DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
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DRAFT

FINDING OF NO SIGNIFICANT IMPACT (FONSI)
For An
Environmental Assessment Addressing
Cantonment Area Master Planning at Fort Hunter Liggett, California

Introduction

U.S. Army Garrison Fort Hunter Liggett (USAG FHL) has prepared an Environmental Assessment (EA) that addresses the proposal to implement the 2025 Installation Development Plan (2025 IDP), a master planning document that provides a framework for guiding the installation's physical development and resource utilization over the next 20 years. The 2025 IDP identifies an efficient and flexible long-range development plan that improves mission and operational capacity, captures current and projected mission requirements, and provides strategies to incorporate changing conditions of the environment and ensure energy resilience for FHL. The 2025 IDP includes a Planning Vision, Area Development Plans, Network Plans, and an Integrated Project list.

This EA analyzes the potential impacts of implementing the 2025 IDP at a programmatic level, which would guide the siting and design of future projects in three distinct Planning Districts (Hacienda Heights, Blackhawk Hills, and Mission Valley) in the FHL cantonment area. Future site-specific projects in the FHL cantonment area would be addressed in future supplemental documents to the 2025 IDP or in separate National Environmental Policy Act (NEPA) documentation as those site-specific projects are identified.

Description of Proposed Action and Alternatives

Proposed Action

FHL used guidance in Draft United Facilities Criteria 2-100-01, *Installation Master Planning*, and applicable U.S. Army regulations to conduct the master planning process to develop the 2025 IDP for the FHL cantonment area. FHL stakeholders collaborated to develop a planning vision, goals, and principles to address FHL's major planning issues. During this visioning process, FHL analyzed constraints and opportunities for the cantonment area based on topography, functional districts, routes along which people move, land use, landmarks, important points of access, and other features (such as flooding) affecting development. The result of this analysis was the Framework Plan that organized and divided the cantonment area into the Hacienda Heights District, Blackhawk Hills District, and Mission Valley District and consisted of the following four major elements:

- **Districts**, identifiable geographic areas based on compatible uses;
- **Paths**, routes along which people move, including roadways, trails, sidewalks, and bike paths;
- **Landmarks**, which typically are not occupied spaces but built or natural features used for wayfinding; and
- **Edges**, which separate features through a delineation in scale, material or elevation.

Upon completion of the Framework Plan, FHL began work on the 2025 IDP by completing a preferred course of action (i.e., phasing plans, illustrative plans, and regulation plans) for each District. The

combination of each District's preferred course of action created overall cantonment area network plans (i.e., transportation network plan, pedestrian network plan, bicycle network plan, bus network plan, parking network plan, greenspace infrastructure plan, utility network plan, and planning standards) to be included in the 2025 IDP. As part of the master planning process, FHL developed cantonment area planning standards for buildings, transportation, landscapes, and interior spaces that are presented in the Planning Standards portion of the 2025 IDP.

Alternatives Considered

In addition to the Proposed Action, the U.S. Army Reserve Command (USARC) analyzed a No-Action Alternative. Under the No-Action Alternative, FHL would not implement the Proposed Action as described in the 2025 IDP. Taking no action would not comply with the need, which is to meet FHL's current and future mission requirements and national security objectives while also satisfying the FHL planning vision to create a flexible training environment surrounding an attractive small-town setting with walkable districts and usable public squares, where soldiers, civilians, and their families enjoy living and working. The No-Action Alternative would preclude the use of the installation master planning process to identify, site, and prioritize site-specific actions in a manner that would rectify and prevent FHL planning issues in the cantonment area. FHL would continue to implement site-specific actions on an individual, immediate-needs basis that does not consider the site-specific action's contribution to meeting the planning goals of the cantonment area, nor its effect on future, long-term planning. Under the No-Action Alternative, the 2013 Master Plan, as analyzed in the 2013 EA, along with the 2018 IDP would continue to be implemented in the cantonment area. Thus, implementation of the No-Action Alternative would take proactive steps to update infrastructure to reduce aging utilities and facilities; however, it would be completed per the 2013 EA and 2018 Master Plan Update.

Environmental Analysis

Based on the analysis contained in the EA, the USARC has determined that implementation of the Proposed Action will not have any significant adverse effects on the human or natural environment.

