in 15 C.F.R., Part 930. A copy of the Final EIS is forthcoming. The USAG, POM agrees to coordinate with the Coastal Commission on the long-range projects as detailed design plans become available.

Please contact Robert Guidi at (831) 242-7928 or e-mail robert.g.guidi.civ@mail.mil should you have questions or required additional information.

Sincerely,

for James M. Willison
Director, Public Works
Presidio of Monterey

Enclosure

Cultural Resources Consultation

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Pacific Legacy Incorporated

Bay Area Division
900 Modoc St
Berkeley, California 94707

Phone: 510.524.3991
Fax: 51.524.4419
www.pacificlegacy.com

Fax

To:	Larry Myers	From:	Elena Reese
Company:	Native American Heritage Commission	Phone:	(510) 524-3991, ext. 3
Phone:	(916) 653-4082	Fax:	(510) 524-4419
Fax:	(916) 657-5390	Date:	11/7/2011
Re:	Barracks Phase I and IV Project for the Presidio of Monterey	Pages:	2

Dear Mr. Myers:

This fax includes our request for a review of the Sacred Lands Inventory for a proposed project in Monterey County.

Should you need further information, I can be reached at (510) 524-3991, ext. 3.

Thank you for your kind attention in this matter.

Sincerely,

Elena Reese

Elena Reese
Staff Archaeologist
Bay Area Division

Business Office
2641 Hwy 4
PO Box 6050
Arnold, CA 95223
209.795.4481 Ph.
209.795.1967 Fax

Sierra-Central
4919 Windplay Dr. Ste. 4
El Dorado Hills, CA 95762
530.677.9713 Ph.
530.677.9762 Fax

Pacific Basin Hawaii
30 Aulike St. Ste. 301
Kailua, HI 96734
808.263.4800 Ph.
808.263.4300 Fax

Lancaster
44702 10th St. West
Lancaster, CA 93534
661.729.9395 Ph.
661.729.9417 Fax

Pacific Legacy Incorporated

Bay Area Division
900 Modoc St
Berkeley, California 94707

Phone: 510.524.3991
Fax: 510.524.4419
www.pacificlegacy.com

November 7, 2011

Larry Myers
Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Re: Barracks Phase I and IV Project, Presidio of Monterey, Monterey, Monterey County, PL 2503-01

Dear Mr. Myers:

We have been retained by the U. S. Army Corps of Engineers for the Presidio of Monterey to conduct an archaeological assessment for a property, Huckleberry Hill Nature Preserve and an adjacent ravine, located at the Presidio of Monterey, City of Monterey, Monterey County, California. The Presidio of Monterey intends to construct additional barracks at the Presidio.

Please review the Sacred Lands Inventory to determine if there are any areas of concern to local Native American Groups within the project area. The attached map provides the area of potential impact on the Monterey 7.5′ USGS Quadrangle indicated in red. This project is located in Township 15 South, Range 1 West, Unsectioned.

Please send us a list of interested Native American groups for Monterey County. We will be contacting those groups for consultation. Should you need further information, I can be reached at (510) 524-3991, ext 3. Thank you for your kind attention to this matter.

Sincerely,

Elena Reese

Elena Reese
Staff Archaeologist
Bay Area Division

Attachment: Project Area on the Monterey, CA 7.5′ USGS Quadrangle

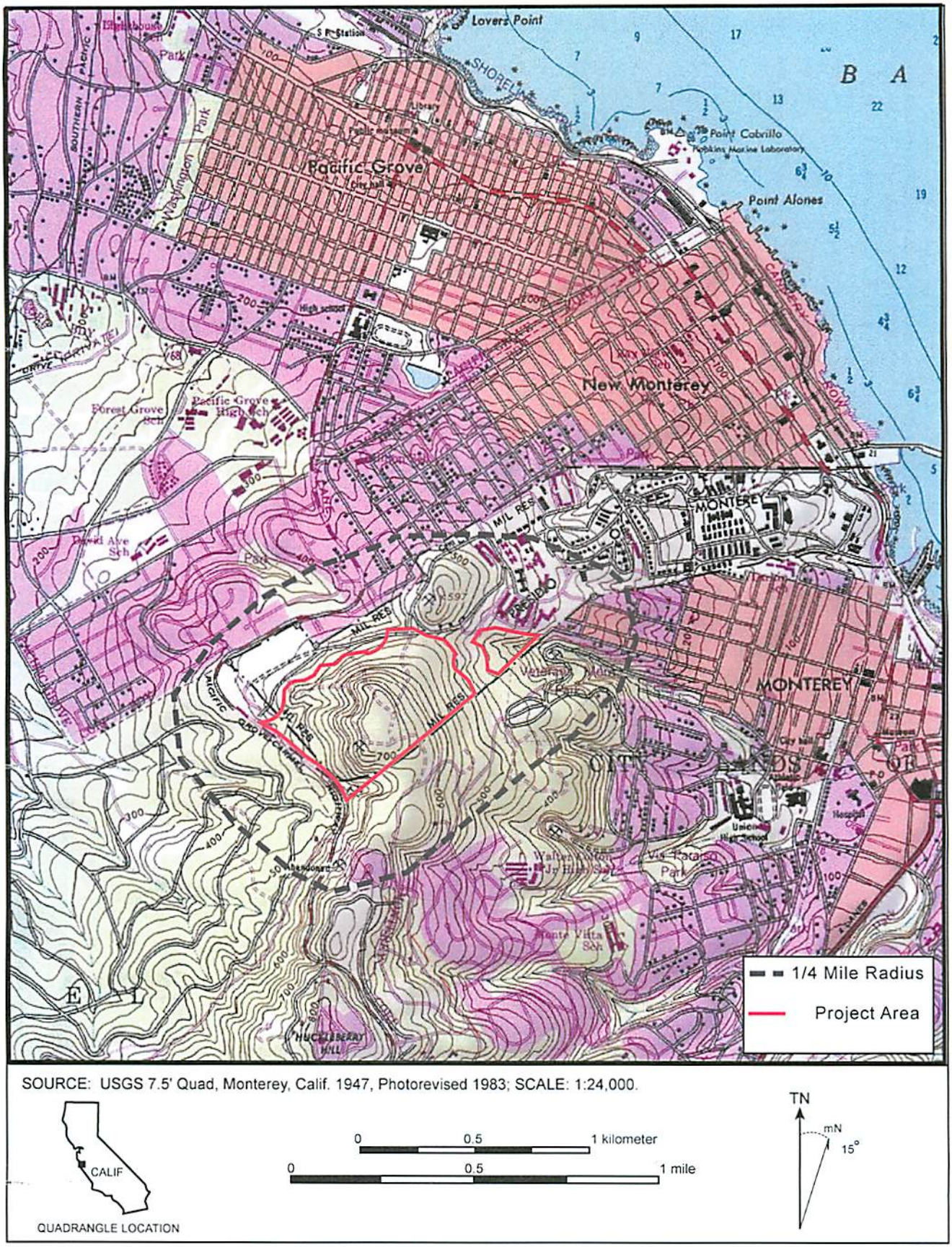

Figure 1. Presidio Project Vicinity Map.

STATE OF CALIFORNIA
Edmund G. Brown Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
Fax (916) 657-5390

November 16, 2011

Elena Reese
Pacific Legacy
900 Modoc Street
Berkeley, CA 94707

Sent by Fax: 510-524-4419
Number of Pages: 2

RE: Barracks Phase I and IV project, Presidio of Monterey, Monterey County

Dear Ms. Reese:

A record search of the sacred lands file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 653-4040.

Sincerely,

Katy Sanchez
Program Analyst

Native American Contact List
Monterey County
November 16, 2011

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28
Hollister , CA 95024
ams@indiancanyon.org
831-637-4238
Ohlone/Costanoan

Trina Marine Ruano Family
Ramona Garibay, Representative
30940 Watkins Street
Union City , CA 94587
soaprootmo@msn.com
510-972-0645-home
209-688-4753-cell
Ohlone/Costanoan
Bay Miwok
Plains Miwok
Patwin

Jakki Kehl
720 North 2nd Street
Patterson , CA 95363
jakki@bigvalley.net
(209) 892-1060
Ohlone/Costanoan

Amah MutsunTribal Band
Valentin Lopez, Chairperson
PO Box 5272
Galt , CA 95632
vlopez@amahmutsun.org
(916) 481-5785
Ohlone/Costanoan

Coastanoan Rumsen Carmel Tribe
Tony Cerda, Chairperson
3929 Riverside Drive
Chino , CA 91710
rumsen@aol.com
(909) 464-2074
(909) 524-8041 Cell
rumsen@aol.com
Ohlone/Costanoan

Amah/MutsunTribal Band
Irene Zwierlein, Chairperson
789 Canada Road
Woodside , CA 94062
amah_mutsun@yahoo.com
(650) 851-7747 - Home
(650) 851-7489 - Fax
Ohlone/Costanoan

Ohlone/Coastanoan-Esselen Nation
Louise Miranda-Ramirez, Chairperson
PO Box 1301
Monterey , CA 93942
ramirez.louise@yahoo.com
408-629-5189
408-205-7579 - cell
Esselen
Ohlone/Costanoan

Ohlone/Coastanoan-Esselen Nation
Christianne Arias, Vice Chairperson
PO Box 552
Soledad , CA 93960
831-235-4590
Esselen
Ohlone/Costanoan

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Barracks Phase I and IV Project, Presidio of Monterey; Monterey County.

Native American Contact List
Monterey County
November 16, 2011

Amah MutsunTribal Band
Edward Ketchum
35867 Yosemite Ave
Davis , CA 95616
aerieways@aol.com

Ohlone/Costanoan
Northern Valley Yokuts

Amah/MutsunTribal Band
Jean-Marie Feyling
19350 Hunter Court
Redding , CA 96003
jmfgmc@sbcglobal.net
530-243-1633

Ohlone/Costanoan

Amah/Mutsun Tribal Band
Joseph Mondragon, Tribal Administrator
882 Bay view Avenue
Pacific Grove, CA 94062
831-372-9015
831-372-7078 - fax

Ohlone/Costanoan

Amah/Mutsun Tribal Band
Melvin Ketchum III, Environmental Coordinator
7273 Rosanna Street
Gilroy , CA 95020
408-842-3220

Ohlone/Costanoan

Ohlone/Coastanoan-Esselen Nation
Pauline Martinez-Arias, Tribal Council woman
1116 Merlot Way
Gonzales , CA 93926
maklici0-us@gmail
831-596-9897

Esselen
Ohlone/Costanoan

'his list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, ection 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

'his list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed arracks Phase I and IV Project, Presidio of Monterey; Monterey County.

Pacific Legacy Incorporated

Bay Area Division
900 Modoc St.
Berkeley, California 94707

Phone: 510.524.3991
Fax: 510.524.4419
www.pacificlegacy.com

November 30, 2011

Christianne Arias, Vice Chairperson
Ohlone/Costanoan-Esselen Nation
P.O. Box 552
Soledad, CA 93960

Re: Barracks Phase I and IV Project, Presidio of Monterey, Monterey, Monterey County, PL 2503-01

Dear Christianne Arias,

We have been retained by the U. S. Army Corps of Engineers for the Presidio of Monterey to conduct an archaeological assessment for a property, Huckleberry Hill Nature Preserve and an adjacent ravine, located at the Presidio of Monterey, City of Monterey, Monterey County, California. The Presidio of Monterey intends to construct additional barracks at the Presidio.

The attached map provides the area of potential impact indicated on the Monterey, California 7.5' USGS Quadrangle.

The Sacred Lands Inventory on file with the Native American Heritage Commission (NAHC) has been reviewed. This review failed to indicate the presence of cultural resources in the immediate project area. The NAHC provided us with your name as a contact to identify any locations of concern to local Native American Groups within the project area. If appropriate, please provide us with any information you may have regarding locations of concern in the project area. This information will be used for project planning and will be kept confidential. If you do not feel it is appropriate to divulge the type of resource, it can be noted as "environmentally sensitive area".

You may respond by mail, email, phone, or visit our office in Berkeley to inspect our research files. We anticipate receiving your reply within 14 days. At present, there is no date for start of construction. If you have any questions, please contact me, at (510) 524-3991. Thank you for your kind attention to this matter.

Sincerely,

Starla Lane
Archaeologist
Bay Area Division
lane@pacificlegacy.com

Attachment: Project Area on the Monterey, California 7.5' USGS Quadrangle

Pacific Legacy Incorporated

Bay Area Division
900 Modoc St.
Berkeley, California 94707

Phone: 510.524.3991
Fax: 510.524.4419
www.pacificlegacy.com

November 30, 2011

Mr. Tony Cerda, Chairperson
Costanoan Rumsen Carmel Tribe
3929 Riverside Drive
Chino, California 91710

Re: Barracks Phase I and IV Project, Presidio of Monterey, Monterey, Monterey County, PL 2503-01

Dear Mr. Cerda,

We have been retained by the U. S. Army Corps of Engineers for the Presidio of Monterey to conduct an archaeological assessment for a property, Huckleberry Hill Nature Preserve and an adjacent ravine, located at the Presidio of Monterey, City of Monterey, Monterey County, California. The Presidio of Monterey intends to construct additional barracks at the Presidio.

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You may respond by mail, email, phone, or visit our office in Berkeley to inspect our research files. We anticipate receiving your reply within 14 days. At present, there is no date for start of construction. If you have any questions, please contact me, at (510) 524-3991. Thank you for your kind attention to this matter.

Sincerely,

Starla Lane
Archaeologist
Bay Area Division
lane@pacificlegacy.com

Attachment: Project Area on the Monterey, California 7.5' USGS Quadrangle

Pacific Legacy Incorporated

Bay Area Division
900 Modoc St.
Berkeley, California 94707

Phone: 510.524.3991
Fax: 510.524.4419
www.pacificlegacy.com

November 30, 2011

Ms. Jean-Marie Feyling
Amah/Mutsun Tribal Band
19350 Hunter Court
Redding, CA 96003

Re: Barracks Phase I and IV Project, Presidio of Monterey, Monterey, Monterey County, PL 2503-01

Dear Ms. Feyling,

We have been retained by the U. S. Army Corps of Engineers for the Presidio of Monterey to conduct an archaeological assessment for a property, Huckleberry Hill Nature Preserve and an adjacent ravine, located at the Presidio of Monterey, City of Monterey, Monterey County, California. The Presidio of Monterey intends to construct additional barracks at the Presidio.

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You may respond by mail, email, phone, or visit our office in Berkeley to inspect our research files. We anticipate receiving your reply within 14 days. At present, there is no date for start of construction. If you have any questions, please contact me, at (510) 524-3991. Thank you for your kind attention to this matter.

Sincerely,

Starla Lane

Starla Lane
Archaeologist
Bay Area Division
lane@pacificlegacy.com

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November 30, 2011

Ms. Ramona Garibay, Representative
Trina Marine Ruano Family
30940 Watkins St.
Union City, California 94587

Re: Barracks Phase I and IV Project, Presidio of Monterey, Monterey, Monterey County, PL 2503-01

Dear Ms. Garibay,

We have been retained by the U. S. Army Corps of Engineers for the Presidio of Monterey to conduct an archaeological assessment for a property, Huckleberry Hill Nature Preserve and an adjacent ravine, located at the Presidio of Monterey, City of Monterey, Monterey County, California. The Presidio of Monterey intends to construct additional barracks at the Presidio.

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lane@pacificlegacy.com

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Berkeley, California 94707

Phone: 510.524.3991
Fax: 510.524.4419
www.pacificlegacy.com

November 30, 2011

Ms. Jakki Kehl
720 North 2nd Street
Patterson, California 95363

Re: Barracks Phase I and IV Project, Presidio of Monterey, Monterey, Monterey County, PL 2503-01

Dear Ms. Kehl,

We have been retained by the U. S. Army Corps of Engineers for the Presidio of Monterey to conduct an archaeological assessment for a property, Huckleberry Hill Nature Preserve and an adjacent ravine, located at the Presidio of Monterey, City of Monterey, Monterey County, California. The Presidio of Monterey intends to construct additional barracks at the Presidio.

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Berkeley, California 94707

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Fax: 510.524.4419
www.pacificlegacy.com

November 30, 2011

Mr. Edward Ketchum
Amah/Mutsun Tribal Band
35867 Yosemite Avenue
Davis, CA 95616

Re: Barracks Phase I and IV Project, Presidio of Monterey, Monterey, Monterey County, PL 2503-01

Dear Mr. Ketchum,

We have been retained by the U. S. Army Corps of Engineers for the Presidio of Monterey to conduct an archaeological assessment for a property, Huckleberry Hill Nature Preserve and an adjacent ravine, located at the Presidio of Monterey, City of Monterey, Monterey County, California. The Presidio of Monterey intends to construct additional barracks at the Presidio.

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Bay Area Division
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Pacific Legacy Incorporated

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900 Modoc St.
Berkeley, California 94707

Phone: 510.524.3991
Fax: 510.524.4419
www.pacificlegacy.com

November 30, 2011

Mr. Melvin Ketchum III, Environmental Coordinator
Amah/Mutsun Tribal Band
7273 Rosanna Street
Gilroy, California 95020

Re: Barracks Phase I and IV Project, Presidio of Monterey, Monterey, Monterey County, PL 2503-01

Dear Mr. Ketchum III,

We have been retained by the U. S. Army Corps of Engineers for the Presidio of Monterey to conduct an archaeological assessment for a property, Huckleberry Hill Nature Preserve and an adjacent ravine, located at the Presidio of Monterey, City of Monterey, Monterey County, California. The Presidio of Monterey intends to construct additional barracks at the Presidio.

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November 30, 2011

Mr. Valentin Lopez, Chairperson
Amah/Mutsun Tribal Band
P.O. Box 5272
Galt, CA 95632

Re: Barracks Phase I and IV Project, Presidio of Monterey, Monterey, Monterey County, PL 2503-01

Dear Mr. Lopez,

We have been retained by the U. S. Army Corps of Engineers for the Presidio of Monterey to conduct an archaeological assessment for a property, Huckleberry Hill Nature Preserve and an adjacent ravine, located at the Presidio of Monterey, City of Monterey, Monterey County, California. The Presidio of Monterey intends to construct additional barracks at the Presidio.

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November 30, 2011

Ms. Pauline Martinez-Arias, Tribal Council Woman
Ohlone/Costanoan-Esselen Nation
1116 Merlot Way
Gonzales, CA 93926

Re: Barracks Phase I and IV Project, Presidio of Monterey, Monterey, Monterey County, PL 2503-01

Dear Ms. Martinez-Arias,

We have been retained by the U. S. Army Corps of Engineers for the Presidio of Monterey to conduct an archaeological assessment for a property, Huckleberry Hill Nature Preserve and an adjacent ravine, located at the Presidio of Monterey, City of Monterey, Monterey County, California. The Presidio of Monterey intends to construct additional barracks at the Presidio.

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November 30, 2011

Ms. Louise Miranda-Ramirez, Chairperson
Ohlone/Costanoan-Esselen Nation
P.O. Box 1301
Monterey, California 93942

Re: Barracks Phase I and IV Project, Presidio of Monterey, Monterey, Monterey County, PL 2503-01

Dear Ms. Miranda-Ramirez,

We have been retained by the U. S. Army Corps of Engineers for the Presidio of Monterey to conduct an archaeological assessment for a property, Huckleberry Hill Nature Preserve and an adjacent ravine, located at the Presidio of Monterey, City of Monterey, Monterey County, California. The Presidio of Monterey intends to construct additional barracks at the Presidio.

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November 30, 2011

Mr. Joseph Mondragon, Tribal Administrator
Amah/Mutsun Tribal Band
882 Bayview Avenue
Pacific Grove, California 94062

Re: Barracks Phase I and IV Project, Presidio of Monterey, Monterey, Monterey County, PL 2503-01

Dear Mr. Mondragon,

We have been retained by the U. S. Army Corps of Engineers for the Presidio of Monterey to conduct an archaeological assessment for a property, Huckleberry Hill Nature Preserve and an adjacent ravine, located at the Presidio of Monterey, City of Monterey, Monterey County, California. The Presidio of Monterey intends to construct additional barracks at the Presidio.

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Fax: 510.524.4419
www.pacificlegacy.com

November 30, 2011

Ms. Ann Marie Sayers, Chairperson
Indian Canyon Mutsun Band of Costanoan
P.O. Box 28
Hollister, California 95024

Re: Barracks Phase I and IV Project, Presidio of Monterey, Monterey, Monterey County, PL 2503-01

Dear Ms. Sayers,

We have been retained by the U. S. Army Corps of Engineers for the Presidio of Monterey to conduct an archaeological assessment for a property, Huckleberry Hill Nature Preserve and an adjacent ravine, located at the Presidio of Monterey, City of Monterey, Monterey County, California. The Presidio of Monterey intends to construct additional barracks at the Presidio.

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Berkeley, California 94707

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Fax: 510.524.4419
www.pacificlegacy.com

November 30, 2011

Ms. Irene Zwierlein, Chairperson
Amah/Mutsun Tribal Band
789 Canada Road
Woodside, California 94062

Re: Barracks Phase I and IV Project, Presidio of Monterey, Monterey, Monterey County, PL 2503-01

Dear Ms. Zwierlein,

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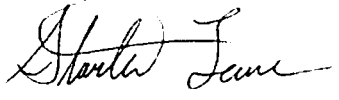

Starla Lane
Archaeologist
Bay Area Division
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Sent To: Mr. Valentin Lopez, Chairperson
Amah/Mutsun Tribal Band
Street, Apt. No.; or PO Box No.: P.O. Box 5272
City, State, ZIP+4: Galt, CA 95632
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Sent To: Mr. Melvin Ketchum III, Environmental Coordinator
Amah/Mutsun Tribal Band
Street, Apt. No.; or PO Box No.: 7273 Rosanna Street
City, State, ZIP+4: Gilroy, California 95020
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Sent To: Ms. Louise Miranda-Ramirez, Chairperson
Ohlone/Costanoan-Esselen Nation
Street, Apt. No.; or PO Box No.: P.O. Box 1301
City, State, ZIP+4: Monterey, California 93942
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Sent To: Ms. Pauline Martinez-Arias, Tribal Council Woman
Ohlone/Costanoan-Esselen Nation
Street, Apt. No.; or PO Box No.: 1116 Merlot Way
City, State, ZIP+4: Gonzales, CA 93926
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Sent To: Ms. Ann Marie Sayers, Chairperson
Indian Canyon Mutsun Band of Costanoan
Street, Apt. No.; or PO Box No.: P.O. Box 28
City, State, ZIP+4: Hollister, California 95024
PS Form 3800, A

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Sent To: Mr. Joseph Mondragon, Tribal Administrator
Amah/Mutsun Tribal Band
Street, Apt. No.; or PO Box No.: 882 Bayview Avenue
City, State, ZIP+4: Pacific Grove, California 94062
PS Form 3800, A

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Sent To: Mr. Tony Cerda, Chairperson
Street, Apt. No.; or PO Box No.: Costanoan Rumsen Carmel Tribe
City, State, ZIP+4: 3929 Riverside Drive
Chino, California 91710

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Total Postage & Fees	$ $3.29	12/01/2011

Sent To: Christianne Arias, Vice Chairperson
Street, Apt. or PO Box: Ohlone/Costanoan-Esselen Nation
City, State,: P.O. Box 552
Soledad, CA 93960

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Street, Apt. or PO Box: Trina Marine Ruano Family
City, State,: 30940 Watkins St.
Union City, California 94587

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Street, / or PO B: Amah/Mutsun Tribal Band
City, Sta: 19350 Hunter Court
Redding, CA 96003

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Sent To: Mr. Edward Ketchum
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City, State, ZIP+4: 35867 Yosemite Avenue
Davis, CA 95616

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Total Postage & Fees	$ $3.29	12/01/2011

Sent To: Ms. Jakki Kehl
Street, Apt. No or PO Box No.: 720 North 2nd Street
City, State, ZIP: Patterson, California 95363

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Total Postage & Fees	$ $3.29	12/01/2011

Sent To: Ms. Irene Zwierlein, Chairperson

Street, Apt. No.; or PO Box No.: Amah/Mutsun Tribal Band789 Canada Road

City, State, ZIP+4: Woodside, California 94062

PS Form 3800, A

DEPARTMENT OF THE ARMY
UNITED STATES ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, PRESIDIO OF MONTEREY
DIRECTORATE OF PUBLIC WORKS
BLDG 4463 GIGLING RD – P.O. BOX 5004
MONTEREY, CA 93944-5004

REPLY TO
ATTENTION OF

AUG 3 0 2012

Mr. Milford Wayne Donaldson
State Historic Preservation Officer
Department of Parks and Recreation
Office of Historic Preservation
P.O. Box 942896
Sacramento CA 94296-0001

Re: Construction of the Fiscal Year 2011 (FY11) Barracks Complex at the Presidio of Monterey, Monterey County, California.