Two environmental resource topics, Communities Affected and Airspace Management and Safety, were omitted from detailed analysis in the EA. The Proposed Action does not involve activities that would directly affect activities outside of FHL. Implementation of the 2025 IDP would include hiring workers in the local labor force and would not result in any outside workers and their dependents moving to the area. There would be no change in the number of personnel assigned to FHL and no changes in area population or associated changes in the demand for housing and public/social services. Additional housing proposed for construction would house base personnel currently living in temporary housing or off-base. Construction impacts for individual site-specific actions would be evaluated under separate NEPA documentation as those site-specific actions are advanced. Implementation of the 2025 IDP would be limited to the FHL cantonment area and would not impact adjacent communities. The Proposed Action would include helicopter parking space improvements to Tusi Army Heliport to accommodate existing and future larger designed helicopters. The Proposed Action does not include components that would change helicopter and fighter jet airspace or safety above, within, or outside the jurisdiction of FHL (i.e., would not increase the amount of air traffic arriving and departing from FHL); therefore, analysis of this topic in the EA is not warranted.

A summary of the impact conclusions that the Proposed Action and No-Action Alternative would have on resource topics analyzed in the EA is presented in the table below.

Resource Topic	Proposed Action	No-Action Alternative
Noise	Long-term, minor, beneficial effects.	Long-term, minor, beneficial effects.
Land Use	Long-term, moderate, beneficial effects.	Slightly greater adverse effects.
Air Quality	Long-term, minor, beneficial effects.	Slightly greater adverse effects.
Geological Resources	Long-term, negligible, adverse effects on topography. Long-term, minor, adverse effects on soil and on humans/property in the event of earthquake activity.	Long-term, negligible, adverse effects on topography. Long-term, minor, adverse effects on soil and on humans/property in the event of earthquake activity.
Water Resources	Short- and long-term, minor, adverse effects.	Slightly greater effects.
Biological Resources	Short- and long-term, minor, adverse effects.	Short- and long-term, minor, adverse effects.
Threatened and Endangered Species	Minor adverse effects on arroyo toad and vernal pool fairy shrimp. Beneficial effects on other threatened and endangered species.	Minor adverse effects on arroyo toad and vernal pool fairy shrimp. Beneficial effects on other threatened and endangered species.
Cultural Resources	No effects on archaeological resources or resources of traditional, religious, or cultural significance to Federally recognized Native American Tribes.	Slightly greater effects.
Infrastructure	Long-term, negligible, adverse impacts on electrical systems, liquid fuel supplies, water supply systems, and solid waste management. Long-term, minor, beneficial impacts on propane systems, sanitary sewer/wastewater systems, and stormwater systems.	Slightly greater effects.
Traffic and Transportation	Long-term, moderate, beneficial effects.	Slightly greater effects.
Hazardous Materials and Waste	No expected effects on pollution prevention. Anticipated long-term, beneficial effects from consolidating and relocating industrial uses, which use hazardous materials and	No expected effects on pollution prevention. Anticipated long-term, beneficial effects from consolidating and relocating industrial uses, which use hazardous materials and

	generate hazardous wastes, away from other land uses.	generate hazardous wastes, away from other land uses.
Health and Safety	Long-term, minor, beneficial effects.	Long-term, minor, beneficial effects.

Mitigation

Best management practices (BMPs) will be implemented to confirm that potentially significant effects can be reduced to less-than-significant levels. Procedures identified to minimize effects to environmental and human resources are identified in the EA and are summarized as follows:

- Industrial uses would be sited farther from noise-sensitive receivers. Decreased vehicle use, shifting traffic to the exterior of the cantonment area, and implementation of vegetated buffers to reduce ambient noise levels.
- Siting of land uses to strengthen the specific vision of each cantonment District.
- Dense, more walkable community and less reliance on vehicle use to reduce air quality effects. Replacement of less energy-efficient buildings with newer, more energy-efficient buildings.
- Soil erosion control measures.
- Building design to comply with United Facilities Criteria (UFC) 3-310-01, Structural Engineering, with Change 3; Executive Order (EO) 13717, Establishing a Federal Earthquake Risk Management Standard; and seismic hazard codes found in the Guidelines for Evaluating and Mitigating Seismic Hazards in California. Implementation of an Earthquake Response Plan (ERP).
- Implement Low-Impact Development (LID) features and other BMPs in the installation's Spill Prevention, Control, and Countermeasures (SPCC) Plan, Stormwater Pollution Prevention Plan (SWPPP), and other plans.
- Existing parking would be reconfigured, and the existing buildings would be removed from the floodplain. New parking would include new grading, pavement, and large (20-foot) planting strips to accommodate stormwater.
- Not siting new buildings in and removal of existing buildings from the 100-year floodplain.
- Site-specific actions designed to minimize vegetation clearing and replace/add native vegetation in accordance with the Street Tree Plan and the Landscape Design Standards. Natural resource management practices would be implemented and coordination with regulatory agencies would be conducted to avoid or minimize impacts.
- Siting facilities to avoid purple amole habitat and implementing facility design that would comply with Energy Independence and Security Act (EISA) requirements, including LID. Designing to comply with LID and EISA requirements to minimize effects on arroyo toad breeding habitat from stormwater runoff and protect the integrity of the pools.
- Site-specific projects would be sited outside of the Mission Viewshed Restricted Building Zone around the Mission San Antonio de Padua, a National Register of Historic Places (NRHP)-listed property
- Implementation of and compliance with procedures for inadvertent discovery of cultural resources as outlined in FHL's Integrated Cultural Resources Management Plan (ICRMP).
- Walkable District design to reduce traffic and transportation effects.
- Removal of old buildings suspected of containing asbestos-containing material (ACM) or lead-based paint (LBP) with applicable regulations.