Dear Mr. Donaldson:

In accordance with 36 CFR Part 800, the Department of the Army, Presidio of Monterey (Presidio), Monterey County, California is notifying you of a proposed undertaking that has the potential to affect historic properties. The undertaking involves construction of the FY11 Barracks Complex on the Presidio. The undertaking may affect a historic landfill (1902-1947), site CA-MNT-1888/H, which is potentially eligible for listing on the National Register of Historic Places (NRHP). We have determined that the undertaking will have no adverse effect and we respectfully request that you concur.

This notification combines a discussion of the proposed undertaking and the area of potential effect (APE) per 800.11(e)(1) with our finding of no adverse effect. We are providing documentation of our finding as set forth in 800.11(e)(2-6).

800.11(e)(1) – Description of the Undertaking and its Area of Potential Effects

The APE for the FY11 Barracks Complex consists of six (6) discontiguous parcels located more than 1000-feet west (i.e., uphill) from the Presidio of Monterey Historic District (Enclosure 1). The undertaking involves construction of three buildings and four parking areas described as follows:

(1) Parking Lot (Enclosure 2: APE #1) - The proposed parking lot will be built atop a capped historic landfill which constitutes site CA-MNT-1888/H (1902-1947). Due to the fact that hazardous materials exist within the landfill, the cap which seals the toxic material cannot be broken; therefore, no grading or excavation will occur. Rather, the undertaking will consist of layering decomposed granite to create a parking surface for an estimated 39 vehicles.

(2) Barracks and Associated Parking Lot (Enclosure 2: APE #2) - The 124,160 square foot barracks building will be constructed on an existing paved parking lot adjacent to other barracks where existing utilities can be tapped. The barracks will be constructed per a standard design and match the eight surrounding barracks. The current roads, located north, south, and east of the proposed barracks, will lead occupants to the newly proposed parking lot that will be built

consistent with the Americans with Disabilities Act (ADA) and the Americans Barriers Act (ABA).

(3) Dining Facility (Enclosure 2: APE #3) - The 26,500 square foot dining facility will be constructed on an existing paved parking lot. Construction will include partial demolition of the southwestern end of Building 629.

(4) Administrative Office Building (Enclosure 2: APE #4) - This 18,300 square foot building will be constructed between Buildings 627 and 629 in an area that has been greatly disturbed by their original construction.

(5) Parking Lot (Enclosure 2: APE #5) - This parking lot is proposed for an undeveloped area ~250-feet by ~250-feet.

(6) Parking Along the Road (Enclosure 2: APE #6) - This proposed parking will allow vehicles to parallel park along the road in areas which have been previously disturbed by the construction of the road and playing field.

800.11(e)(2) – Description of Steps Taken to Identify Historic Properties

In order to identify historic properties in the vicinity of the proposed undertaking, the entire 391-acre Presidio installation was defined as the study area (Enclosure 1). Archival research was completed at the Northwest Information Center (NWIC) of the California Historical Resources Information System, Sonoma State University, Rohnert Park and on the Library of Congress website. Research was also conducted at the Presidio, Directorate of Public Works, Environmental Division, Cultural Resource Management Program Office. Research efforts included a review of literature, cultural resource records, and the Presidio Base Comprehensive Plan Geographic Information System. Archival research identified archaeological sites, historic properties, and previous cultural resource studies within the study area and the APE (Enclosure 3; Enclosure 4: Tables 1- 3).

The Presidio of Monterey Historic District has been determined eligible for listing on the NRHP and is managed via a Programmatic Agreement among the U.S. Army, the Advisory Council on Historic Preservation (ACHP) and the California State Historic Preservation Officer (SHPO). The proposed undertaking is more than 1000-feet west (i.e., uphill) of the historic district; hence, there are no impacts to the district's view shed, which trends east (i.e., downhill) toward Monterey Bay (Enclosure 1).

Building 629 will be partially demolished at the southwestern end in order to construct the proposed new dining facility (Enclosure 2: APE #3). Building 629 was built in 1965 and falls under the ACHP Program Comment for Cold War-Era Unaccompanied Personnel Housing (1946-1972). Under the Comment, the Presidio has no further requirement to identify, evaluate, treat, mitigate, or consult regarding this building. On 14 July 2010, the SHPO concurred with the Presidio's determination to implement the program comment with regard to Building 629 (Enclosure 5).

In 1980, Environmental Research Archaeologists conducted a pedestrian survey and inventory of the Presidio installation. At that time, no archaeological sites were recorded in the vicinity of the APE for the current undertaking. In October 2011, the Presidio Cultural Resource Manager (Laura Prishmont Quimby, MA, RPA) conducted a subsequent pedestrian survey of the APE. While most of the APE consists of paved parking areas, undeveloped areas were surveyed at 10-meter intervals and soils disturbed via bio-turbation and other natural processes were closely examined. No potential archaeological deposits were visible from surface observation.

As described above, steps taken to identify historic properties potentially affected by the FY11 Barrack Complex undertaking included archival research and archaeological survey of the study area. The results identified one affected historic property within the APE: Historic landfill site CA-MNT-1888/H (Enclosure 1: APE #1).

800.11(e)(3) – A Description of the Affected Historic Properties

Site CA-MNT-1888/H is a capped landfill (Enclosure 6). The landfill was originally created ca. 1902 not long after the U.S. Army Presidio of Monterey was founded. The site was closed and covered by the Army sometime between 1940 and 1947. The landfill has a protective cover to prevent leaching of toxic material. Rifle Range Road was constructed through the landfill, however the effect of this construction is not known.

To date, there have been no archaeological investigations conducted at CA-MNT-1888/H. Due to the toxicity of the site, the fact that the protective landfill cap cannot be penetrated for health and safety reasons, and the fact that there will be no ground disturbance to construct the proposed parking lot, subsurface archaeological investigations were not completed to determine if the site is eligible for listing on the NRHP. In order to ensure the Presidio has made a good faith effort to consider all impacts this undertaking may have on cultural resources, we will assume CA-MNT-1888/H is potentially eligible for listing on the NRHP for the purpose of this consultation.

800.11(e)(4) – A Description of the Undertaking's Effect on Historic Properties

The proposed parking lot will be created by layering permeable fill material on top of site CA-MNT-1888/H. Low Impact Development (LID) techniques will be implemented to create a flat, permeable, and durable surface to allow parking for an estimated 39 vehicles. Ground disturbance is not permissible in the historic landfill due to the protective cap that prevents leaching of toxic material.

800.11(e)(5) – Why the Criteria of Adverse Effect is Inapplicable

The Army has determined a finding of no adverse effect for the FY11 Barracks Complex undertaking for the following reasons:

a. There will be no ground disturbance associated with the construction of the parking lot atop CA-MNT-1888/H. The proposed LID techniques will not adversely affect, either directly or indirectly, any of the characteristics that might qualify the historic landfill site CA-MNT-1888/H for inclusion in the NRHP.

b. Indirect impacts from the undertaking are unlikely. If an unanticipated discovery is made during the undertaking, it will be evaluated by the Presidio's Cultural Resource Manager and actions specified in 36 CFR 800.13 and in the Presidio's Integrated Cultural Resources Management Plan will be followed.

800.11(e)(6) – Views of the Public

This undertaking has been reviewed by the public and other stakeholders as required under the National Environmental Policy Act as part of an Environmental Impact Statement (EIS). The Notice of Availability (NOA) was published in the Federal Register on April 22, 2011. Public meetings were held in Monterey on May 31, 2011 and in Seaside on June 2, 2011. Comments generated during the review process included concerns regarding the footprint of the proposed barracks building, which in the draft EIS, was located on an undeveloped, greatly sloping hillside. Because of the numerous comments received, the Army changed the footprint of the barracks and parking areas associated with the FY11 Barracks Complex. The proposed barracks building was moved to an existing paved parking lot (as described in this consultation) in order to avoid impacts to sensitive biological resources. The proposed parking lot atop CA-MNT-1888/H is a new addition to the undertaking that was not assessed in the draft EIS. This parking lot is required to create additional parking spaces for the new barracks location. Another NOA will be issued to gather further comment from the public and other stakeholders once the EIS has been revised to reflect these changes.

Based on the preceding, the Presidio requests the SHPO to concur with our determination of no adverse effect for the proposed undertaking. Your receipt and concurrence constitutes satisfactory evidence of Presidio's compliance with Section 106 of the National Historic Preservation Act. If you have any questions, please contact Ms. Laura Prishmont Quimby (laura.a.prishmontquimby.civ@mail.mil; 831-242-7926).

Sincerely,

Enclosures

James M. Willison
Director, Public Works
Presidio of Monterey

cc. Alliance of Monterey Area Preservationists

Legend

- Entrance Gates
- Archaeological Site
- APE for FY11 Barracks Complex
- Building - Offices
- Historic District
- Installation Boundary

Presidio of Monterey
Area of Potential Effect
for the FY11 Barracks Complex

Monterey, California

For Official Use Only – Confidential - Do Not Distribute

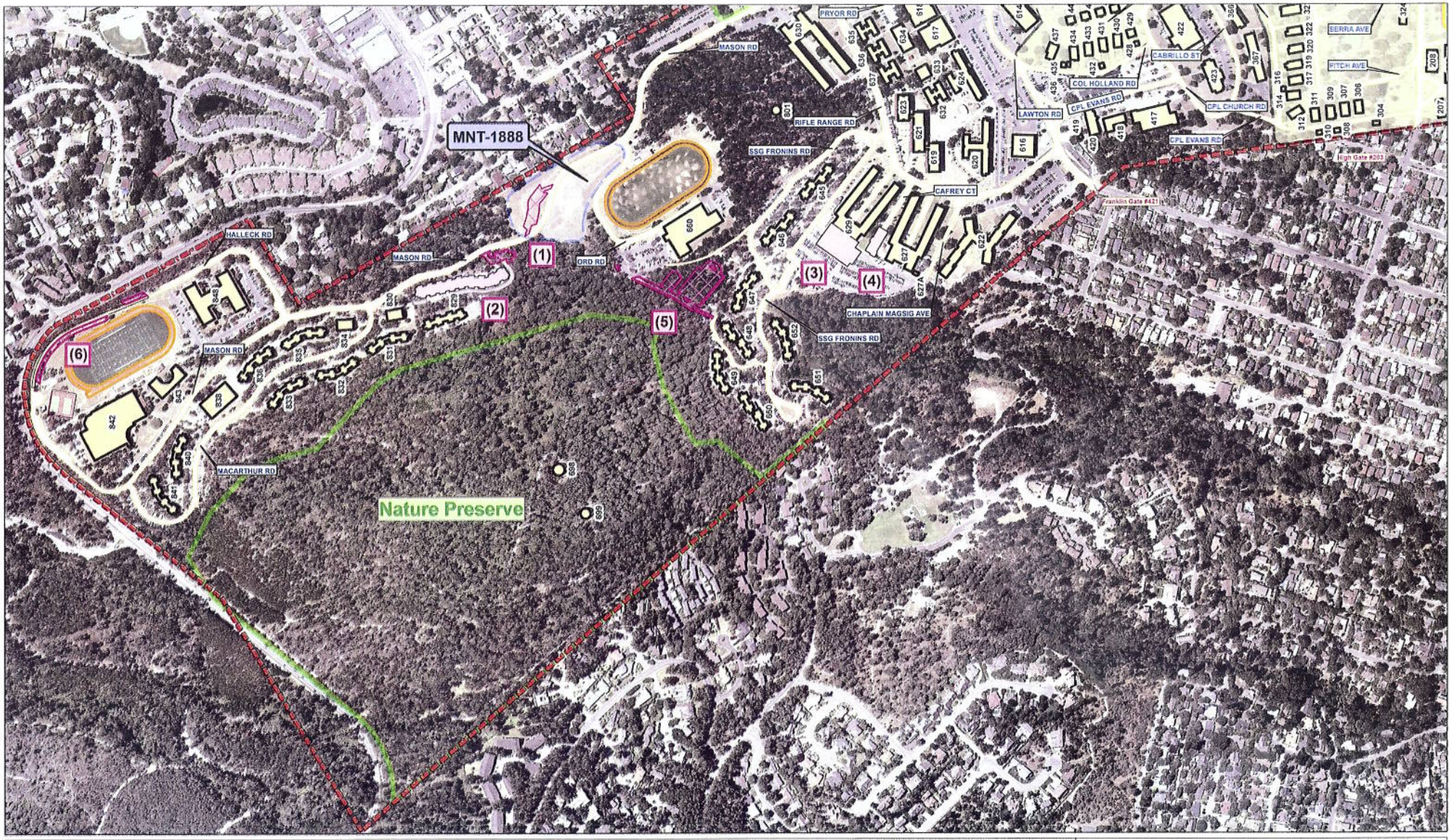
0 500 1,000 2,000 Feet

Current as of: AUG 2012

Date Approved:

Sheet Number 1 of 1

Sheet 1 of 1



Legend

- Entrance Gates
- Archeeological Site
- APE for FY11 Barracks Complex
- Building - Offices
- Historic District
- Installation Boundary

Presidio of Monterey
Area of Potential Effect
for the FY11 Barracks Complex
Monterey, California

For Official Use Only – Confidential - Do Not Distribute

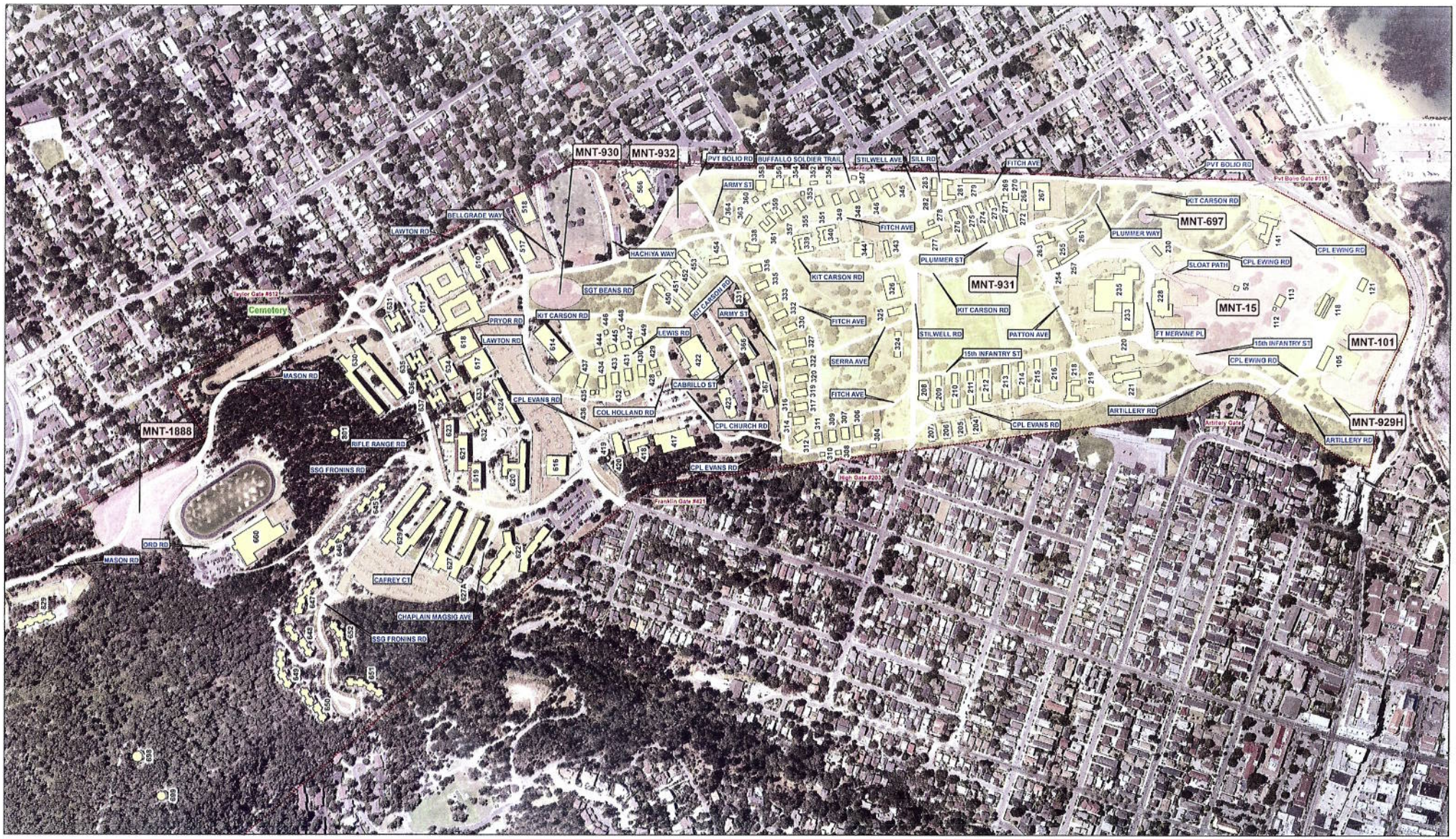
0 250 500 1,000 Feet

Current as of: AUG 2012

Date Approved:

Sheet Number 1 of 1

Enclosure 2



Legend

- Entrance Gates
- Building
- Archaeological Sites
- Historic District
- Installation Boundary

Presidio of Monterey
Historic District and Archaeological Sites

Monterey, California

For Official Use Only – Confidential - Do Not Distribute

0 250 500 1,000 Feet

Current as of: JAN 2012

Date Approved:

Sheet Number 1 of 1

E1463744D

TABLE 1. CULTURAL RESOURCES IN THE APE

Cultural Resource	Recorded By	Date	Site Type
CA-MNT-1888/H	T. Jackson	1997	Presidio of Monterey Landfill (1902-1947)

TABLE 2. ARCHAEOLOGICAL SITES IN THE STUDY AREA

Site Number	Recorded By	Date	Site Type
CA-MNT-15-P-27-000151	Pilling A. R. and J. Kenna	1948	Prehistoric shell midden and cupule feature
	Gerbic, M.	2006	Part of El Castillo Historic District. Prehistoric shell midden and cupule feature
	Jones, K., F. Arellano and K. Chao	2008	Prehistoric shell midden and cupule feature; within El Castillo Historic District
CA-MNT-101/H P-27-000236	Pilling A. R.	1948	Prehistoric shell midden, milling feature, burials and trash scatter
	Gerbic, M.	2006	Spanish period "El Castillo" added to site record
	Gerbic, M.	2006	Part of El Castillo Historic District. Motor pool for Presidio of Monterey. Prehistoric coastal occupation site with burials.
	Neal, A.	2009	Part of El Castillio Historic District. Motor pool for Presidio of Monterey. Prehistoric coastal occupation site with burials.
CA-MNT-697 P-27-000775	Fazio, M.	1977	Prehistoric shell midden
CA-MNT-929H P-27-000986	Roberts, W.E.	1979	Historic-era abode wall
CA-MNT-930H	Roberts, L.J., and Zahniser, J.L.	1980	Historic-era trash dump
CA-MNT-931 P-27-000988	Langer, B.	1978	Small shell midden
CA-MNT-932	Ellison, J.	1979	Light shell scatter
CA-MNT-1888	T. Jackson	1997	Presidio of Monterey Landfill (1902-1947)
Huckleberry Hill Quarry 1	E. Reese and J. Holson	2011	Two remnant granite quarries possibly dating to 1903

Enclosure 4

TABLE 3. CULTURAL RESOURCE STUDIES IN THE STUDY AREA

Study Number	Author	Date	Study Type
S-3513	Anonymous	1967	El Castillo Site, CA-MNT-101/H NRHP Evaluation/Testing
S-16892	W.E. Pritchard	1968	El Castillo Site, CA-MNT-101/H study
S-5475	R. Edwards, et al.	1972	El Castillo Site, CA-MNT-101/H study
S-3359	M. B. Adams	1977	El Castillo Site, CA-MNT-101/H Historic Study
S-5484	R. Edwards	1977	Study CA-MNT-15/H, CA-MNT-101/H
S-3443	G.S. Breschini	1978	Study of CA-MNT-15/H
Presidio CRM Files	L.J. Roberts	1979	NRHP Nomination Form for the Presidio of Monterey Historic District
S-3633	J.L. Zahniser, et al.	1980	Intensive Cultural Resources Survey, including Pedestrian Archaeological Survey, of the Presidio of Monterey (CA-MNT-15, -101, -697, -931, -932)
S-17788	W. T. Jackson, et al. (includes Hildebrant et. al report as attachment)	1985	Historical overview and Archaeological Investigations @ CA-MNT-697, -929/H, -930, -931, -932
Presidio CRM Files	Jackson Research Projects	1985	Draft NRHP Nomination Form for the Presidio of Monterey Historic District
S-9661	S.A. Dietz et al.	1987	Excavation of CA-MNT-101/H, CA-MNT298, CA-MNT-929H
Presidio CRM Files	Page and Turnbull	1994	Presidio of Monterey Historic Preservation Plan and Maintenance Manual
Library of Congress	C.L. Baker	1996	Presidio of Monterey Soldier Field HABS no. CA-2666-A
Presidio CRM Files	T. Jackson	1997	Archaeological Site Record for CA-MNT-1888, "Presidio of Monterey Landfill"
Presidio CRM Files	B.F. Steinmetz et al.	2002	Historic Overview, Lower POM
Presidio CRM Files	J.D. Conway	2003	Historic Overview, Monterey
Presidio CRM Files	SHPO Office	2007	Section 106 Consultation USA071228A Confirming Implementation of ACHP Program Comment for Unaccompanied Personnel Housing (1946-1972) for Bldgs 622, 627,629 & 630.
S-36240	K. Jones & J. Holson	2009	Archaeological Survey Including Lower Presidio
Presidio CRM Files	E. Reese and J. Holson	2011	Extended Phase I Survey For General Instruction Building 11 & NRHP Evaluation for PL-GIB11-01
Presidio CRM Files	E. Reese and J. Holson	2012	An Archaeological Survey for Barracks Phase I and IV And Huckleberry Hill Nature Preserve
Presidio CRM Files	S. Bergstein	2012	Historic Architectural Inventory, Documentation and NRHP Eligibility Evaluation for the Russian Village

STATE OF CALIFORNIA – THE RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov
www.ohp.parks.ca.gov

14 July 2010

In reply refer to: USA100510B

James M. Willison
Director, Public Works
Presidio of Monterey
Building 4463 Gigling Rd, P.O. Box 5004
Monterey, CA 93944-5004

Re: Implementation of the ACHP Program Comment for Cold War Era Unaccompanied Personnel Housing (1946-1974), Monterey County, CA

Dear Mr. Willison:

Thank you for your letter of 29 April 2010 notifying me of the Presidio of Monterey (POM) implementation of the Program Comment for Cold War Era Unaccompanied Personnel Housing (1946-1972). The implementation of the comment pertains to four buildings at the POM: B622 (built 1971), B627 (built 1965), B629 (built 1965) and B630 (built 1969). Under the Comment, the POM has no further requirements to identify, evaluate, treat, mitigate or consult regarding these buildings.

I look forward to future consultation regarding historic properties. If you have any questions, please contact Amanda Blosser of my staff at (916) 445-748 or e-mail at ablosser@parks.ca.gov.

Sincerely,

Susan K Stratton for

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

MWD:ab

ENCLOSURES

F -27-001877
CA-MNT-1868 H

Pacific Legacy, Inc.
ARCHAEOLOGICAL SITE RECORD
(DPR 422, Rev. 4/86)

Permanent Trinomial: CA-MNT- Supplement [ ]
Other Designations: Presidio of Monterey Landfill

1. County: Monterey

2. USGS Quad: Monterey 7.5', 1947, photorevised 1983 (#3663)

3. UTM Coordinates: Zone 10 596850 mEasting 4051220 mNorthing

4. Township: n/a Range: n/a ; ¼ of ¼ of ¼ of ¼ of Section n/a Base Mer. MDM

   Landgrant: El Pescadero

5. Map Coordinates: 196 mmS, 310 mmE (from NW corner of map). 6. Elevation: 500 feet

7. Location: Within the Presidio of Monterey military reservation. The landfill is located near the east intersection of Rifle Range Road and Kit Carson Road and is bisected by Rifle Range Road. The landfill extends north to the Presidio boundary and possibly beyond into the yards or homes located south of Bishop Avenue, Pacific Grove.

8. Prehistoric [] Historic [X] Protohistoric [ ]

9. Site Description: The site is a covered landfill. The landfill was originally created ca. 1902 not long after the U.S. Army Presidio of Monterey was founded. The site was closed and covered by the Army sometime between 1940 and 1947. The precise boundary of the historic landfill cannot be determined but it covers approximately 4 acres. The northern margin of the historic landfill may extend beyond the limits of the Presidio onto private properties bordering Bishop Avenue, Pacific Grove.

10. Area: 70 m (N-S) by 70 m (W-E); 4900 m^2.

    Method of Determination: Approximate mapped boundaries of landfill cover (Harding Lawson Associates) (see attached maps).

11. Depth: Unknown. Method of Determination: N/A

12. Features: none

13. Artifacts: fragments of historic ceramics and glass

14. Non-Artifactual Constituents and Faunal Remains: none observed

15. Date Recorded: 2/26/97 16. Recorded by: T. Jackson

17. Affiliation and Address: Pacific Legacy, Inc., 10096 Soquel Drive, Suite 3, Aptos, CA 95003.

18. Human Remains: None observed.

19. Site Disturbances: Site has been covered with protective cover to prevent leaching of toxic material from landfill. Rifle Range Road has been constructed through the historic landfill, however the effect of this development is not known.

20. Nearest Water (type, distance and direction): unknown

APR 21 1997

Smillosons.10

Pacific Legacy, Inc.
ARCHAEOLOGICAL SITE RECORD
(DPR 422, Rev. 4/86)

Permanent Trinomial: CA-MNT-____ Supplement [ ]
Other Designations: Presidio of Monterey Landfill

21. **Vegetation Community (site vicinity):** Monterey pine forest

22. **Vegetation (on site):** open with seeded erosion control mix

23. **Site Soil:** Site is covered with impermeable cover and imported soil.

24. **Surrounding Soil:** Coarse sandy loam; decomposed granite

25. **Geology:** Mesozoic granitic rocks of the Monterey Peninsula.

26. **Landform:** midslope hillside

27. **Slope:** ... 0-30+ percent 28. **Exposure:** north -facing.

29. **Landowner and Address:** United States Army, Presidio of Monterey, Monterey, CA

30. **Remarks:** The history of the cultural resource management of site is attached:

1996 - Letter from T. Jackson, Pacific Legacy, Inc. to Harding Lawson Associates summarizing the history of consultation with State Historic Preservation Officer regarding the landfill site (3 pages);
1994 - Letter from U.S. Army to State Historic Preservation Officer seeking concurrence with "no effect" determination for landfill closure (2 pages);
1994 - Letter from State Historic Preservation Officer concurring with Army's "no effect" determination (2 pages);
1995 - Letter from Harding Lawson Associates to U.S. Army Corps of Engineers reporting results of archaeological monitoring of landfill closure operations (2 pages).

31. **References:** Jennings and Strand [compilers], 1958, Geologic Map of California, Santa Cruz Sheet; State of California, Resources Agency, Division of Mines and Geology, Sacramento.

32. **Name of Project:** Presidio of Monterey Landfill Closure

33. **Type of Investigation:** Record of Environmental Consideration

34. **Site Accession Number:** **Curated At:**

35. **Photos:** none

Pacific Legacy, Inc.

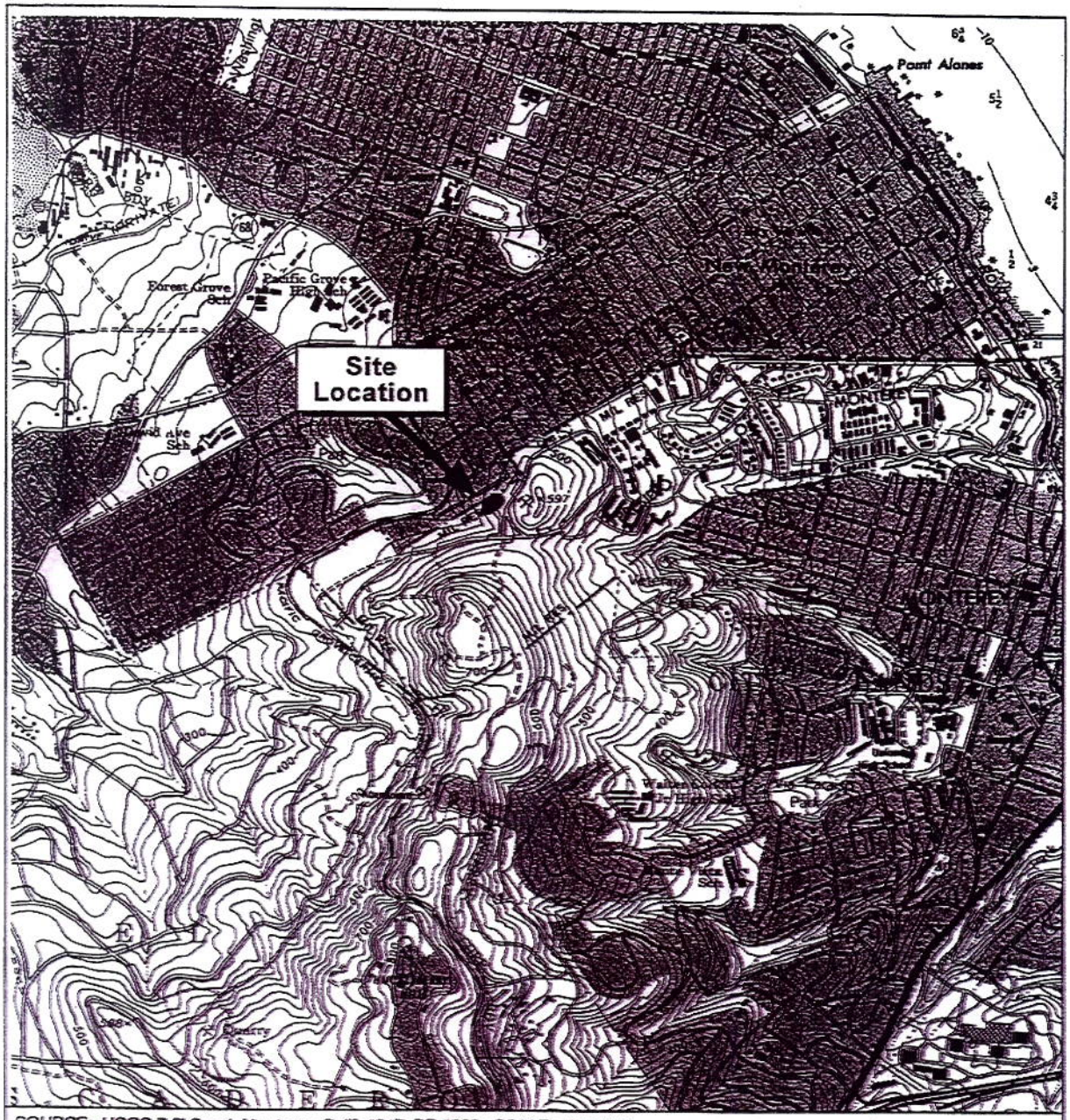
SITE LOCATION MAP

(DPR 422, Rev. 4/86)

Permanment Trinomial: CA-MNT- CA-MNT-1888 H

Date: 27 February 1997

Other Designations: Presidio of Monterey Landfill



SOURCE: USGS 7.5' Quad, Monterey, Calif. 1947, PR 1983; SCALE: 1:24,000

QUADRANGLE LOCATION

0 0.5 1 kilometer

0 0.5 1 mile

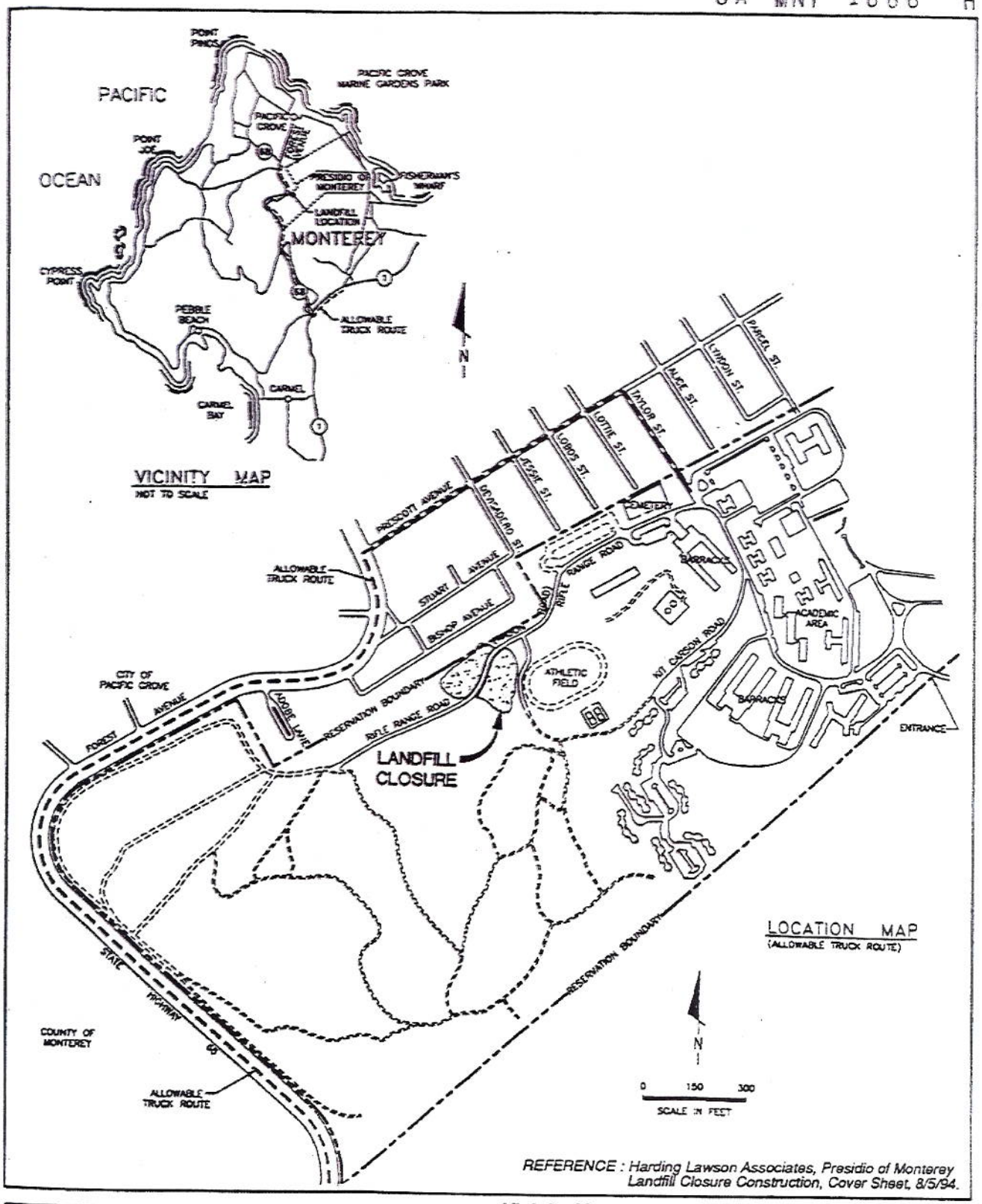
TN

mN

16°

Pacific Legacy

P -27-001877
CA-MNT-1888 H



REFERENCE : Harding Lawson Associates, Presidio of Monterey Landfill Closure Construction, Cover Sheet, 8/5/94.

Harding Lawson Associates
Engineering and Environmental Services

Vicinity Map
Presidio of Monterey
Landfill Closure
Monterey, California

PLATE **1**

DRAWN	JOB NUMBER	APPROVED	DATE	REVISED DATE
RK	28625.003544		11/8/95	

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov

October 08, 2012 Reply in Reference To: USA120906A

James Willison,
Director, Public Works
US Army Garrison, Presidio of Monterey
Bldg 4463 Gigling Rd; P.O. Box 5004
Monterey, CA 93944-5004

Re: Construction of FY11 Barracks Complex, Presidio of Monterey, CA

Dear Mr. Willison:

Thank you for seeking my consultation regarding the above noted undertaking. Pursuant to 36 CFR Part 800 (as amended 8-05-04) regulations implementing Section 106 of the National Historic Preservation Act (NHPA), the United States Army Garrison, Presidio of Monterey (USA) is seeking my comments regarding the effects that the subject undertaking will have on historic properties.

The project consists of constructing four parking areas, a barracks building, a dining facility, and an administrative office building. The new parking areas will be constructed by placing decomposed granite atop the ground surface and grading of fill material, minimizing and in some areas eliminating ground disturbance. The new buildings will be built in and amongst other buildings in parking areas and other previously developed areas of the facility. The Area of Potential Effects contains six discontiguous areas totaling approximately 6 acres. In addition to your letter received September 6, 2012, and an informative site visit with OHP staff, you have submitted several maps, photos, and station records as evidence of your efforts to identify historic properties in the APE.

The USA has searched their station records and identified that one previous inventory had been conducted within the APE in 1980. One previously identified archaeological site, CA-MNT-1888H was located as being within the APE, however the site is a capped toxic landfill. Construction plans at the location of the site stipulate that no ground disturbance is allowed and will consist of placing decomposed granite fill atop the previous cap to enable use of the location as a parking area. The USA conducted a pedestrian archaeological survey of the APE by way of ten meter transects, with special attention given to areas of exposed and disturbed soils. No archaeological properties were identified within the APE as a result of the survey. The APE is located more than 1000 feet from the Presidio of Monterey Historic District, in and amongst more recent buildings. The buildings that will be altered and adjacent to the APE are either covered by previous determinations, program comments, are not historic in age, or will not be otherwise affected.

I suggest the USA have a qualified archaeological monitor present during ground disturbing activities within paved and previously developed areas to quickly identify any potentially buried historic properties.

Based on your identification efforts, the USA has determined that there will be No Adverse Effects to historic properties. Pursuant to 36 CFR 800.5 (c)(1), I concur with the USA determination of No Adverse Effects.

Be advised that under certain circumstances, such as unanticipated discovery or a change in project description, the USA may have additional future responsibilities for this undertaking under 36 CFR Part 800. Thank you for seeking my comments and considering historic properties as part of your project planning. If you have any questions or concerns, please contact Trevor Pratt of my staff at (916) 445-7017 or at email at tpratt@parks.ca.gov.

Sincerely,

Susan K Stratton for

Jenan Saunders
Acting State Historic Preservation Officer

Appendix F: Revised Traffic Impact Analysis

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Technical Memorandum

2295 Gateway Oaks Drive, Suite 240
Sacramento, California 95833
Tel: (916) 567-7489
Fax: (916) 564-5016

BROWN AND CALDWELL

CDM

A Joint Venture

Prepared for: US Army Corps of Engineers and Presidio of Monterey

Project Title: Presidio of Monterey Real Property Master Plan, Environmental Impact Statement

Project No: 65998-66550

Technical Memorandum No. 2

Subject: Revised Traffic Impact Study

Date: August 31, 2010

To: Shellie Sullo, USACE Project Manager

From: John Wondolleck, CDM Project Manager

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1. INTRODUCTION

This document presents the results of a traffic and transportation study developed to describe existing traffic conditions within and around the Presidio of Monterey (POM) and Ord Military Community (OMC) and potential impacts from implementation of the RPMP alternatives.

The study area consists of all portions of the POM and the OMC. Additionally, because future activities at these locations have a potential traffic impact to areas outside of the POM and OMC, the transportation analysis has looked at areas immediately adjacent to the POM and OMC. To that end, the study area boundary is somewhat larger than that for the entire POM and OMC. The study area boundary for the transportation component is as shown on Figure 1.

This study has been prepared utilizing available data from existing background reports and memorandums. No new data collection was completed to assist in preparation of this study. In some cases, data presented in this study is over seven years old.

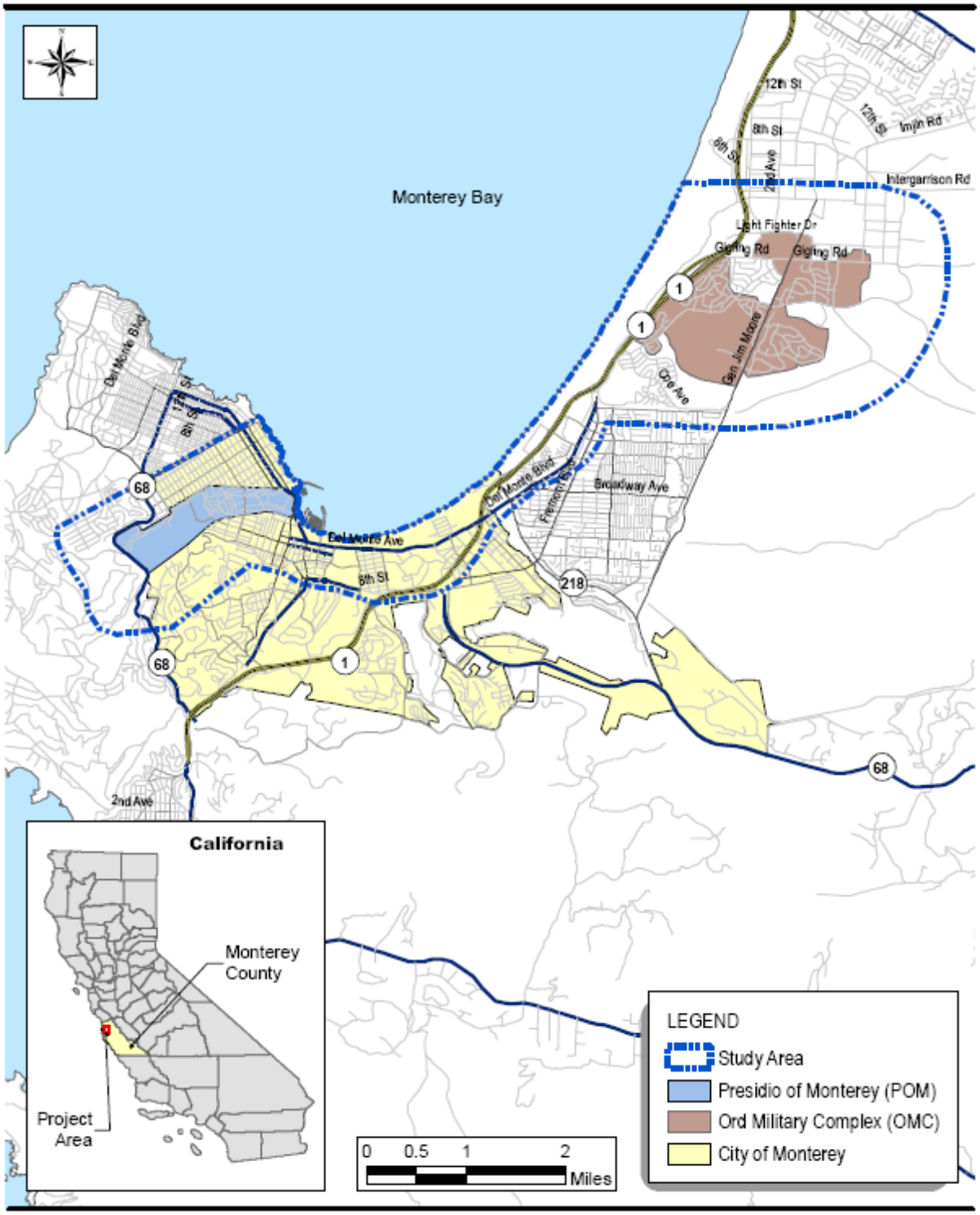

Figure 1. Study Area Boundary for POM and OMC

2. EXISTING TRAFFIC CONDITIONS

This section presents the existing conditions found on the transportation system within the study area and immediately adjacent to the study area. All data utilized for this section has been obtained through a multitude of previous studies as noted herein. For the existing conditions analysis relative to transportation, the following items of interest have been investigated:

- Roadway functional classification,
- Roadway lane use configurations (geometrics),
- Roadway Annual Average Daily Traffic (AADT) volumes,
- Intersection levels of service (LOS), and
- Access gate volumes and operations.