Regulations

The Proposed Action would not violate any Federal, state, or local environmental regulations.

Commitment to Implementation

The USARC affirms its commitment to implement the EA in accordance with NEPA. Implementation is dependent on funding. The USARC Environmental Program and Training Division will ensure that adequate funds are requested in future years' budgets to achieve the goals and objectives set forth in the EA.

Public Review and Comment

The EA and Draft FONSI were available for public review and comment for 30 days following publication of the Notice of Availability (April 30 to May 30). Review locations were listed in the Notice of Availability. The Draft EA and Draft FONSI were also made available at the following Web site:

https://www.army.mil/liggett

Copies could be obtained by mail, and written comments for FHL could be submitted by mail to the DPW Environmental Office located at 233 California Avenue, Fort Hunter Liggett, CA 93928-7090, or by email to usarmy.hunterliggett.id-readiness.mbx.nepa@army.mil.

Finding of No Significant Impact

After careful review of the EA, I have concluded that implementation of the Proposed Action would not generate significant controversy or have a significant impact on the quality of the human or natural environment. Per 32 CFR Part 651, the EA and Draft FONSI will be made available for a 30-day public comment period. Once any public comments have been addressed, and if a determination is made that the Proposed Action will have no significant impact, the FONSI will be signed, and the action will be implemented. This analysis fulfills the requirements of NEPA and the Council on Environmental Quality Regulations. An Environmental Impact Statement will not be prepared, and the USARC is issuing this FONSI.

_____ _____

Date

Stephen S. Trotter
Colonel, U.S. Army
Garrison Commander

DRAFT ENVIRONMENTAL ASSESSMENT: ADDRESSING CANTONMENT AREA MASTER PLANNING FOR FORT HUNTER LIGGETT, CA

238 California Avenue
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APRIL 30, 2025

SUBMITTED BY
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PREPARED FOR
Directorate of Public Works (DPW),
US Army Garrison Fort Hunter Liggett (USAG FHL)
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Draft Environmental Assessment

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1. EXECUTIVE SUMMARY

At the request of the U.S. Army Garrison Fort Hunter Liggett (USAG FHL) and contracted by U.S. Army Corps of Engineers (USACE), Army Engineering and Support Center, Huntsville (the "Client"), Dewberry Engineers Inc. (Dewberry), in collaboration with The Urban Collaborative, LLC, prepared an Environmental Assessment (EA) of the cantonment area ("Proposed Action"). This EA addresses the proposal by USAG FHL to implement the 2025 USAG FHL Installation Development Plan (2025 IDP), a master planning document that would provide a framework and strategy for guiding future development of USAG FHL's Main Cantonment Area. This EA also analyzes the potential impacts of implementing the 2025 IDP at a programmatic level, which would guide the siting and design of future site-specific actions. Future site-specific actions identified in the 2025 IDP would be individually evaluated in separate National Environmental Policy Act (NEPA) documents as those site-specific actions are advanced.

This EA has been prepared to comply with the requirements of the NEPA of 1969, as amended (42 United States Code [USC] Section 4321 et seq.); the Headquarters, Department of the Army (HQDA) Interim Policy Guidance (July 1, 2024); Department of Defense (DOD) Instruction 4715.9, Environmental Planning and Analysis; and the proposed updated Army NEPA Review Procedure (32 CFR Part 651). CEQ has issued new guidance in the form of an Interim Final Rule for federal agencies to implement NEPA. The Interim Final Rule is open for public comment until March 27, 2025, and becomes effective on April 11, 2025.

Purpose and Need

The purpose of the Proposed Action is to implement the 2025 IDP for the Main Cantonment Area, which consists of three districts: Hacienda Heights, Blackhawk Hills, and Mission Valley. The Proposed Action is needed to continue to meet USAG FHL's current and future mission requirements and national security objectives while also satisfying the installation vision to create a flexible training environment surrounding an attractive small town with walkable districts and usable squares with community amenities for morale and welfare, where soldiers, civilians, and their families enjoy living and working.

Summary of Proposed Action

The Proposed Action is to implement the 2025 IDP for the cantonment area. The 2025 IDP includes three Area Development Plans (ADPs) for the Hacienda Heights, Blackhawk Hills, and Mission Valley Districts.