The items noted above are considered to be the minimum types of transportation data and analyses that are necessary for this analysis effort. Additional data collection and analysis may be warranted once the alternatives analysis process commences.

2.1 Existing Roadway Network Functional Classification System

A transportation system is made up of a hierarchy of roadways, with each roadway being classified according to certain parameters. Some of these parameters are geometric configuration, traffic volumes, spacing in the area's transportation grid, speeds, etc. For an overall traffic circulation assessment, it is standard practice to examine roadways that are functionally classified as a collector, minor arterial, or principal arterial. The reasoning for examining the collector, minor arterial and principal arterial roadways is that when the major roadway system (i.e. collectors or above) is functioning to an acceptable level, than the local roadways are not used beyond their intended function. The roadways being studied under this technical analysis, both within the formal study area boundary for the POM and OMC, as well as immediately adjacent to these areas, are as shown on Figure 2 (POM) and Figure 3 (OMC).

2.1.1 Regional Roadway Network

The major regional roadways that are most significant, and that are external to both the POM and the OMC, are summarized below.

State Highway 1: State Highway 1 is a major north-south roadway that roughly follows the Pacific Coast from Northern California to Los Angeles and points south. State Highway 1 is a limited access (freeway) facility from Castroville to just north of Carmel. In the project vicinity, there are freeway interchanges at Reservation Road, Del Monte Boulevard, 1st Ave (12th Street Gate), Light Fighter Drive (Main Gate), and Fremont Boulevard in Seaside.

State Highway 68: State Highway 68 primarily provides access from Salinas to Monterey and areas south of Seaside. South of the study area, State Highway 68 extends west of State Highway 1 into Pacific Grove, and is known as Holman Highway.

State Highway 156: State Highway 156 links State Highway 1 (north of Marina) with U.S. 101 to the northeast.

State Highway 183: State Highway 183 connects Salinas to State Highway 1 to the west.

State Highway 218: State Highway 218 starts at State Highway 1 in Sand City and provides access through Del Rey Oaks to the southeast where it joins State Highway 68. State Highway 218 is an alternative route to the westernmost segment of Route 68. It also serves areas on the south side of the City of Seaside.

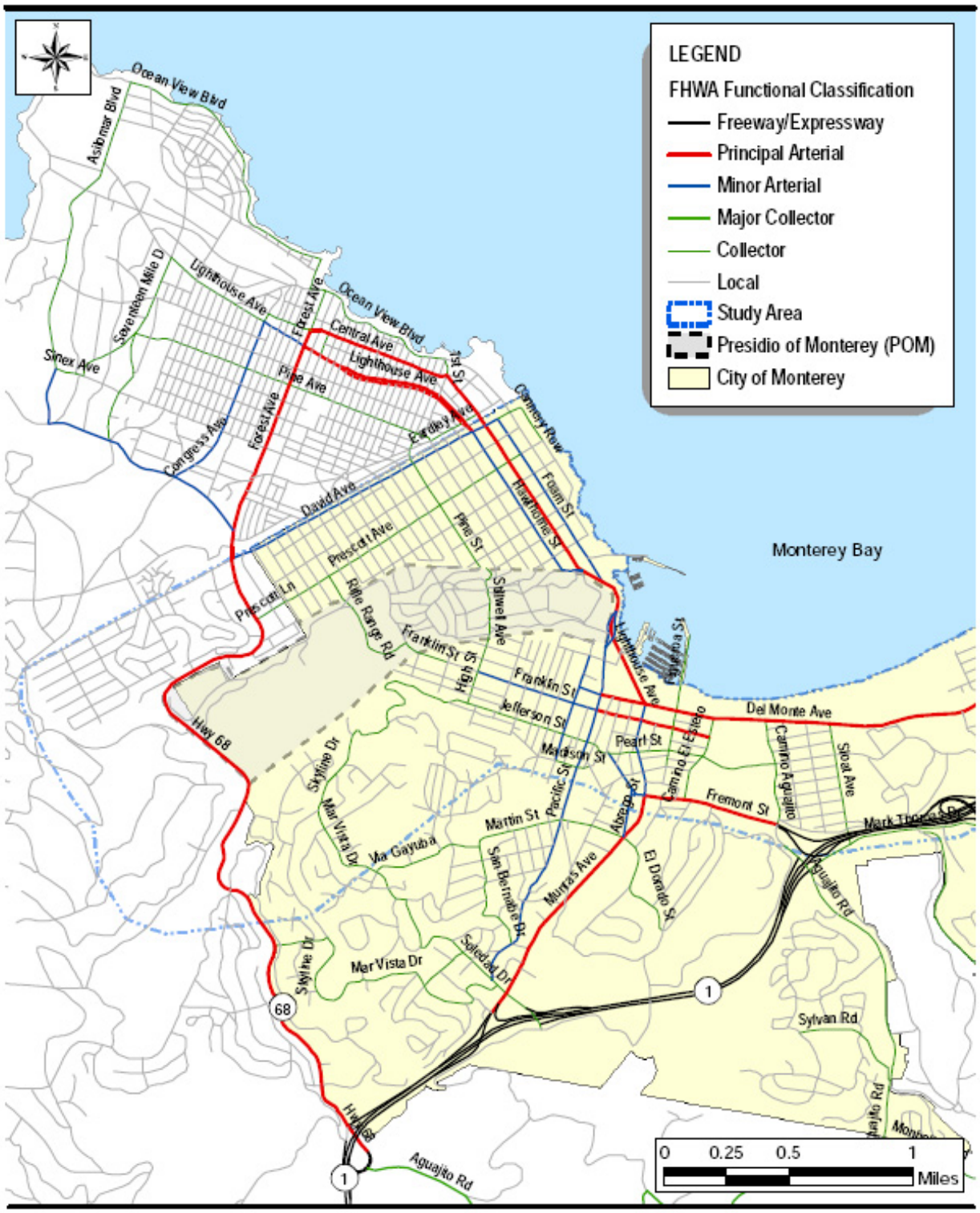

Figure 2. Roadway Functional Classification/Study Network—POM

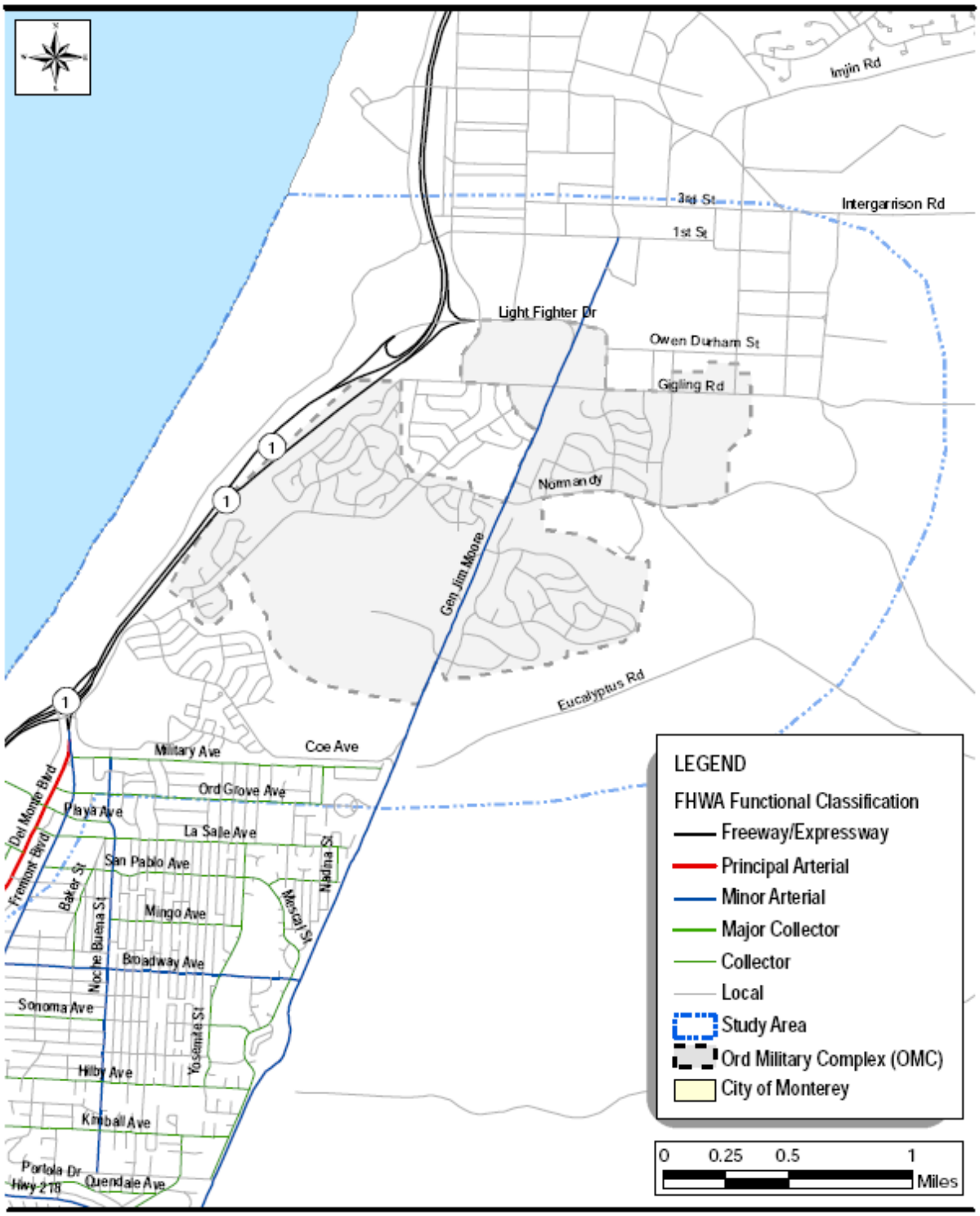

Figure 3. Roadway Functional Classification/Study Network—OMC

U.S. 101: The U.S. 101 freeway is a major north-south route in California. It is aligned to the east of State Highway 1, through Prunedale and Salinas in the vicinity of the OMC.

Del Monte Avenue/Boulevard: Del Monte Avenue/Boulevard is a non-continuous roadway, roughly parallel to State Highway 1, extending from Washington Avenue in Monterey to the interchange with State Highway 1 on the north side of Marina.

Fremont Street/Boulevard: Fremont Street/Boulevard is a key four-lane arterial providing an important link through Seaside. It runs north-south, roughly parallel to State Highway 1, and has interchanges with State Highway 1 at either end.

Broadway Avenue: Broadway Avenue is a four-lane arterial that provides an east-west connection between Del Monte Boulevard, Fremont Boulevard, and North South Road General Jim Moore Boulevard.

Reservation Road: This facility is aligned approximately east-west, from State Highway 1 past the northern boundary of the OMC to State Highway 68 south of Salinas. It is currently classified as a rural highway east of Imjin Road, and a signalized arterial from Imjin Road west to State Highway 1.

Blanco Road: Blanco Road is an east-west route north of the OMC that provides a connection between Highway 101 and Reservation Road. This facility currently provides an important link between the OMC and Salinas.

Davis Road: Davis Road is an arterial between Salinas and Reservation Road, aligned approximately parallel to State Highway 68.

2.1.2 POM Internal Roadway Network

The internal roads of the POM site generally run northeast-southwest or southeast-northwest following and crossing the natural contours of the land. The historic nature of the roadways and urban development of the POM site do not accommodate high levels of vehicle speed or significant volumes of traffic. The POM site has four operational access control points at Franklin Street, High Street, Private Bolio Road, and Taylor Street. Prior to implementing security measures in 2001 that closed the post to public access; two intersections were not operating at an acceptable level of service for the movement of vehicle traffic. Since implementation of the security measures, all intersections are operating at an acceptable level of service.

The major POM internal roadways are summarized below.

Lighthouse Avenue: Lighthouse Avenue is a four-lane undivided arterial roadway that follows the Monterey Bay coastline. Lighthouse Avenue connects the City of Pacific Grove and old Monterey with downtown Monterey. Lighthouse Avenue is signalized at major cross streets. It provides access to the POM via a gate at Private Bolio Road.

Pacific Street: Pacific Street is a north-south arterial roadway that connects the POM with SR 1. Pacific Street is a two-lane roadway with traffic signals at major intersections.

Pine Street: Pine Street is an east-west residential collector with two travel lanes. It provides access to the POM via a gate at Private Bolio Road.

High Street: High Street is a north-south residential collector street with one lane in each direction. It provides access to the POM via a gate at Stilwell Road and Corporal Evans Road.

Franklin Street: Franklin Street is an east-west residential collector street with one-lane in each direction. It provides access to the POM via a gate at Rifle Range Road and Lawton Road.

Prescott Avenue: Prescott Avenue is an east-west collector street that parallels the POM on the north. Prescott Avenue is a two-lane street near the POM.

2.1.3 OMC Internal Roadway Network

The OMC property is currently an open installation and no special permits or licenses are required. The primary access road to the OMC is Light Fighter Road, which can be accessed from State Highway 1. Another major roadway providing access to OMC is Gigling Road, which provides access to all areas of the OMC except the maintenance area, which is accessed via Joe Lloyd Was. Primary roadways on the OMC include General Jim Moore Boulevard, Gigling Road, and Light Fighter Drive.

The roadway network within the OMC consists of a mix of arterial and local roads. The older area of the OMC (area of World War II vintage barracks and structures) was laid out in a traditional street pattern (integrated). Subsequent residential development on the former base incorporated the curvilinear and cul-de-sac street patterns common to residential developments following World War II. The existing roadway system in the OMC generally consists of four types of roads:

- 2-lane rural local;
- Residential local;
- Urban arterial (both 4 and 6-lane); and
- Rural arterial.

The 2-lane rural roads primarily serve the artillery ranges and remote areas of the OMC. Examples are Parker Flats Road and Barloy Canyon Road. These roads are paved but not engineered to any specific standard. The residential streets serve permanent housing areas as well as several mobile home park facilities such as Marshall Park Family Housing and Patton Park Family Housing.

Four lane urban arterials consist of streets such as Gigling Road, Light Fighter Drive (main entrance road) and the portion of North South Road and General Jim Moore Boulevard between Light Fighter Drive and Ardennes Circle. These streets have curbs and in some cases sidewalks and a median. Rural arterials such as Inter-Garrison Road, Reservation Road, and the remaining portion of North South Road & General Jim Moore Boulevard have no curbs, sidewalks, or medians.

The key existing roadways within the OMC include 2nd Avenue, Light Fighter Drive, Gigling Road, Imjin Road, Inter-Garrison Road, Coe Avenue, North South Road and General Jim Moore Boulevard. These facilities are described below.

2nd Avenue: This roadway runs north-south and is east of State Highway 1.

12th Street: 12th is an east-west collector road running between Imjin Road and State Highway 1. Access to State Highway 1 is provided at the 12th Street interchange.

8th Street/8th Street cut-off: This arterial runs from the railroad tracks just east of State Highway 1 eastward toward Imjin Road. Near this location the roadway turns to a southeast direction and intersects Inter-Garrison Road.

Light Fighter Drive: Light Fighter Drive is a short east-west arterial that provides access to State Highway 1. It also connects to 2nd Avenue and North South Road General Jim Moore Boulevard.

Gigling Road: This roadway is an east-west facility in the central part of former Fort Ord, aligned south of Light Fighter Drive. It connects with several north-south streets, including North South Road General Jim Moore Boulevard.

Imjin Road: Imjin Road is an arterial roadway running south from Reservation Road through the OMC where it ends at 8th Street. The northern portion of Imjin is four lanes, narrowing to two lanes in the southern portion.

Inter-Garrison Road: Inter-Garrison Road is an east-west two-lane arterial that provides a connection from Reservation Road to the central area of former Fort Ord, where Inter-Garrison Road becomes 3rd Street.

Coe Avenue: Coe Avenue, a two-lane arterial, currently provides access to OMC areas south of the golf courses from General Jim Moore Boulevard. It starts at General Jim Moore Boulevard and ends immediately east of State Highway 1 at its intersection with Monterey Road.

General Jim Moore Boulevard: This facility is the major north-south roadway through the southern part of former Fort Ord. It begins north of State Highway 218 and follows the western edge of former Fort Ord at the Seaside city limits. Farther north, General Jim Moore Boulevard intersects the Coe Avenue intersection, and continues to an intersection with Light Fighter Drive. General Jim Moore Boulevard ends at 3rd Street, where it becomes 4th Avenue.

2.1.4 Existing Roadway Lane Use Configurations

Traffic volumes collected by the regional MPO and various cities were used to determine current traffic conditions at the ACPs and affected intersections, and to provide data on historic traffic volumes.

In 2009, traffic volumes were collected for 24-hour periods in order to determine annual average daily traffic (AADT) volumes on major road segments within the POM. This information is shown on Figure 4. Existing traffic volume data from 2005 was used to determine AADT volumes on major road segments within the OMC and is shown on Figure 5.

After identifying the current AADT traffic volumes, the existing road network was examined to determine the current size (i.e. lane use configuration) of the major routes. This information is presented on the "Corridor Size" graphics on Figure 6 (for the POM and immediately adjacent area) and Figure 7 (for the OMC and immediately adjacent area).

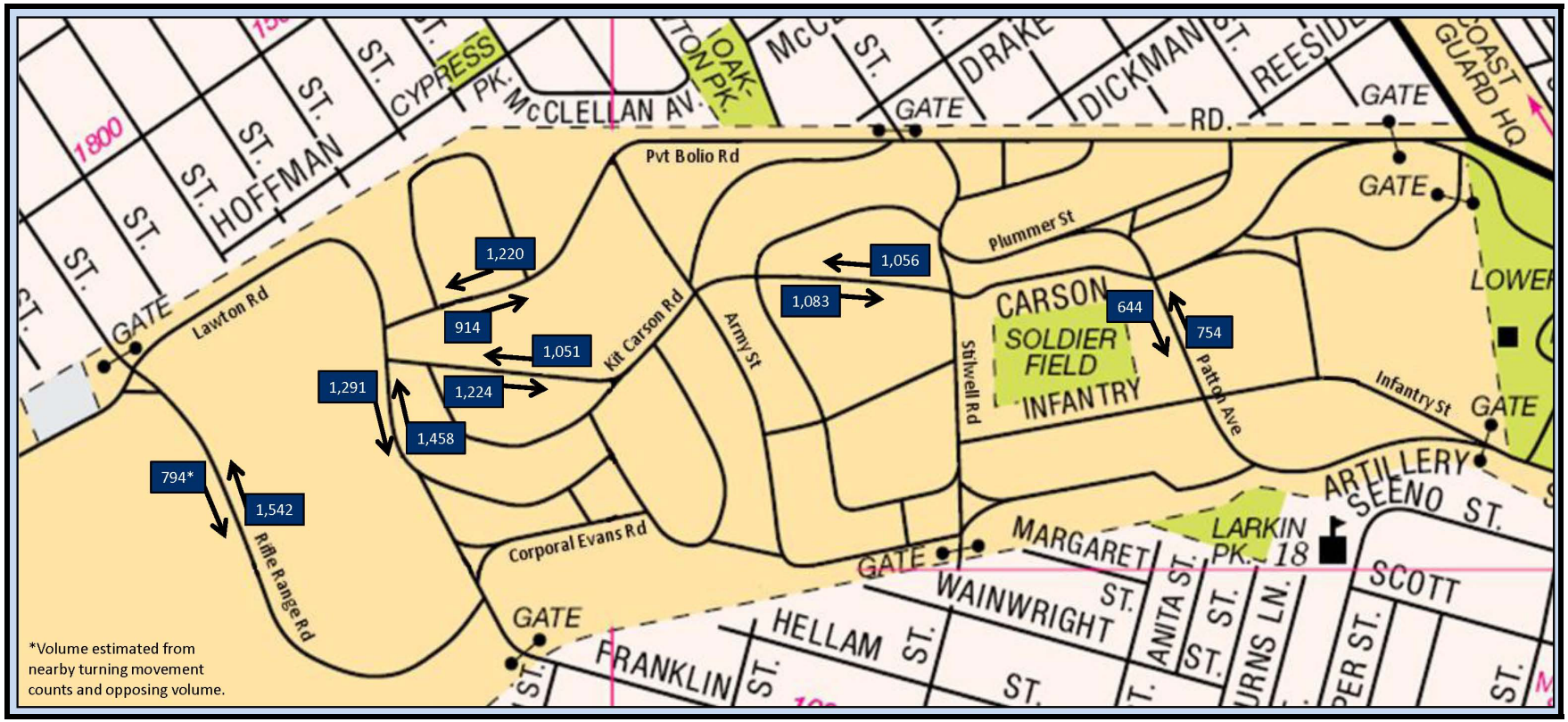

Figure 4. Weekday Daily Traffic Volumes—POM

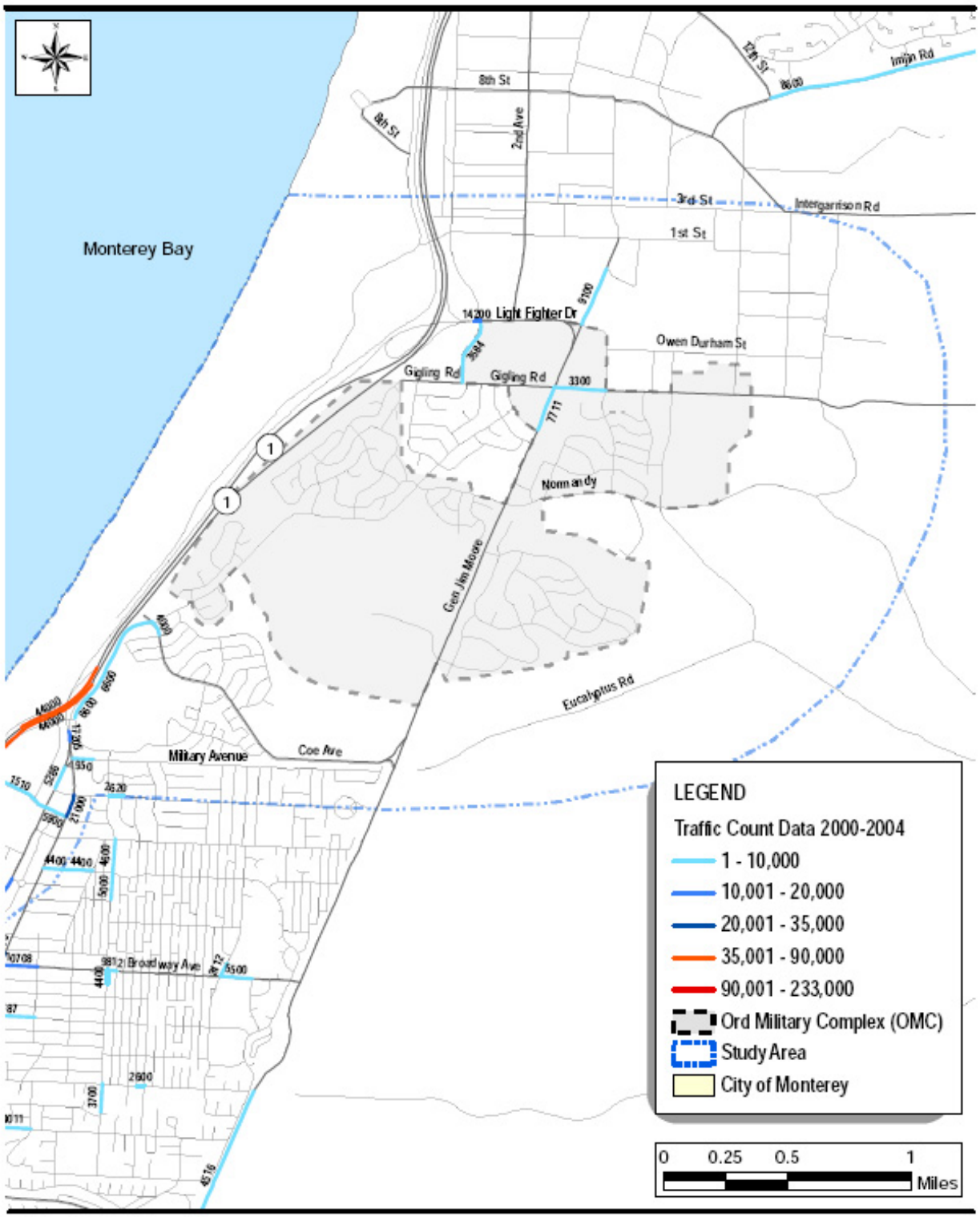

Figure 5. Weekday Daily Traffic Volumes—OMC

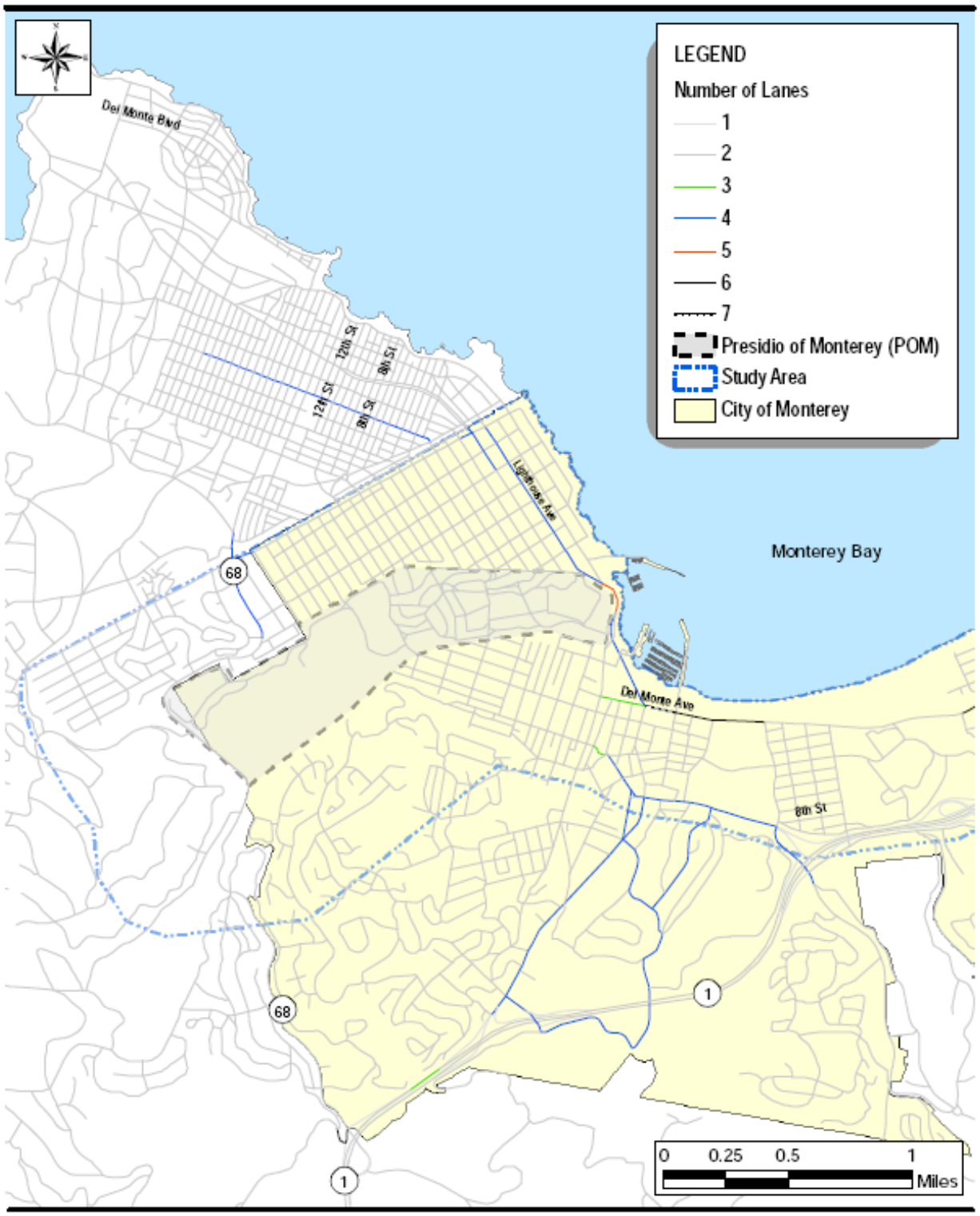

Figure 6. Corridor Size—POM

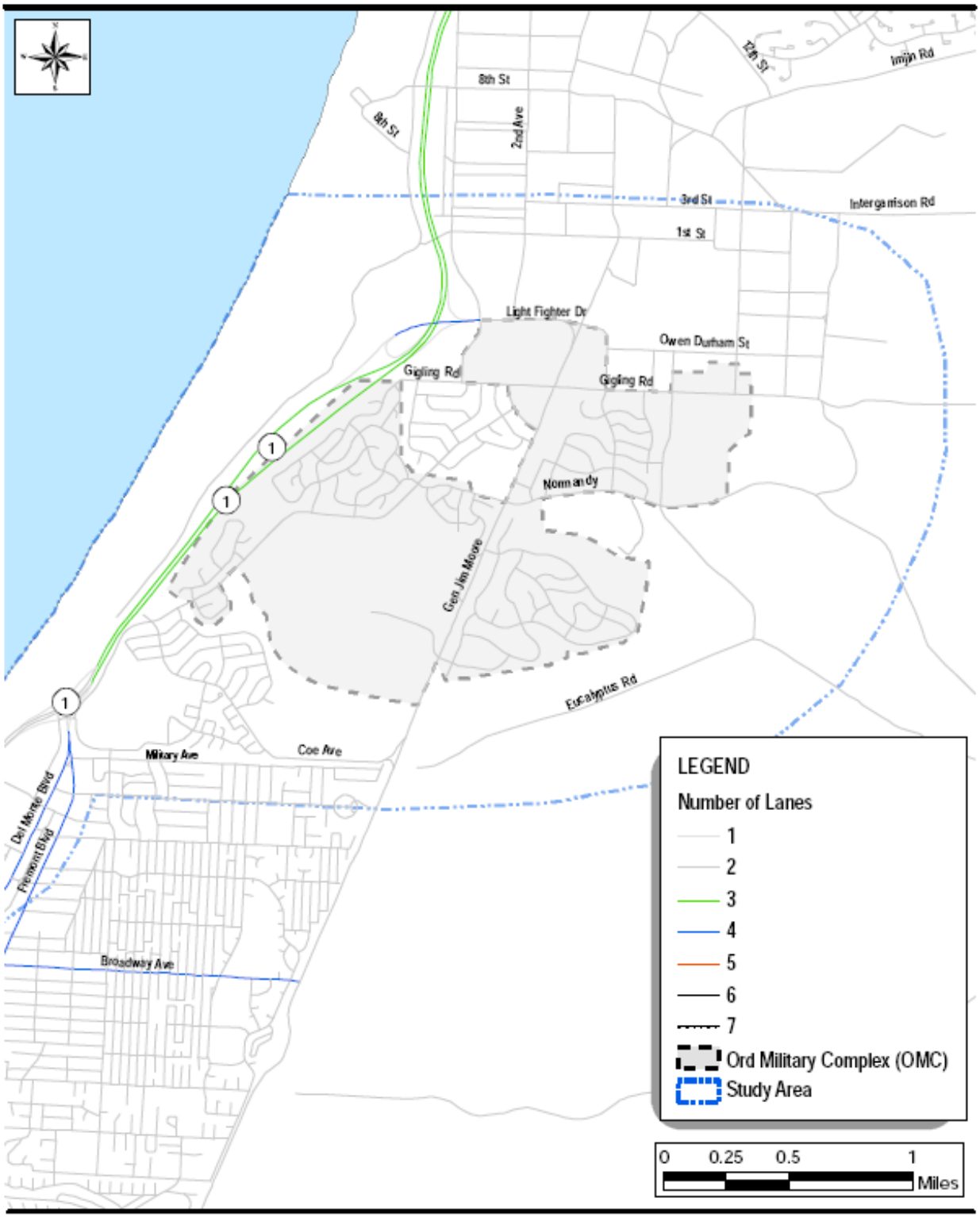

Figure 7. Corridor Size—OMC

2.1.5 Existing Intersection Descriptions

Major intersections within the POM include:

Taylor Street and Rifle Range Road and Mason Road and Lawton Road

The traffic flow at the intersection of Mason Road, Lawton Road, Taylor Street and Rifle Range Road consists of four approaches. The lane configuration of the Mason Road approach from the west consists of a single through/left turn lane. The Lawton Road approach from the east consists of a combined through/right/left turn lane. Both the approach on Taylor Street from the north and the approach from the south on Rifle Range Road have a combined through/right/left turn lane.

Rifle Range Road and SSG Fronins Street

The SSG Fronins Street at Rifle Range Road intersection consists of three approaches. The approach from the north along Rifle Range Road consists of a combined through/right turn lane. The approach from the south along Rifle Range Road consists of a combined through/left turn lane. The lane configuration of the SSG Fronins Street approach from the west is a combined left/right turn lane.

Patton Avenue and Plummer Street

The Patton Avenue at Plummer Street intersection consists of three approaches. The approach from the south along Patton Avenue consists of a combined through/left turn lane. The approach from the west along Plummer Street consists of a combined right turn /left turn lane. The lane configuration of the Patton Avenue approach from the north is a combined left/right turn lane.

Kit Carson Road at Stillwell Road and Plummer Street

The Kit Carson Road at Stillwell Road and Plummer Street intersection consists of four approaches. The lane configuration of the Stillwell Road for both approaches is a combined through/left/right turn lane. The approach of Plummer Street from the east consists of an exclusive right turn lane and an exclusive through/left turn lane. The approach along Kit Carson Road from the west consists of a combined through/left/right turn lane.

Army Street and Private Bolio Road

The Army Street at Private Bolio Road intersection consists of three approaches. The approach from the south along Army Street consists of a combined left/right turn lane. The approach from the east along Private Bolio Road consists of a combined through/right turn lane. The lane configuration of the Private Bolio Road approach from the east is a combined through/left turn lane.

Army Street and Kit Carson Road

The Army Street at Kit Carson Road intersection consists of four approaches. The lane configuration of Army Street for both the north and south approaches is a combined through/left/right turn lane. The lane configuration of Kit Carson Road for both the east and west approaches is a combined through/left/right turn lane.

Kit Carson Road at Lewis Road

The Kit Carson Road at Lewis Road intersection consists of three approaches. The approach from the north along Lewis Road consists of a combined through/right turn lane. The approach from the south along Lewis Road consists of a combined through/left turn lane. The lane configuration of the Kit Carson Road approach from the west is a combined through/left/right turn lane.

Lawton Road at Kit Carson Road

The Lawton Road at Kit Carson Road intersection consists of four approaches. The Lawton Road approaches both consist of a combined through/left/right turn lane. The approach from the east on Kit Carson Road is a single through/left/right turn lane. The approach to this intersection for the west is from a parking lot and consists of a single through/left/right turn lane.

Lawton and Franklin Street at Rifle Range Road

The traffic flow at the intersection of Franklin Road and Rifle Range Road consists of three approaches. The Franklin Road approach from the north consists of a combined through/right turn lane. The Franklin Road approach from the south consists of an exclusive through lane and exclusive left turn lane. The approach from Rifle Range Road from the west consists of an exclusive left turn lane and an exclusive right turn lane.

Lawton Road at Private Bolio Road

The traffic flow at the intersection of Lawton Road and Private Bolio Road consists of three approaches. All three approaches consist of a combined through/left/right turn lane.

Major intersections near the Presidio of Monterey include:

Taylor Street at Prescott Lane

The Taylor Street and Prescott Street intersection consists of four approaches. The Taylor Street approaches both consist of a combined through/left/right turn lane. The Prescott Street approach from the east consists of a combined through/right turn lane and an exclusive left turn lane. The Prescott Street approach from the west consists of a combined through/left turn lane and an exclusive right turn lane. The intersection is signalized and has pedestrian signal heads and push buttons. Pedestrian crosswalks are provided on all four approaches.

Franklin Street at High Street

The Franklin Street and High Street intersection consists of four approaches. The Franklin Street approaches both consist of a combined through/left/right turn lane. The lane configuration of High Street approaches both consist of a combined through/left/right turn lane. The intersection has stop signs for both High Street approaches but there are no stop signs for either Franklin Street approach. Pedestrian crosswalks are provided at all four approaches.

Van Buren Street at Franklin Street

The Van Buren Street and Franklin Street intersection consists of four approaches. All four approaches consist of a combined through/left/right turn lane. The intersection is signalized and has pedestrian signal heads and push buttons. Pedestrian crosswalks are provided on all four approaches.

Pacific Street at Franklin Street

The Pacific Street and Franklin Street intersection consists of three approaches. The Pacific Street approaches both consist of an exclusive left turn lane and a combined through/right turn lane. The Franklin Street approach from the west consists of a combined through/right turn lane and an exclusive left turn lane. The intersection is signalized and has pedestrian signal heads and push buttons. Pedestrian crosswalks are provided on all four approaches.

Lighthouse Avenue and Private Bolio Road

The intersection of Lighthouse Street and Private Bolio Road consists of three approaches. The approach from the north along Lighthouse Avenue consists of an exclusive through lane and a combined through/right

turn lane. The Lighthouse Avenue approach from the south consists of two exclusive through lanes and an exclusive left turn lane. The lane configuration of the Private Bolio Road approach from the west consists of a right turn lane.

Major intersections within the OMC include:

First Avenue at Gigling Road

The traffic flow at First Avenue and Gigling Road consists of three approaches. The First Avenue approach from the north consists of a combined through/left/right turn lane. The lane configuration of the Gigling Road approach from the west consists of a combined through/left/right turn lane. The Gigling Road approach from the east consists of an exclusive through lane as well as an exclusive right turn lane. The intersection has stop signs for all three approaches. There are no pedestrian crosswalks on any of the approaches.

Sixth Division Circle at Gigling Road

The traffic flow at Sixth Division Circle and Gigling Road consists of three approaches. The Sixth Division Circle from the south consists of a single combined through/left/right turn lane. The lane configuration of the Gigling Road approaches both consist of a combined through/left/right turn lane. The intersection has stop signs for the Sixth Division Circle approach. The pedestrian crosswalk is provided for only the Sixth Division Circle approach.

General Jim Moore Boulevard at Gigling Road

The traffic flow at General Jim Moore Boulevard and Gigling Road consists of four approaches. The General Jim Moore Boulevard approach from the south consists of an exclusive left turn lane as well as an exclusive through lane and a combined through/right turn lane. The approach from the north on General Jim Moore Boulevard consists of an exclusive lane for each left turning and right turning traffic as well as two exclusive lanes for through traffic. The Gigling Road approach from the east has an exclusive lane each for right turning, left turning, and through traffic. The Gigling Road approach from the west has an exclusive lane for left turning and a combined lane for through/right turning traffic. The intersection is signalized and has pedestrian signal heads and push buttons. Pedestrian crosswalks are provided on all four approaches.

Monterey Road at Normandy Road

The Monterey Road and Normandy Road intersection consists of four approaches. All four approaches consist of a combined through/left/right turn lane. The intersection is has stop signs on all four approaches. Pedestrian crosswalks are provided on all four approaches.

General Jim Moore Boulevard at Normandy Road

The traffic flow at General Jim Moore Boulevard and Normandy Road consists of four approaches. The General Jim Moore Boulevard approach from the south consists of an exclusive left turn lane as well as a through lane and a combined through/right turn lane. The approach from the north on General Jim Moore Boulevard consists of an exclusive lane for each left turning and right turning traffic as well as two exclusive lanes for through traffic. The Normandy Road approaches both have a combined lane for through/left/right turning traffic. The intersection is signalized and has pedestrian signal heads and push buttons. Pedestrian crosswalks are provided on both Normandy Road approaches as well as the northern approach of General Jim Moore Boulevard.

California Avenue at Monterey Road

The Monterey Road and California Road intersection consists of four approaches. All four approaches consist of a combined through/left/right turn lane. The intersection has stop signs on all four approaches. Pedestrian crosswalks are provided on all four approaches.

Major intersections near the OMC include:

Second Avenue at First Street

The Second Avenue and First Street intersection consists of four approaches. The Second Avenue approaches both have a three lane configuration; one exclusive left turn lane, an exclusive through lane, and a combined through/right turn lane. The First Street approach from the west consists of a single combined through/left/right turn lane. The First street approach from the east consists of an exclusive right turn lane and a combined through/left turn lane. The intersection has stop signs on all four approaches. Pedestrian crosswalks are provided on all four approaches.

First Avenue at Light Fighter Drive and Highway 1 Off-Ramp

The First Avenue and Light Fighter Drive/Highway 1 ramp intersection consists of four approaches. The First Avenue approach from the south consists of two lanes; an exclusive left turn lane and an exclusive right turn lane. The lane configuration of the First Avenue approach from the north consists of three exclusive lanes, one each for left turning, through, and right turning traffic. The Highway 1 off-ramp approach from the west consists of an exclusive through lane and a combined through/right turn lane. The Light Fighter Drive approach from the east consists of an exclusive left turn lane and two exclusive through lanes. The intersection has stop signs for the First Avenue approaches only. There are no pedestrian crosswalks on any approach.

Second Avenue at Light Fighter Drive

The traffic flow at the intersection of Second Avenue and Light Fighter Drive consists of four approaches. The Second Avenue approach from the south consists of a combined lane for through/left/right turning traffic. The Second Avenue approach from the north consists of three exclusive lanes, one each for through/left/right turning traffic. The Light Fighter Drive approaches both consist of an exclusive left turn lane and two exclusive through lanes. The intersection is signalized and has pedestrian signal heads and push buttons for both the Second Avenue approaches as well as the eastern Light Fighter Drive approach. Pedestrian crosswalks are provided on both Second Avenue approaches as well as the eastern approach of Light Fighter Drive.

General Jim Moore Boulevard at Light Fighter Drive

The General Jim Moore Boulevard and Light Fighter Drive intersection consists of four approaches. The General Jim Moore Boulevard approach from the south consists of two exclusive left turn lanes and a combined through/right turn lane. The lane configuration of the northern approach of General Jim Moore Boulevard consists of an exclusive left turn lane, an exclusive through lane, and a combined through/right turn lane. The Light Fighter Drive approaches both consist of an exclusive left turn lane and a combined through/right turn lane. This is a signalized intersection with a pedestrian signal head and push button for the western approach of Light Fighter Drive.

Monterey Road at Coe Avenue

The traffic flow at the intersection of Monterey Road and Coe Avenue consists of three approaches. The Monterey Road approach from the west consists of an exclusive lane each for through traffic as well as a lane for right turning traffic. The Monterey Road approach from the east consists of an exclusive lane each for through traffic as well and left turn lane. The Coe Avenue approach from the south consists of an exclusive left turn lane as well as an exclusive right turn lane. All three approaches are controlled by stop signs and all three approaches have pedestrian crosswalks.

General Jim Moore Boulevard at McClure Way-Arloncourt Road

The General Jim Moore Boulevard and McClure Way/Arloncourt Road intersection consists of four approaches. The General Jim Moore Boulevard approaches both consist of an exclusive left turn lane, exclusive right turn lane, and two dedicated through lanes. The Arloncourt Road approach from the east consists of a combined left/right turn lane. The McClure Way approach from the west consists of a combined through/left/right turn lane. The intersection has stop signs on all four approaches.

General Jim Moore Boulevard at Coe Avenue

The General Jim Moore Boulevard and Coe Avenue intersection consists of three approaches. The Coe Avenue approach from the west consists of an exclusive lane each for left turning and right turning traffic. The lane configuration of the southern approach from General Jim Moore Boulevard consists of an exclusive left turn lane as well as an exclusive through lane. The lane configuration of the northern approach from General Jim Moore Boulevard consists of an exclusive right turn lane as well as an exclusive through lane.

Fremont Boulevard at Monterey Road

The traffic flow at the intersection of Fremont Boulevard and Monterey Road consists three approaches. The Fremont Boulevard approach from the south consists of an exclusive left turn lane, an exclusive through lane, and a combined through/right turn lane. The Monterey Road approach from the east consists of a combined through/right turn lane. The Monterey Road approach from the west consists of an exclusive right turn lane, an exclusive left turn lane, and a combined through/left turn lane. The intersection is signalized on all three approaches and there are no pedestrian crosswalks.

Fremont Boulevard at Del Monte Boulevard-Military Avenue

The traffic flow at the intersection of Fremont Boulevard and Del Monte Boulevard/Military Avenue consists of four approaches. The Del Monte approach from the southwest consists of an exclusive left turn lane as well as a dedicated right turn lane. The Military Avenue approach from the east consists of a single right turn lane. The Fremont Boulevard approaches both consist of an exclusive through lane and a combined through/right turn lane. The Del Monte and Military Avenue approaches have stop signs. There are no pedestrian crosswalks on any of the approaches.

General Jim Moore Boulevard at Broadway Avenue

The General Jim Moore Boulevard and Broadway Avenue intersection consists of three approaches. The lane configuration for General Jim Moore Boulevard for both approaches consists of a combined through/left/right turn lane. The Broadway Avenue approach from the west consists of a combined left/right turn lane. The intersection has stop signs on all three approaches. Pedestrian crosswalks are not provided on any approach.

General Jim Moore Boulevard at State Highway 218

The General Jim Moore Boulevard and State Highway 218 intersection consists of three approaches. The General Jim Moore Boulevard approach from the north consists of an exclusive left turn lane as well as a dedicated right turn lane. The State Highway 218 approach from the east consists of a dedicated through lane and a dedicated left turn lane. The State Highway 218 approach from the west consists of a dedicated through lane as well as an exclusive right turn lane. The intersection is signalized and has pedestrian signal heads and push buttons. Pedestrian crosswalks are provided for all four approaches.

2.2 Existing Intersection Levels of Service

Urban road systems are ultimately controlled by the function of the major intersections. Intersection failure directly reduces the number of vehicles that can be accommodated during the peak hours that have the highest demand and the total daily capacity of a corridor. As a result of this strong impact on corridor function, it is important to determine how well the major intersections are functioning by determining their LOS.

LOS is a qualitative measure developed by the transportation profession to quantify driver perception for such elements as travel time, number of stops, total amount of stopped delay, and impediments caused by other vehicles. It provides a scale that is intended to match the perception by motorists of the operation of the intersection. Level of Service provides a means for identifying intersections that are experiencing operational difficulties, as well as providing a scale to compare intersections with each other. The level of service scale represents the full range of operating conditions. The scale is based on the ability of an intersection or street segment to accommodate the amount of traffic using it. The scale ranges from "A" which indicates little, if any, vehicle delay, to "F" which indicates significant vehicle delay and traffic congestion (Table 1). LOS computational analysis is guided by the procedures outlined in the Transportation Research Board's Highway Capacity Manual – Special Report 209 using the Highway Capacity Software, version 4.1f.

Table 1. Description of Traffic Level of Service (LOS)

Level of Service	Description	Delay
A	Free flow conditions	Little or no delay
B	Reasonably free flow conditions	Short traffic delays
C	Stable operations	Average traffic delays
D	High density, bordering unstable flow	Long traffic delays
E	Very unstable operations	Very long delays
F	Forced or breakdown flow	Stop and go conditions

Source: *The Transportation Research Board's Highway Capacity Manual*

2.2.1 Signalized Intersections

For signalized intersections, recent research has determined that average stopped delay per vehicle is the best available measure of level of service. Table 2 identifies the relationship between level of service and average stopped delay per vehicle. The procedures used to evaluate signalized intersections use detailed information on geometry, lane use, signal timing, peak hour volumes, arrival types and other parameters. This information is then used to calculate delays and determine the capacity of each intersection. Generally, an intersection is determined to be functioning adequately if operating at LOS C or better.

Table 2. Level of Service Criteria (Signalized Intersections)

Level of Service	Stopped Delay per Vehicle (sec)
A	< 10
B	10 to 20
C	20 to 35
D	35 to 50
E	50 to 80
F	> 80

Source: *The Transportation Research Board's Highway Capacity Manual*

2.2.2 Unsignalized Intersections

Level of service for unsignalized intersections is based on the delay experienced by each movement within the intersection, rather than on the overall stopped delay per vehicle at the intersection. This difference from the method used for signalized intersections is necessary since the operating characteristics of a stop-controlled intersection are substantially different. Driver expectations and perceptions are also entirely different. For two-way stop controlled intersections, the through traffic on the major (uncontrolled) street experiences no delay at the intersection. Conversely, vehicles turning left from the minor street experience more delay than other movements and at times can experience significant delay. Vehicles on the minor street, which are turning right or going across the major street, experience less delay than those turning left from the same approach. Due to this situation, the level of service assigned to a two-way stop controlled intersection is based on the average delay for vehicles on the minor street approach.

Levels of service for all-way stop controlled intersections are also based on delay experienced by the vehicles at the intersection. Since there is no major street, the highest delay could be experienced by any of the approaching streets. Therefore, the level of service is based on the approach with the highest delay as shown in Table 3. This table shows the LOS criteria for both the all-way and two-way stop controlled intersections.

Table 3. Level of Service Criteria (Stop Controlled Intersections)

Level of Service	Stopped Delay per Vehicle (sec)
A	< 10
B	10 to 15
C	15 to 25
D	25 to 35
E	35 to 50
F	> 50

Source: *The Transportation Research Board's Highway Capacity Manual*

In order to calculate the LOS, a number of intersections were selected for this traffic technical analysis based on the availability of traffic count data via previous traffic studies. To that end, within the POM boundary, 10 specific intersections were identified. These intersections are as shown in Table 4. For the major street network adjacent to the POM, 12 intersections were identified and are shown in Table 5. In the vicinity of the OMC study area, Table 6 portrays the 6 specific intersections within the OMC and Table 7 portrays the 11 intersections immediately adjacent to the OMC.

Based upon the available information from other studies, the operational characteristics of each intersection were obtained. Note that for each intersection, data was collected and analyzed for the peak hour periods. Peak periods for the POM were 6 am to 8 am (AM peak hour) and 3:30 pm to 5:30 pm (PM peak hour) while the peak periods for the OMC were 7 am to 9 am (AM peak hour) and 4 pm to 6 pm (PM peak hour), to ensure that the intersection's peak volumes were represented.

Table 4. Existing Intersection Level of Service – Locations within POM (2010)		
Intersection	**AM Peak Hour LOS**	**PM Peak Hour LOS**
Taylor Street / Lawton Road / Mason Road / Rifle Range Road	B	B
Rifle Range Road / SSG Fronins Road	B	B
Patton Avenue / Plummer Street	B	B
Stilwel Road / Kit Carson Road	A	A
Army Street / Pvt Bolio Road	B	B
Army Street / Kit Carson Road	A	A
Kit Carson Road / Lewis Road	B	B
Lawton Road / Kit Carson Road	E	B
Lawton / Rifle Range Road / Franklin Street	F	D
Lawton Road / Pvt Bolio Road	C	B

Source: *2009 Data from Gannett Fleming 2010 Comprehensive Transportation Engineering Study, Presidio of Monterey, CA*

Table 5. Existing Intersection Level of Service – Locations outside POM (2010)		
Intersection	**Am Peak Hour LOS**	**PM Peak Hour LOS**
Lighthouse Avenue/Washington Street/Del Monte Avenue	B	B
Foam Street/Reeside Avenue	A	B
Lighthouse Avenue/Reeside Avenue	B	B
Private Bolio Road/Lighthouse Avenue	B	C
Prescott Avenue/Taylor Street	A	B
Prescott Avenue/Lighthouse Avenue	NA	B
Franklin Street/High Street	C	C
Franklin Street/Pacific Street	C	C
Franklin Street/Van Buren Street	B	A
Munras Avenue/Soledad Drive	B	C
Fremont Street/Aguajito Road	C	D
Fremont Street/Abrego Street	B	C

Sources:

(1) 2009 Data from Gannett Fleming 2010 Comprehensive Transportation Engineering Study, Presidio of Monterey, CA

(2) City of Monterey. October 30, 2007. 2007 Artillery Gate Turning Movement Counts, Monterey County, California.

(3) City of Monterey. February 2005. Army Administration Lease of Monte Vista School Traffic Impact Study, Monterey County, California.

(4) Presidio of Monterey. August 17, 2001. Draft Final Environmental Assessment for the Military Construction Project, Monterey County, California.

(5) City of Monterey. April, 2004. General Plan Update Traffic Study, City of Monterey, California.

Table 6. Existing Intersection Level of Service – Locations within OMC (2005)		
Intersection	**AM Peak Hour LOS**	**PM Peak Hour LOS**
First Avenue / Gigling Road	A	A
Sixth Division Circle / Gigling Road	A	A
General Jim Moore Boulevard / Gigling Road	B	B
Monterey Road / Normandy Road	A	A
General Jim Moore Boulevard / Normandy Road	B	B
California Avenue / Monterey Road	C	D

Source: *Presidio of Monterey. December, 2005. Draft Environmental Assessment of Implementation of the Army Residential Communities Initiative Land Exchange, Monterey, California.*

Table 7. Existing Intersection Level of Service – Locations outside OMC (2005)		
Intersection	**AM Peak Hour LOS**	**PM Peak Hour LOS**
Second Avenue / First Street	A	A
First Avenue / Light Fighter Drive	C	D
Second Avenue / Light Fighter Drive	A	A
General Jim Moore Boulevard / Light Fighter Drive	C	C
Monterey Road / Coe Avenue	A	A
General Jim Moore Boulevard / McClure Way-Arloncourt Road	F	C
General Jim Moore Boulevard / Coe Avenue	A	A
Fremont Boulevard / Monterey Road	D	D
Fremont Boulevard / Del Monte Boulevard-Military Avenue	A	E
General Jim Moore Boulevard / Broadway Avenue	D	C
General Jim Moore Boulevard / State Route 218	C	A

Sources:

(1) *Presidio of Monterey. December, 2005. Draft Environmental Assessment of Implementation of the Army Residential Communities Initiative Land Exchange, Monterey, California.*

(2) *Presidio of Monterey. August 17, 2001. Draft Final Environmental Assessment for the Military Construction Project, Monterey County, California.*

2.3 Existing Access Gate Volumes and Operations

2.3.1 POM Access Gates

At the POM there are six access control points (ACPs), or gates. These ACPs are as noted in Table 8. It must be noted that two of the six gates are not open due to mandated anti-terrorism / force protection (AT/FP) measures. These have been included herein for completeness, but data is not available for the two locations. The data shown in Table 8 is based on traffic counts taken during the first and second weeks of August, 2007, as well as data available from the POM for "Pre-September 11th".

Table 8. Traffic Volume Access Control Points – POM (2007 & 2001)					
Access Control Point (ACP)	August, 2007 Data				Pre-September 11th Data
	AM Peak Hour (In)	PM Peak Hour (Out)	Weekday ADT (In)	Weekday ADT (Out)	AM Peak Hour (In)
Franklin Street	446	425	2719	2360	484
Private Bolio Road	176	151	1341	1273	305
Taylor Street	262	278	1676	2833	475
High Street	175	122	754	676	195
Pine Street (closed ACP)	0	0	0	0	364
Artillery Street (closed ACP)	0	0	0	0	130

Source: *City of Monterey. October 30, 2007. 2007 Artillery Gate Turning Movement Counts, Monterey County, California. Presidio of Monterey. December 2007. Draft Environmental Assessment Proposed General Instruction Building Construction FY08, 09, 10 on the Presidio of Monterey, Monterey, California.*

Specific data corresponding for each gate, used to arrive at the values shown in Table 8 above, are shown below. These tables show the daily volumes over a period of one week as observed during the first week of August, 2007.

Franklin Street ACP

The Franklin Street ACP provides the most direct and primary access to the core of the POM. Most of the DLI students living off campus enter the POM at this location. This ACP also provides the most direct and influential access point to the POM for emergency response vehicles. The street grade on Franklin is steep and as such does not lend itself to allow for heavy vehicle/commercial truck traffic. However some heavy vehicle traffic does occur. The ACP includes two inbound lanes and one outbound lane, and is staffed by three guards checking IDs. Traffic volume information at the Franklin Street ACP is provided in Table 9.

Table 9. Traffic Volume Access Control Point – Franklin Street ACP (2007)				
Date	Day	In	Out	Total
8/04/2007	Saturday	1420	1217	2637
8/05/2007	Sunday	1117	1100	2217
8/06/2007	Monday	2696	2304	5000
8/07/2007	Tuesday	2673	2353	5026
8/08/2007	Wednesday	2678	2241	4919
8/09/2007	Thursday	2646	2448	5094
8/10/2007	Friday	2904	2456	5360
8/11/2007	Saturday	1390	1257	2647
8/12/2007	Sunday	1039	1066	2105
Weekday ADT		2719	2360	--
Weekend ADT		1242	1160	--
AM Peak Hour (6:45 AM – 7:45 PM): 446 Vehicles				
PM Peak Hour (4:15 PM – 5:15 PM): 425 Vehicles				

Source: *City of Monterey. October 30, 2007. 2007 Artillery Gate Turning Movement Counts, Monterey*

Private Bolio ACP

The Private Bolio ACP is located at the unsignalized intersection at Lighthouse Avenue. Traffic from New Monterey and Pacific Grove enters the POM travelling southbound on Lighthouse Avenue by making a right turn onto Private Bolio. The southbound traffic entering the POM does not impede traffic because queues can back up to Lighthouse Avenue without impeding through traffic. Northbound traffic from the Lighthouse Tunnel (from Seaside, marina and Downtown) enters the POM making an uncontrolled left turn from lighthouse Avenue onto Private Bolio. Vehicles trying to make this left turn must find an appropriate gap in the southbound traffic on Lighthouse Avenue. The left turn queue at the intersection of Lighthouse Avenue and Private Bolio can be problematic. The ACP includes one inbound lane (with separated tandem positions) and one outbound lane, and is staffed by two guards checking IDs, two guards inspecting vehicles, and one guard at the Visitor Control Center. Traffic volume information at the Private Bolio ACP is provided in Table 10.

Table 10. Traffic Volume Access Control Point – Private Bolio ACP (2007)

Date	Day	In	Out	Total
8/04/2007	Saturday	695	625	1320
8/05/2007	Sunday	557	450	1007
8/06/2007	Monday	1352	1263	2615
8/07/2007	Tuesday	1370	1227	2597
8/08/2007	Wednesday	1447	1374	2821
8/09/2007	Thursday	1308	1221	2529
8/10/2007	Friday	1230	1282	2512
8/11/2007	Saturday	868	829	1697
8/12/2007	Sunday	528	444	972
Weekday ADT		1341	1273	--
Weekend ADT		662	587	--
AM Peak Hour (7:00 AM – 8:00 PM): 176 Vehicles				
PM Peak Hour (4:30 PM – 5:30 PM): 151 Vehicles				

***Source**: City of Monterey. October 30, 2007. 2007 Artillery Gate Turning Movement Counts, Monterey.*

Taylor Street ACP

The Taylor Street ACP provides the only direct access from the POM to New Monterey, Pebble Beach and Pacific Grove. Because of the aforementioned steep grade on Franklin Street, the majority of heavy vehicles/commercial traffic routes through the Taylor Street ACP. There is potential for traffic to queue back and interfere with the traffic signal at Taylor and Prescott. During the PM Peak Hour there does appear to be heavy traffic from Rifle Range Road and Private Bolio (where the DLI classes are) to Mason (where the dorms are located), and this traffic conflicts with vehicles entering the POM from Taylor Street. The ACP includes one inbound lane and one outbound lane, and is staffed by one guard checking POV IDs, one guard checking pedestrian IDs, and one guard performing random inspections. Traffic volume information at the Taylor Street ACP is provided in Table 11.

Table 11. Traffic Volume Access Control Point – Taylor Street ACP (2007)

Date	Day	In	Out	Total
8/04/2007	Saturday	628	553	1181
8/05/2007	Sunday	573	542	1115
8/06/2007	Monday	1797	1394	3191
8/07/2007	Tuesday	1774	1357	3131
8/08/2007	Wednesday	1796	1311	3107
8/09/2007	Thursday	1308	1685	1685
8/10/2007	Friday	1704	1449	3153
8/11/2007	Saturday	658	598	1256
8/12/2007	Sunday	535	498	1033
Weekday ADT		1676	2833	--
Weekend ADT		599	548	--
AM Peak Hour (11:30 AM – 12:30 PM): 262 Vehicles				
PM Peak Hour (4:30 PM – 5:30 PM): 278 Vehicles				

Source: *City of Monterey. October 30, 2007. 2007 Artillery Gate Turning Movement Counts, Monterey.*

High Street ACP

The High Street ACP provides good access for all types of vehicles. The direct route from High Street to the core of the POM is through the residential area to the west of the High Street ACP. This ACP is an important secondary access point for emergency response vehicles to the POM. The ACP includes one inbound lane and one outbound lane, and is staffed by one guard checking POV IDs and one guard checking pedestrian IDs. Traffic volume information at the High Street ACP is provided in Table 12.

Table 12. Traffic Volume Access Control Point – High Street ACP (2007)

Date	Day	In	Out	Total
8/04/2007	Saturday	82	76	158
8/05/2007	Sunday	87	61	148
8/06/2007	Monday	712	685	1397
8/07/2007	Tuesday	838	621	1459
8/08/2007	Wednesday	663	741	1404
8/09/2007	Thursday	765	524	1289
8/10/2007	Friday	792	807	1599
8/11/2007	Saturday	65	75	140
8/12/2007	Sunday	86	81	167
Weekday ADT		754	676	--
Weekend ADT		80	73	--
AM Peak Hour (7:30 AM – 8:30 PM): 175 Vehicles				
PM Peak Hour (4:30 PM – 5:30 PM): 122 Vehicles				

Source: *City of Monterey. October 30, 2007. 2007 Artillery Gate Turning Movement Counts, Monterey.*

Data was collected at the four open ACPs during the development of the 2010 Comprehensive Transportation Engineering Study. Traffic demands were observed and recorded at each ACP and compared to the October 2007 and September 2001 counts shown above from the City of Monterey. In general, there was an increase in demands observed at the ACPs as compared to 2001 and 2007. Nearly 40 percent of the traffic demand occurs at the Franklin Street ACP. The total 2009 traffic demands are shown in Table 13.

Table 13. Traffic Demands at Four Open ACPs (2009)

ACP	Private Bolio	Franklin Street	High Street	Taylor Street	Combined
Number of Vehicles Processed in Peak Hour	342	611	230	391	1574
Number of Maximum Queued Vehicles in Peak Hour	9	24	2	10	45
Total Existing Peak Hour Demand	351	635	232	401	1619
Total Daily Demand	1392	2353	644	1418	5807

Source: *2009 Data from Gannett Fleming 2010 Comprehensive Transportation Engineering Study, Presidio of Monterey, CA*

Of particular interest from the data shown in Table 13 is the proportion of traffic using the gates to access the POM in relation to each other. The data can be further summarized as shown below.

- Franklin Street ACP realizes 41% of the total vehicle daily demand and 39% of the AM peak hour demand.
- Private Bolio ACP realizes 24% of the total vehicle daily demand and 22% of the AM peak hour demand.
- Taylor Street ACP realizes 24% of the total vehicle daily demand and 25% of the AM peak hour demand.
- High Street ACP realizes 11% of the total vehicle daily demand and 14% of the AM peak hour demand.

2.4 Existing Parking Conditions

Existing installation-wide parking supply at the Presidio of Monterey is noted in Table 14 as per data taken and provided by POM staff (current as of April 12, 2007):

Table 14. Existing Available Parking Spaces (2007)

Parking	Available Spaces
Staff	1,320
Reserved	372
Open	1,634
Visitor	67
Handicap	90
Motorcycle	91
Military/GSA	46
Loading zone	5
Total Available Parking	**3,625**

2.5 Existing Transit Service

Monterey-Salinas Transit (MST), an external bus service, provides bus service not only within POM but also between OMC and POM via lines 71-79. Figure 8 illustrates these nine commuter bus routes. Additionally, the external bus service offers services to/from OMC, Naval Postgraduate School, and the POM. An internal shuttle system links key areas on POM. The internal shuttle service operates during the morning, midday, and evening time periods.

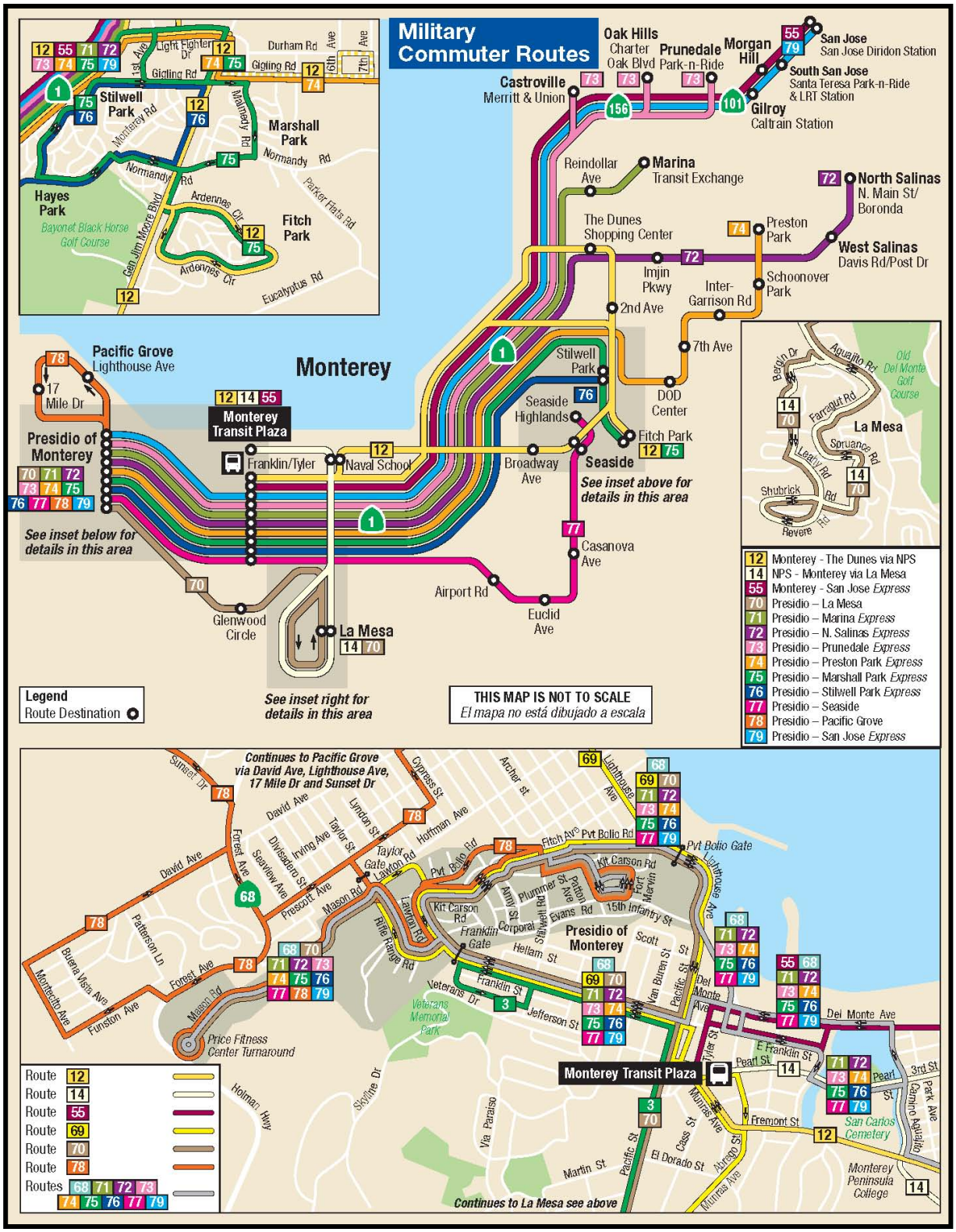

Figure 8. MST Routes Serving POM and OMC

Source: *MST (http://mst.org/maps/1-20-10/Presidio%20Map+1214.pdf)*

2.6 Existing Pedestrian Traffic

Pedestrian activity to, from, and within the POM is relatively heavy compared to the region as a whole. The highest concentration of pedestrian activity occurs across Rifle Range Road, where students travel between the barracks and the Academic Area cross before morning classes beginning at approximately 7:45 am, during the noon lunch period, and after classes ending at approximately 3:30 pm. There is also considerable pedestrian activity between the POM and the restaurants and retail business on Forest Avenue and to other support areas.

Several pedestrian entrances to the POM are located at the ends of streets that dead-end at the POM boundary, such as Clay Street and Lyndon Street. These entrances are often used by POM people who live nearby and by some commuters who choose to park offsite. People seeking to access the transit stops along State Highway 68 often use a pedestrian access on Divisadero Street. A fence was erected around the perimeter of the northwest corner of the POM to discourage crossing State Highway 68 at that location. Access to transit stops on this highway is obtained by way of Divisadero Street and Prescott Avenue. Pedestrian facilities on the POM are non-continuous. Sidewalks are often located solely on one side of a roadway, such as on parts of Mason Road. Crosswalks are provided at some intersections and at mid-block crossing. Formal and informal pedestrian paths provide access to student activity locations. ADA compatibility varies throughout POM, however, curb ramps have been updated in some areas.

Pertinent to bicycle facilities, there are three basic types of bicycle facilities in the Monterey Peninsula. Each type is described below:

- **Bike Path (Class I):** A completely separate right-of-way designed for the exclusive use of cyclists and pedestrians, with minimal crossings for motorists.
- **Bike Lane (Class II):** A lane on a regular roadway, separated from the motorized vehicle right-of-way by paint striping, designated for the exclusive or semi-exclusive use of bicycles. Bike lanes allow one-way bike travel. Through travel by motor vehicles or pedestrians is prohibited, but crossing by pedestrians and motorists is permitted.
- **Bike Route (Class III):** Provides shared use of the roadway, designated by signs or permanent markings and shared with motorists.

The majority of the existing roadways in the POM and the OMC areas do not have dedicated bicycle lanes, nor do they allow enough room for vehicles and bicycles to comfortably share the roadway.

3. POTENTIAL TRAFFIC IMPACTS OF PROJECT ALTERNATIVES

This section presents the potential impacts of the project alternatives on the transportation system. The project alternatives are described herein, followed by the analysis methodology for each alternative. This includes the detailed analysis of trip generation, trip distribution, trip assignment and potential impacts.

3.1 Analysis Methodology

In general, traffic can be affected by construction activities and long-term implementation of the RPMP. Construction effects would be temporary, and could include increased truck traffic, increased construction worker traffic, decreased parking availability due to staging, and possible road detours. Implementation, or operation, impacts could include increased vehicles on POM and OMC from more military and civilian personnel accommodated by new RPMP facilities and changes in traffic distribution from new operations of ACPs.

Increases in traffic volumes are directly related to population growth expected at the POM and OMC sites. In general, as population increases, traffic in the region would also increase with more vehicles and vehicle trips. Table 15 shows expected population growth for military personnel, including students and faculty, at the POM and OMC sites. Family members of students and faculty and civilians that live at OMC are not included. Past estimates indicated that about 6,000 civilians live on site.

Table 15. Projected Population

Fiscal Year	Total Population [1]
2008	8,170
2009	8,958
2010	9,570
2011	10,485
2012	10,086
2015 – 2020	10,088

Source: *2009 Army Stationing and Installation Plan (ASIP) values, Bob Guidi (POM DPW, March 2009).*

[1] Military population living at the installation.

This analysis strives to document trip generation and travel pattern changes that may result from the project level actions. The project-level analysis is based on existing data available for past transportation studies and planning efforts. It is not known how the population estimates relate to the project-level actions. Long range plans (i.e. programmatic level projects) currently lack sufficient detail to accurately quantify and analyze impacts; therefore, these plans will require future supplemental environmental documentation.

The Army is currently in the process of preparing a comprehensive, area-wide traffic and parking analysis for the POM and the OMC. The study in progress will be based on recent and relevant traffic and parking data collected in the field by others, and is much more detailed than existing data, such that traffic and travel patterns will be captured for areas within the POM and OMC, and the surrounding communities. This data would help support future environmental documentation related to RPMP implementation.

3.2 No Action Alternative Traffic Impacts

As stated earlier, the No Action Alternative is defined as the condition that would result if the project were not approved and/or constructed. Because the project is actually approval of a Master Plan rather than a physical construction project, the No Action Alternative would be defined as not approving the RPMP. If the 2008 RPMP is not approved, management of the POM would continue based on the 1980 RPMP that is currently in effect.

The No Action Alternative does include the addition of one of three General Instructional Buildings (GIB's) that were documented in a Final Environmental Assessment (EA) completed in 2007. The EA documents the effects of three proposed GIB's. Two of the GIB's have been completed or are being completed, thus are part of the existing conditions for 2010. The remaining GIB with a parking lot (FY11) is the only GIB included under the No Action Alternative as follows:

- General Instructional Building (FY11): Four-story building; 105,627 square feet

3.2.1 Traffic Impacts

A trip generation analysis was completed for the General Instructional Building (GIB) EA. Due to the proximity of the new GIB to the Taylor Street and Franklin Street gates, it is assumed that all additional traffic will be distributed to these two gates at a proportional percentage to the existing AM Peak Hour ACP Demand. Therefore 39 percent of the additional traffic (69 AM and 76 PM) will use the Taylor Street Gate while the remaining 61 percent (109 AM and 119 PM) will use the Franklin Street Gate. This assumes that none of the new traffic generated will be routed through the Private Bolio Gate or the High Street Gate.

3.3 Alternative 1 - POM Centric Traffic Impacts

3.3.1 Projects Planned for Development by 2015 (Project Level Analysis)

The following are facility upgrades identified for completion by 2015 and potential impacts. Traffic impacts of these facilities are intended to be analyzed at the project-level for the EIS.

Barracks Complex Phase I

The Barracks Complex Phase I facility upgrade action includes the demolition of an existing 1950's era barracks building with a new 164,960 square foot facility. The new barracks complex will increase the dining facility capacity, provide updates to language student accommodations and develop new command and control facilities. Construction of the Barracks Complex Phase I project is planned for the 2011 fiscal year. . Parking capacity would decrease to 192 spaces, only 60 percent of the required 320 parking spaces.

Renovation of Building 326

The restoration of the Weckerling Center (POM Building 326) will improve the facilities usefulness as cultural center used to reinforce cultural differences associated with different languages. Restoration of the 18,403 square foot building originally constructed in 1925 is planned for the 2012 fiscal year. The Weckerling Center (POM Building 326) restoration will include cosmetic refurbishment, interior redesign, and structural improvements. The work will not alter the size or usage of the building.

Barracks Complex Phase IV

The Barracks Complex Phase IV facility upgrade action includes the demolition of an existing 1960's era barracks building with a new 169,500 square foot facility. The new barracks complex will increase the dining

facility capacity, provide updates to language student accommodations and develop new command and control facilities. Construction of the Barracks Complex Phase IV project is planned for the 2015 fiscal year.

3.3.1.1 Traffic Impacts

Based on existing descriptions, the projects planned for development by 2015 are not expected to result in significant long-term traffic increases relative to the No Action Alternative. The described projects are renovations and/or demolitions and reconstruction of existing buildings. It is not expected that these projects would substantially change the number of students and faculty that access the buildings over existing conditions. Therefore, the amount of vehicle trips expected from use of the new facilities in similar to existing conditions and there would be minimal traffic impacts.

Construction of the facilities could result in increased trips in the study area. Construction vehicles would transport construction materials using local roadways both within and outside the POM and using available ACPs. Construction routes or number of trucks needed per building have not been identified; therefore, a quantitative analysis is not possible at this point.

Based on the LOS of existing roadways outside the POM shown in Table 5, additional construction traffic could result in significant impacts, depending on the roadway used. However, all construction impacts would be temporary. Construction traffic would also increase wait times at ACPs as construction vehicles are transporting material to and from the POM. Depending on the ACP used, the impact could be significant. Roads within the POM have generally high LOS ratings, and increased construction traffic may not result in a significant impact. Construction staging could occur in nearby parking lots that would reduce parking availability during the period of construction. Because of already limited parking at POM, this could result in a significant impact. The EIS analysis will identify potential mitigation measures to reduce construction traffic impacts.

- Additional information needed for a quantitative project-level analysis includes:
- Population supported by new facilities
- Expected travel routes of any new students or faculty
- Number of construction trucks, estimates can be per building
- Proposed roads and intersections used during construction
- Access points into POM for construction vehicles
- Number of parking spaces affected during construction

3.3.2 Long Range Projects (Programmatic Level Analysis)

Alternative 1 includes 23 long-range, programmatic level projects that are intended to consolidate operations associated with the DLI to the POM facility. The new buildings will include barracks, classrooms, and recreation and training centers at the POM facility. Alternative 1 also includes some facility improvements at OMC. Future construction at the OMC consists of community and other support centers and development of the Marshall Park and Joe Lloyd Way neighborhoods into self-contained housing and learning sites.

3.3.2.1 Traffic Impacts

Potential traffic impacts of long-range projects include increased vehicle trips into, within, and out of the POM and OMC sites and increased delays at ACPs. The proposed facilities would support increased number of students and faculty that would travel in the study area. Depending on the roadways used, increased traffic outside of the POM could result in significant impacts because several LOS levels in the region are already poor. Traffic delays at ACPs could increase in the long-term as new students and faculty drive into and out of the POM. An exception to this is based on the likelihood of a new ACP being implemented off of SH 68. If this were to be realized, ACP traffic demand would reduce 50 percent at both the Franklin Street and Taylor

Street ACPs. Trips that occur during peak times could result in significant impacts. Roads inside the POM would likely be able to support additional trips. Alternative 1 includes new parking structures, which could alleviate existing parking limitations. Faculty and students living on the site would not increase daily trips relative to those that choose to live off-site because they would be more likely to walk or take short bus rides to classrooms.

Construction impacts of the long-range projects would be similar to those described above for the near-term projects. Construction impacts would be temporary and could be mitigated.

Because there is insufficient detail to assess the impacts of these projects on the area transportation system, trip generation, and distribution, an impact analysis cannot be undertaken. It is recommended that a comprehensive traffic study be undertaken to identify potential impacts associated with these programmatic level projects.

From a general planning level analysis, however, the Army Restationing Plan suggests that the POM is expected to experience a uniformly distributed 14 percent increase to roadways within POM by 2015. This increase was validated by the trip generation analysis (Gannett Fleming 2010). Using this data, future year levels of service can be calculated. Future year levels of service for intersections within the POM are shown in Table 16. The level of service was obtained from the 2010 POM Comprehensive Transportation Study (Gannett Fleming) and reflects a 14 percent increase to all roadways and intersection volumes. Intersections that show a decrease in levels of service without any mitigation are shown with an asterisk in the table.

Table 16. Future Intersection Level of Service – Locations within POM

Intersection	AM Peak Hour LOS	PM Peak Hour LOS
Taylor Street / Lawton Road / Mason Road / Rifle Range Road	C*	B
Rifle Range Road / SSG Fronins Road	B	C*
Patton Avenue / Plummer Street	B	B
Stilwel Road / Kit Carson Road	B*	A
Army Street / Pvt Bolio Road	B	B
Army Street / Kit Carson Road	A	B*
Kit Carson Road / Lewis Road	B	B
Lawton Road / Kit Carson Road	F*	C*
Lawton / Rifle Range Road / Franklin Street	F	D
Lawton Road / Pvt Bolio Road	E*	C*

Source: *2009 Data from Gannett Fleming 2010 Comprehensive Transportation Engineering Study, Presidio of Monterey, CA*

For intersections outside of the POM, future year LOS is shown in Table 17. As with the internal POM intersections, the LOS was obtained from the 2010 POM Comprehensive Transportation Study (Gannett Fleming) and reflects a 14 percent increase to all roadways and intersection volumes. Intersections that show a decrease in levels of service without any mitigation are shown with an asterisk in the table.

Table 17. Future Intersection Level of Service – Locations outside POM		
Intersection	**Am Peak Hour LOS**	**PM Peak Hour LOS**
Lighthouse Avenue/Washington Street/Del Monte Avenue	B	B
Foam Street/Reeside Avenue	A	B
Lighthouse Avenue/Reeside Avenue	B	B
Private Bolio Road/Lighthouse Avenue	B	C
Prescott Avenue/Taylor Street	A	B
Prescott Avenue/Lighthouse Avenue	NA	B
Franklin Street/High Street	C	D*
Franklin Street/Pacific Street	C	C
Franklin Street/Van Buren Street	A	B*
Munras Avenue/Soledad Drive	B	C
Fremont Street/Aguajito Road	C	E*
Fremont Street/Abrego Street	B	C

Source: *2009 Data from Gannett Fleming 2010 Comprehensive Transportation Engineering Study, Presidio of Monterey, CA*

Of particular note is the potential long-term impact to traffic distribution and SH 68 with the addition of a new primary ACP at SH 68. This new ACP would be located at the intersection of SH 68 and SFB Morse Drive, at the POM West Campus boundary. For implementation of this new ACP, SH 68 would have to be widened and a turn-lane added.

Data contained in the 2010 Comprehensive Transportation Study (Gannett Fleming) assessed potential traffic demand shifts in POM ACP's given the potential development of a new ACP at SH 68. Correlating to "Scenario 3" in said report, the assessment suggests a 50% shift from the Franklin Street ACP and a 50 percent shift from the Taylor Street ACP to the new SH 68 ACP. Analyzing this potential shift on existing volumes suggests the new SH 68 ACP may see traffic demands as shown in Table 18:

Table 18. Traffic Demands at Four Open ACPs (Scenario 3) – Existing Traffic Distribution					
ACP	**Private Bolio**	**Franklin Street**	**Taylor Street**	**New SH 68**	**Combined**
Number of Vehicles Processed in Peak Hour	342	306	196	730	1574
Number of Maximum Queued Vehicles in Peak Hour	9	12	5	19	45
Total Existing Peak Hour Demand	351	318	201	749	1619
Suggested ACP Lanes	2	2	1	3	6

Source: *2009 Data from Gannett Fleming 2010 Comprehensive Transportation Engineering Study, Presidio of Monterey, CA*

Table 18 gives a planning level assessment of the volume of traffic demand that may be encountered should a new primary ACP be implemented at SH 68. Traffic demands and corresponding queues reduce at both the Franklin Street ACP and the Taylor Street ACP with the creation of the SH 68 ACP. However the traffic demands noted above are inherently conservative since Scenario 3 from the 2010 Comprehensive Transportation Study also includes the closure of the High Street ACP, while Alternative 1 (POM Centric) contained herein does not. Thus, the traffic demand and potential queues presented in Table 17 may be somewhat less than that shown if the High Street ACP remains open.

The potential number of queued vehicles at a new SH 68 ACP could be on the order of 19 vehicles (under existing traffic conditions) to potentially 22 vehicles (future with 14 percent ambient traffic growth). The queuing of these vehicles may be a significant concern if not mitigated for vehicles stacking back onto SH 68.

3.4 Alternative 2 - POM and OMC Development

3.4.1 Projects Planned for Development by 2015 (Project Level Analysis)

At the level of detail provided, the facility upgrades planned for development by 2015 under Alternative 2 are identical to those identified under Alternative 1. Therefore the impacts would be the same.

To complete a quantitative analysis of potential impacts, the following data is necessary:

- Population supported by new facilities
- Expected travel routes of any new students or faculty
- Number of construction trucks, estimates can be per building
- Proposed roads and intersections used during construction
- Access points into POM for construction vehicles
- Number of parking spaces affected during construction

3.4.2 Long Range Projects (Programmatic Level Analysis)

Alternative 2 includes 29 long-range, programmatic level projects dividing future development between POM and OMC. New buildings would be placed logically within the existing land use areas to maintain a campus-like atmosphere at the POM, while also utilizing the large parcels at the OMC and initiating the OMC as a defense language learning center. The projects generally include new barracks, and additional GIBs at the OMC facility. Alternative 2 also proposes facility improvements at POM site, including new parking structures, classrooms, and several other facilities.

3.4.2.1 Traffic Impacts

Potential traffic impacts of long-range projects include increased vehicle trips into, within, and out of the POM and OMC sites and increased delays at ACPs. The proposed facilities would support increased number of students and faculty that would travel in the study area. Depending on the roadways used, increased traffic outside of the POM could result in significant impacts because several LOS levels in the area are already poor. LOS levels outside the OMC sites are better relative to POM and may be able to support additional traffic from new students and faculty without further degrading traffic conditions. Traffic delays at ACPs could increase in the long-term as new students and faculty drive into and out of the POM and OMC. An exception to this is based on the likelihood of a new ACP being implemented off of SH 68. If this were to be realized, ACP traffic demand would reduce 50 percent at both the Franklin Street and Taylor Street ACPs. Trips that occur during peak times could result in significant impacts. Roads inside the POM and OMC would likely be able to support additional trips. Alternative 2 includes new parking structures, which could alleviate existing parking limitations. Faculty and students living on the site would not increase daily trips relative to those that choose to live off-site because they would be more likely to walk or take short bus rides to classrooms.

Construction impacts of the long-range projects would be similar to those described for the near-term projects under Alternative 1. Construction impacts would be temporary and could be mitigated.

Because there is insufficient detail to assess the impacts of these projects on the area transportation system, trip generation, and distribution, an impact analysis cannot be undertaken. It is recommended that a comprehensive traffic study be undertaken to identify potential impacts associated with these programmatic level projects.

4. CONCLUSIONS

The RPMP Alternatives 1 or 2 could affect traffic within the POM sites and surrounding cities. Traffic impacts would result from both construction of facilities and long-term operation of the facilities. For the EIS analysis, it is necessary to analyze both types of impacts. As currently proposed, projects anticipated to be complete by 2015 will be analyzed at the project-level of detail and projects planned for after 2015 will be analyzed at a programmatic level of detail.

Under the RPMP Alternatives, the Army plans to increase students and faculty at the DLIFLC, which would result in more vehicle trips within the POM and OMC sites and in the surrounding cities. The Army Restationing Plan suggests that the POM is expected to experience a uniformly distributed 14 percent increase to roadways within POM by 2015. This increase was validated by the trip generation analysis (Gannett Fleming 2010). With more vehicles on the road, circulation would likely worsen and delays would increase. If the majority of students and faculty choose to live on-site, traffic impacts would be less. Limited data is available on population growth expected as part of the RPMP alternatives; therefore, the long-term impacts to traffic were analyzed qualitatively and at a programmatic level. Supplemental documentation will be necessary as the projects are further defined.

Construction impacts could include increased construction vehicle trips, delays at the ACPs, and decreased parking availability. With no data available on construction trips, routes, and staging areas, it was not possible to quantify impacts to LOS, delay times, or parking reductions. The EIS will identify appropriate mitigation measures to reduce construction related impacts to traffic.

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Appendix G: Air Quality Emissions

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Short-Range Projects - Construction Emissions

Table C-7. Unmitigated Daily Construction Emissions from Short-Range Projects							
Project Year	CO	VOC	NOx	SOx	PM_{10}	$PM_{2.5}$	CO_2
	Unmitigated Peak Daily Emissions (pounds per day)						
Barracks Phase I Demolition							
2010	19	4	43	0	33	8	5,079
Barracks Phase I Construction							
2010	36	5	25	0	31	7	3,534
2011	46	96	38	0	3	3	5,038
Building 326							
2012	36	5	25	0	31	7	3,534
Barracks Phase IV Demolition							
2014	15	3	32	0	36	9	5,620
Barracks Phase IV Construction							
2014	48	7	35	0	27	7	6,506
2015	47	150	32	0	2	2	6,630
GRAND TOTAL							
2010	55	9	68	0	64	16	8,613
2011	46	96	38	0	3	3	5,038
2012	36	5	25	0	31	7	3,534
2014	63	10	67	0	63	15	12,125
2015	47	150	32	0	2	2	6,630
MBUAPCD Thresholds of Signifiance for Construction							
	NA	NA	NA	NA	82	NA	NA

Table C-8. Mitigated Daily Construction Emissions from Short-Range Projects							
Project Year	CO	VOC	NOx	SOx	PM_{10}	$PM_{2.5}$	CO_2
	Mitigated Peak Daily Emissions (pounds per day)						
Barracks Phase I Demolition							
2010	19	4	43	0	33	8	5,079
Barracks Phase I Construction							
2010	36	5	25	0	13	4	3,534
2011	46	96	38	0	3	3	5,038
Building 326							
2012	36	5	25	0	31	7	3,534
Barracks Phase IV Demolition							
2014	15	3	32	0	36	9	5,620
Barracks Phase IV Construction							
2014	48	7	35	0	12	4	6,506
2015	47	150	32	0	2	2	6,630
GRAND TOTAL							
2010	55	9	68	0	46	12	8,613
2011	46	96	38	0	3	3	5,038
2012	36	5	25	0	31	7	3,534
2014	63	10	67	0	48	12	12,125
2015	47	150	32	0	2	2	6,630
MBUAPCD Thresholds of Signifiance for Construction							
	NA	NA	NA	NA	82	NA	NA

Note: Highlighted cell indicates a value that exceeds the significance threshold.
Red text indicates a reduction in emissions.

Short-Range Projects - Construction Emissions (continued)

Table C-9. Unmitigated Annual Construction Emissions from Short-Range Projects							
Project Year	CO	VOC	NOx	SOx	PM_{10}	$PM_{2.5}$	CO_2
	Unmitigated Annual Emissions (tons per year)						
Barracks Phase I Demolition							
2010	0	0	1	0	1	0	114
Barracks Phase I Construction							
2010	2	0	2	0	1	0	232
2011	3	3	2	0	0	0	347
Building 326							
2012	0	0	0	0	0	0	0
Barracks Phase IV Demolition							
2014	0	0	1	0	1	0	112
Barracks Phase IV Construction							
2014	2	0	2	0	1	0	338
2015	6	4	2	0	0	0	385
GRAND TOTAL							
2010	2	0	3	0	2	0	347
2011	3	3	2	0	0	0	347
2012	0	0	0	0	0	0	0
2014	3	0	3	0	1	0	450
2015	6	4	2	0	0	0	385
General Conformity De Minimis Thresholds							
	NA	NA	NA	NA	NA	NA	NA

Table C-10. Mitigated Annual Construction Emissions from Short-Range Projects							
Project Year	CO	VOC	NOx	SOx	PM_{10}	$PM_{2.5}$	CO_2
	Mitigated Annual Emissions (tons per year)						
Barracks Phase I Demolition							
2010	0	0	1	0	1	0	114
Barracks Phase I Construction							
2010	2	0	2	0	0	0	232
2011	3	3	2	0	0	0	347
Building 326							
2012	0	0	0	0	0	0	0
Barracks Phase IV Demolition							
2014	0	0	1	0	1	0	112
Barracks Phase IV Construction							
2014	2	0	2	0	0	0	338
2015	3	4	2	0	0	0	385
GRAND TOTAL							
2010	2	0	3	0	1	0	347
2011	3	3	2	0	0	0	347
2012	0	0	0	0	0	0	0
2014	3	0	3	0	1	0	450
2015	3	4	2	0	0	0	385
General Conformity De Minimis Thresholds							
	NA	NA	NA	NA	NA	NA	NA

Note: Highlighted cell indicates a value that exceeds the significance threshold.
Red text indicates a reduction in emissions.

Short-Range Projects - Operational Emissions

Table C-11. Unmitigated Daily Operational Emissions from Short-Range Projects							
Project Year	CO	VOC	NOx	SOx	PM_{10}	$PM_{2.5}$	CO_2
	Unmitigated Peak Daily Emissions (pounds per day)						
Barracks Phase I Demolition							
2011	(112)	(21)	(16)	(0)	(11)	(2)	(8,335)
Barracks Phase I Construction							
2011	154	30	22	0	15	3	11,589
Building 326							
2012	-	-	-	-	-	-	-
Barracks Phase IV Demolition							
2015	(112)	(21)	(16)	(0)	(11)	(2)	(8,335)
Barracks Phase IV Construction							
2015	127	32	20	0	18	4	13,819
GRAND TOTAL							
2011	41	9	6	0	4	1	3,254
2012	41	9	6	0	4	1	3,254
2013	41	9	6	0	4	1	3,254
2014	41	9	6	0	4	1	3,254
2015	57	20	9	0	11	2	8,738
Operational emissions for 2016 - 2030 will be equivalent to those in 2015.							
MBUAPCD Thresholds of Signifiance for Operations							
	550	137	137	150	82	NA	NA

Table C-12. Unmitigated Annual Operational Emissions from Short-Range Projects							
Project Year	CO	VOC	NOx	SOx	PM_{10}	$PM_{2.5}$	CO_2
	Unmitigated Annual Emissions (tons per year)						
Barracks Phase I Demolition							
2011	19	4	3	0	2	0	1516
Barracks Phase I Construction							
2011	26	6	4	0	3	1	2108
Building 326							
2012	-	-	-	-	-	-	-
Barracks Phase IV Demolition							
2015	19	4	3	0	2	0	1516
Barracks Phase IV Construction							
2015	22	6	3	0	3	1	2514
GRAND TOTAL							
2011	45	9	6	0	5	1	3,624
2012	45	9	6	0	5	1	3,624
2013	45	9	6	0	5	1	3,624
2014	45	9	6	0	5	1	3,624
2015	85	19	12	0	10	2	7,654
Operational emissions for 2016 - 2030 will be equivalent to those in 2015.							
General Conformity De Minimis Thresholds							
	NA	NA	NA	NA	NA	NA	NA

Note: Highlighted cell indicates a value that exceeds the significance threshold.
Red text indicates a reduction in emissions.

Long-Range Projects - Construction Emissions

Table C-13. Unmitigated Daily Construction Emissions from Long-Range Projects							
Project Year	CO	VOC	NOx	SOx	PM_{10}	$PM_{2.5}$	CO_2
	Unmitigated Peak Daily Emissions (pounds per day)						
Joint Service Headquarters Building							
2016	0	29	0	0	0	0	16
VA Clinic and Parking							
2016	11	35	16	0	8	2	2,294
Administrative Support Center							
2016	0	29	0	0	0	0	16
Joint Service Training Center							
2016	16	37	22	0	9	3	3,332
Emergency Services Center							
2016	11	35	16	0	8	2	2,294
Stillwell Community Center							
2016	0	13	0	0	0	0	7
Barracks Phase II Demolition							
2016	12	2	25	0	35	8	5,500
Barracks Phase II Construction							
2016	26	3	16	0	48	11	3,769
2017	26	113	14	0	1	1	3,877
Barracks Phase III Demolition							
2017	18	4	41	0	70	16	10,309
Barracks Phase III Construction							
2018	22	3	13	0	43	9	3,530
2019	22	101	12	0	1	1	3,626
Classroom Renovation I							
2018	0	13	0	0	0	0	7
Teen Center							
2020	10	13	11	0	3	1	2,294
Classroom Renovation II							
2025	0	25	0	0	0	0	14
General Instruction Buildings (4)							
2020	20	306	11	0	82	17	3,207
Swimming Pool							
2025	9	11	11	0	3	1	2,294
Multi-level Parking							
2016	11	57	16	0	16	4	2,294
2025	17	169	12	0	45	10	4,336
GRAND TOTAL							
2016	87	242	111	0	125	30	19,525
2017	45	117	55	0	71	16	14,186
2018	22	15	13	0	43	9	3,537
2019	22	101	12	0	1	1	3,626
2020	29	320	22	0	85	18	5,501
2025	26	205	23	0	48	11	6,644
MBUAPCD Thresholds of Signifiance for Construction							
	NA	NA	NA	NA	82	NA	NA

Note: Highlighted cell indicates a value that exceeds the significance threshold.
Red text indicates a reduction in emissions.

Long-Range Projects - Construction Emissions (continued)

Table C-14. Mitigated Daily Construction Emissions from Long-Range Projects							
Project Year	CO	VOC	NOx	SOx	PM_{10}	$PM_{2.5}$	CO_2
	Mitigated Peak Daily Emissions (pounds per day)						
Joint Service Headquarters Building							
2016	0	29	0	0	0	0	16
VA Clinic and Parking							
2016	11	35	16	0	4	1	2,294
Administrative Support Center							
2016	0	29	0	0	0	0	16
Joint Service Training Center							
2016	16	37	22	0	4	2	3,332
Emergency Services Center							
2016	11	35	16	0	4	1	2,294
Stillwell Community Center							
2016	0	13	0	0	0	0	7
Barracks Phase II Demolition							
2016	12	2	25	0	35	8	5,500
Barracks Phase II Construction							
2016	26	3	16	0	19	5	3,769
2017	26	113	14	0	1	1	3,877
Barracks Phase III Demolition							
2017	18	4	41	0	70	16	10,309
Barracks Phase III Construction							
2018	22	3	13	0	17	4	3,530
2019	22	101	12	0	1	1	3,626
Classroom Renovation I							
2018	0	13	0	0	0	0	7
Teen Center							
2020	10	13	11	0	2	1	2,294
Classroom Renovation II							
2025	0	25	0	0	0	0	14
General Instruction Buildings (4)							
2020	20	306	11	0	32	7	3,207
Swimming Pool							
2025	9	11	11	0	2	1	2,294
Multi-level Parking							
2016	11	57	16	0	7	2	2,294
2025	17	169	12	0	18	4	4,336
GRAND TOTAL							
2016	87	242	111	0	73	19	19,525
2017	45	117	55	0	71	16	14,186
2018	22	15	13	0	17	4	3,537
2019	22	101	12	0	1	1	3,626
2020	29	320	22	0	34	8	5,501
2025	26	205	23	0	20	5	6,644
MBUAPCD Thresholds of Signifiance for Construction							
	NA	NA	NA	NA	82	NA	NA

Note: Highlighted cell indicates a value that exceeds the significance threshold.
Red text indicates a reduction in emissions.

Long-Range Projects - Construction Emissions (continued)

Table C-15. Unmitigated Annual Construction Emissions from Long-Range Projects							
Project Year	CO	VOC	NOx	SOx	PM_{10}	$PM_{2.5}$	CO_2
	Unmitigated Annual Emissions (tons per year)						
Joint Service Headquarters Building							
2016	0	1	0	0	0	0	1
VA Clinic and Parking							
2016	1	0	1	0	0	0	127
Administrative Support Center							
2016	0	1	0	0	0	0	1
Joint Service Training Center							
2016	1	0	1	0	0	0	129
Emergency Services Center Construction							
2016	1	0	1	0	0	0	127
Stillwell Community Center							
2016	0	0	0	0	0	0	0
Barracks Phase II Demolition							
2016	0	0	1	0	1	0	110
Barracks Phase II Construction							
2016	2	0	2	0	2	0	365
2017	2	3	1	0	0	0	341
Barracks Phase III Demolition							
2017	0	0	1	0	2	0	232
Barracks Phase III Construction							
2018	3	0	2	0	1	0	432
2019	1	2	1	0	0	0	211
Classroom Renovation I							
2018	0	0	0	0	0	0	0
Teen Center							
2020	1	0	0	0	0	0	114
Classroom Renovation II							
2025	0	1	0	0	0	0	0
General Instruction Buildings (4)							
2020	2	4	1	0	1	0	300
Swimming Pool							
2025	0	0	0	0	0	0	97
Multi-level Parking							
2016	1	1	1	0	0	0	179
2025	1	2	1	0	1	0	391
GRAND TOTAL							
2016	6	5	5	0	3	1	1,039
2017	3	3	2	0	2	0	573
2018	3	1	2	0	1	0	432
2019	1	2	1	0	0	0	211
2020	2	4	2	0	1	0	414
2025	2	3	2	0	1	0	488
General Conformity De Minimis Threshold							
	NA	NA	NA	NA	NA	NA	NA

Note: Highlighted cell indicates a value that exceeds the significance threshold.
Red text indicates a reduction in emissions.

Long-Range Projects - Construction Emissions (continued)

Table C-16. Mitigated Annual Construction Emissions from Long-Range Projects							
Project Year	CO	VOC	NOx	SOx	PM_{10}	$PM_{2.5}$	CO_2
	Mitigated Annual Emissions (tons per year)						
Joint Service Headquarters Building							
2016	0	1	0	0	0	0	1
VA Clinic and Parking							
2016	1	0	1	0	0	0	127
Administrative Support Center							
2016	0	1	0	0	0	0	1
Joint Service Training Center							
2016	1	0	1	0	0	0	129
Emergency Services Center							
2016	1	0	1	0	0	0	127
Stillwell Community Center							
2016	0	0	0	0	0	0	0
Barracks Phase II Demolition							
2016	0	0	1	0	1	0	110
Barracks Phase II Construction							
2016	2	0	2	0	1	0	365
2017	2	3	1	0	0	0	341
Barracks Phase III Demolition							
2017	0	0	1	0	2	0	232
Barracks Phase III Construction							
2016	3	0	2	0	0	0	432
2017	1	2	1	0	0	0	211
Classroom Renovation I							
2018	0	0	0	0	0	0	0
Teen Center							
2020	1	0	0	0	0	0	114
Classroom Renovation II							
2025	0	1	0	0	0	0	0
General Instruction Buildings (4)							
2020	2	4	1	0	1	0	300
Swimming Pool							
2025	0	0	0	0	0	0	97
Multi-level Parking							
2016	1	1	1	0	0	0	179
2025	1	2	1	0	0	0	391
GRAND TOTAL							
2016	8	5	7	0	2	1	1,471
2017	4	5	3	0	2	0	784
2018	0	0	0	0	0	0	0
2019	-	-	-	-	-	-	-
2020	2	4	2	0	1	0	414
2025	2	3	2	0	0	0	488
General Conformity De Minimis Threshold							
	NA	NA	NA	NA	NA	NA	NA

Note: Highlighted cell indicates a value that exceeds the significance threshold.
Red text indicates a reduction in emissions.

Long-Range Projects - Operational Emissions

Table C-17. Unmitigated Daily Operational Emissions from Long-Range Projects							
Project Year	CO	VOC	NOx	SOx	PM_{10}	$PM_{2.5}$	CO_2
	Unmitigated Peak Daily Emissions (pounds per day)						
Joint Service Headquarters Building							
2016	-	-	-	-	-	-	-
VA Clinic and Parking							
2016	2	0	0	-	0	0	268
Administrative Support Center							
2016	-	-	-	-	-	-	-
Joint Service Training Center							
2016	2	0	0	-	0	0	409
Emergency Services Center							
2016	2	0	0	-	0	0	268
Stillwell Community Center							
2016	-	-	-	-	-	-	-
Barracks Phase II Demolition							
2017	(56)	(15)	(9)	(0)	(9)	(2)	(6,829)
Barracks Phase II Construction							
2017	112	29	17	0	18	4	13,638
Barracks Phase III Demolition							
2019	(85)	(25)	(13)	(0)	(16)	(3)	(12,118)
Barracks Phase III Construction							
2019	85	25	13	0	16	3	12,118
Classroom Renovation I							
2018	-	-	-	-	-	-	-
Teen Center							
2020	2	0	0	-	0	0	134
Classroom Renovation II							
2025	-	-	-	-	-	-	-
General Instruction Buildings (4)							
2020	4	2	3	-	0	0	4,121
Swimming Pool							
2025	-	0	-	-	-	-	-
Multi-level Parking							
2016	2	1	0	-	0	0	3
2025	2	1	0	-	0	0	3
GRAND TOTAL							
2016	5	1	1	-	0	0	945
2017	61	15	9	0	9	2	7,754
2018	61	15	9	0	9	2	7,754
2019	61	15	9	0	9	2	7,754
2020	67	18	13	0	9	2	12,009
2021	67	18	13	0	9	2	12,009
2022	67	18	13	0	9	2	12,009
2023	67	18	13	0	9	2	12,009
2024	67	18	13	0	9	2	12,009
2025	67	18	13	0	9	2	12,009
2026	67	18	13	0	9	2	12,009
2027	67	18	13	0	9	2	12,009
2028	67	18	13	0	9	2	12,009
2029	67	18	13	0	9	2	12,009
2030	67	18	13	0	9	2	12,009
MBUAPCD Thresholds of Signifiance for Construction							
	550	137	137	150	82	NA	NA

Note: Highlighted cell indicates a value that exceeds the significance threshold.
Red text indicates a reduction in emissions.

Long-Range Projects - Operational Emissions (continued)

Table C-18. Unmitigated Annual Operational Emissions from Long-Range Projects							
Project Year	CO	VOC	NOx	SOx	PM_{10}	$PM_{2.5}$	CO_2
	Unmitigated Annual Emissions (tons per year)						
Joint Service Headquarters Building							
2016	-	-	-	-	-	-	-
VA Clinic and Parking							
2016	0	0	0	-	-	-	49
Administrative Support Center							
2016	-	-	-	-	-	-	-
Joint Service Training Center							
2016	0	0	0	-	-	-	74
Emergency Services Center							
2016	0	0	0	-	-	-	49
Stillwell Community Center							
2016	-	-	-	-	-	-	-
Barracks Phase II Demolition							
2017	(10)	(3)	(1)	(0)	(2)	(0)	(1,242)
Barracks Phase II Construction							
2017	19	5	3	0	3	1	2,480
Barracks Phase III Demolition							
2019	(15)	(5)	(2)	(0)	(3)	(1)	(2,204)
Barracks Phase III Construction							
2019	15	5	2	0	3	1	2,204
Classroom Renovation I							
2018	-	-	-	-	-	-	-
Teen Center							
2020	0	0	0	-	-	-	24
Classroom Renovation II							
2025	-	-	-	-	-	-	-
General Instruction Buildings (4)							
2020	1	0	1	-	-	-	752
Swimming Pool							
2025	-	0	-	-	-	-	-
Multi-level Parking							
2016	0	0	-	-	-	-	0
2025	0	0	-	-	-	-	0
GRAND TOTAL							
2016	1	0	0	-	-	-	172
2017	10	3	2	0	2	0	1,410
2018	10	3	2	0	2	0	1,410
2019	10	3	2	0	2	0	1,410
2020	11	3	2	0	2	0	2,186
2021	11	3	2	0	2	0	2,186
2022	11	3	2	0	2	0	2,186
2023	11	3	2	0	2	0	2,186
2024	11	3	2	0	2	0	2,186
2025	11	3	2	0	2	0	2,186
2026	11	3	2	0	2	0	2,186
2027	11	3	2	0	2	0	2,186
2028	11	3	2	0	2	0	2,186
2029	11	3	2	0	2	0	2,186
2030	11	3	2	0	2	0	2,186
General Conformity De Minimis Threshold							
	NA	NA	NA	NA	NA	NA	NA

Note: Highlighted cell indicates a value that exceeds the significance threshold.
Red text indicates a reduction in emissions.

Baseline to Project Increment - Construction Emissions

Table C-19. Unmitigated Daily Construction Emissions 2010-2030							
Project Year	CO	VOC	NOx	SOx	PM_{10}	$PM_{2.5}$	CO_2
	Total Unmitigated Peak Daily Emissions (pounds per day)						
2010	88	14	93	0	147	34	11,705
2011	77	480	57	0	4	4	8,129
2012	36	5	25	0	31	7	3,534
2013	-	-	-	-	-	-	-
2014	63	10	67	0	63	15	12,125
2015	47	150	32	0	2	2	6,630
2016	-	-	-	-	-	-	-
2017	87	242	111	0	125	30	19,525
2018	45	117	55	0	71	16	14,186
2019	22	15	13	0	43	9	3,537
2020	22	101	12	0	1	1	3,626
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-
2025	29	320	22	0	85	18	5,501
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-
MBUAPCD Thresholds of Signifiance for Construction							
	NA	NA	NA	NA	82	NA	NA

Includes construction emissions from No Action Alternative, Short-Range Projects, and Long-Range Projects.

Table C-20. Mitigated Daily Construction Emissions 2010-2030							
Project Year	CO	VOC	NOx	SOx	PM_{10}	$PM_{2.5}$	CO_2
	Mitigated Peak Daily Emissions (pounds per day)						
2010	88	14	93	0	79	20	11,705
2011	77	480	57	0	4	4	8,129
2012	36	5	25	0	31	7	3,534
2013	-	-	-	-	-	-	-
2014	63	10	67	0	48	12	12,125
2015	47	150	32	0	2	2	6,630
2016	11	57	16	0	7	2	2,294
2017	17	169	12	0	18	4	4,336
2018	-	-	-	-	-	-	-
2019	87	242	111	0	73	19	19,525
2020	45	117	55	0	71	16	14,186
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-
2025	22	15	13	0	17	4	3,537
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-
MBUAPCD Thresholds of Signifiance for Construction							
	NA	NA	NA	NA	82	NA	NA

Includes construction emissions from No Action Alternative, Short-Range Projects, and Long-Range Projects.

Note: Highlighted cell indicates a value that exceeds the significance threshold.
Red text indicates a reduction in emissions.

No Action to Project Increment - Construction Emissions

Table C-21. Unmitigated Annual Construction Emissions 2010-2030							
Project Year	CO	VOC	NOx	SOx	PM_{10}	$PM_{2.5}$	CO_2
	Unmitigated Annual Emissions (tons per year)						
2010	2	0	3	0	2	0	347
2011	3	3	2	0	0	0	347
2012	0	0	0	0	0	0	0
2013	-	-	-	-	-	-	-
2014	3	0	3	0	1	0	450
2015	6	4	2	0	0	0	385
2016	-	-	-	-	-	-	-
2017	6	5	5	0	3	1	1,039
2018	3	3	2	0	2	0	573
2019	3	1	2	0	1	0	432
2020	1	2	1	0	0	0	211
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-
2025	2	4	2	0	1	0	414
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-
General Conformity De Minimis Threshold							
	NA	NA	NA	NA	NA	NA	NA

Includes construction emissions from Short-Range Projects and Long-Range Projects.

Table C-22. Mitigated Annual Construction Emissions 2010-2030							
Project Year	CO	VOC	NOx	SOx	PM_{10}	$PM_{2.5}$	CO_2
	Mitigated Annual Emissions (tons per year)						
2010	2	0	3	0	1	0	347
2011	3	3	2	0	0	0	347
2012	0	0	0	0	0	0	0
2013	-	-	-	-	-	-	-
2014	3	0	3	0	1	0	450
2015	3	4	2	0	0	0	385
2016	1	1	1	0	0	0	179
2017	1	2	1	0	0	0	391
2018	-	-	-	-	-	-	-
2019	8	5	7	0	2	1	1,471
2020	4	5	3	0	2	0	784
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-
2025	0	0	0	0	0	0	0
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-
General Conformity De Minimis Threshold							
	NA	NA	NA	NA	NA	NA	NA

Includes construction emissions from Short-Range Projects and Long-Range Projects.

Note: Highlighted cell indicates a value that exceeds the significance threshold.
Red text indicates a reduction in emissions.

Baseline to Project Increment - Operational Emissions

Table C-23. Unmitigated Daily Operational Emissions 2011-2030							
Project Year	CO	VOC	NOx	SOx	PM_{10}	$PM_{2.5}$	CO_2
	Unmitigated Peak Daily Emissions (pounds per day)						
2011	46	11	10	0	4	1	7,375
2012	41	9	6	0	4	1	3,254
2013	41	9	6	0	4	1	3,254
2014	41	9	6	0	4	1	3,254
2015	57	20	9	0	11	2	8,738
2016	-	-	-	-	-	-	-
2017	5	1	1	-	0	0	945
2018	61	15	9	0	9	2	7,754
2019	61	15	9	0	9	2	7,754
2020	61	15	9	0	9	2	7,754
2021	67	18	13	0	9	2	12,009
2022	67	18	13	0	9	2	12,009
2023	67	18	13	0	9	2	12,009
2024	67	18	13	0	9	2	12,009
2025	67	18	13	0	9	2	12,009
2026	67	18	13	0	9	2	12,009
2027	67	18	13	0	9	2	12,009
2028	67	18	13	0	9	2	12,009
2029	67	18	13	0	9	2	12,009
2030	67	18	13	0	9	2	12,009
MBUAPCD Thresholds of Signifiance for Construction							
	550	137	137	150	82	NA	NA

Includes operational emissions from No Action Alternative, Short-Range Projects, and Long-Range Projects.

No Action to Project Increment - Operational Emissions

Table C-24. Unmitigated Annual Operational Emissions 2011-2030							
Project Year	CO	VOC	NOx	SOx	PM_{10}	$PM_{2.5}$	CO_2
	Unmitigated Annual Emissions (tons per year)						
2011	45	9	6	0	5	1	3,624
2012	45	9	6	0	5	1	3,624
2013	45	9	6	0	5	1	3,624
2014	45	9	6	0	5	1	3,624
2015	85	19	12	0	10	2	7,654
2016	-	-	-	-	-	-	-
2017	1	0	0	-	-	-	172
2018	10	3	2	0	2	0	1,410
2019	10	3	2	0	2	0	1,410
2020	10	3	2	0	2	0	1,410
2021	11	3	2	0	2	0	2,186
2022	11	3	2	0	2	0	2,186
2023	11	3	2	0	2	0	2,186
2024	11	3	2	0	2	0	2,186
2025	11	3	2	0	2	0	2,186
2026	11	3	2	0	2	0	2,186
2027	11	3	2	0	2	0	2,186
2028	11	3	2	0	2	0	2,186
2029	11	3	2	0	2	0	2,186
2030	11	3	2	0	2	0	2,186
General Conformity De Minimis Threshold							
	NA	NA	NA	NA	NA	NA	NA

Includes operational emissions from Short-Range Projects and Long-Range Projects.

Note: Highlighted cell indicates a value that exceeds the significance threshold.
Red text indicates a reduction in emissions.