FHL used guidance in United Facilities Criteria (UFC) 2-100-01, *Installation Master Planning*, and applicable U.S. Army regulations to conduct the master planning process to develop the 2025 IDP for the cantonment area. FHL stakeholders collaborated to develop a planning vision, goals, and principles to address FHL's major planning issues. During this visioning process, FHL analyzed the constraints, opportunities, and environmental sensitivity of the cantonment area based on topography, functional districts, land use, landmarks, important points of access, and other features affecting development. The result of this analysis was the Framework Plan that organized and divided the cantonment area into three distinct districts (i.e., Hacienda Heights, Blackhawk Hills, and Mission Valley).

Upon completion of the Framework Plan, FHL began work on identifying capability gaps and developing implementation plans (i.e., regulating plans, illustrative plans, and phasing plans) for each district's individual ADP. The combination of the districts' individual ADPs created comprehensive network plans (i.e., illustrative Plan, Regulating Plan, Transportation Network Plan, Greenspace Network Plan, and Utility Network Plan) to be included in the 2025 IDP. As part of the master planning process, FHL developed cantonment area planning standards for buildings, transportation, landscapes, and interior public realm spaces that are presented in the FHL Installation

Design Guide. All new site-specific actions in the cantonment area would be developed in accordance with the Regulating Plan and building envelope standards as presented in the Installation Design Guide.

Summary of Environmental Consequences and Mitigation Measures of the Proposed Action

Part of the NEPA process is to identify and evaluate potential environmental effects. Based on the analysis in this document, the following is anticipated:

- Long-term beneficial effects on noise, land use, air quality, water resources, biological resources, threatened and endangered species, infrastructure, traffic and transportation, hazardous materials and waste, and health and safety would be expected.
- Resources and materials with the potential to be adversely affected by the Proposed Action include geological resources, water resources, biological resources, threatened and endangered species, and hazardous materials and waste. In all instances, effects on these resources are expected to be negligible to minor in significance. If impacts are unavoidable, they would be mitigated as discussed in this EA.
- Common best management practices (BMPs) and impact minimization measures are included as part of the action of implementing the 2025 IDP as action design features.
- Use of these design features and selective siting identified in the 2025 IDP, other BMPs identified in FHL's SWPPP, Spill Prevention, Control, and Countermeasures (SPCC) Plan, and other management plans would help minimize effects on surface and groundwater resources, including wetlands and vernal pools.
- No significant effects on Cultural/Tribal resources would be anticipated.
- Proceeding with the No-Action Alternative would result in implementation of the 2013 Master Plan with the 2018 IDP update. New development under this alternative would not be addressing new information, opportunities, or mission and environmental requirements. An analysis of potential impacts under the No-Action Alternative is included in the 2013 EA.

The potential for cumulative effects on the environment was evaluated by reviewing other actions in the vicinity of the FHL that could affect the same environmental resources as the Proposed Action. Although some cumulative effects could occur, they are expected to be negligible to minor in significance. Implementation of the No-Action Alternative would not result in a change in how the cantonment area is developed; therefore, when compared to the Proposed Action, continued ad hoc development of the cantonment area could result in long-term adverse cumulative effects on the quality of the human or natural environment.

Table 1-1 summarizes the potential effects of the Proposed Action and the activities that could be conducted during implementation to avoid or minimize these effects. Identified effects were determined to be insignificant based on evaluation criteria presented for significant effects. Some practices to minimize effects would be required by Federal or State regulations. Most of these requirements are currently met at FHL.

Table 1-1. Summary of Potential Environmental Consequences Associated with the Proposed Action

RESOURCE AREA	PROPOSED ACTION	NO ACTION
Noise	Long-term, minor, beneficial effects would be anticipated from consolidation of industrial uses farther from noise-sensitive uses, facilitation of decreased vehicle use, shifting traffic to the exterior of the cantonment area, and use of trees and other vegetation as buffers to dampen noise along roads and surrounding industrial uses.	Similar effects.
Land Use	Long-term, moderate, beneficial effects would be anticipated from siting and design of proposed facilities in a manner that considers the existing conditions and constraints at the Fort Hunter Liggett (FHL) cantonment area to effectively support the installation's current missions while also making the installations three districts functional, easy to navigate, and aesthetically pleasing to work and live in. Land uses are sited to strengthen the specific vision of each district through the addition or removal of uses and planning features.	Slightly greater adverse effects. Cantonment area development would continue but would not be sited according to FHL's 2025 Installation Development Plan (IDP) planning vision and would not incorporate new/current standards (i.e., form-based code) that adhere to the 2025 IDP.
Air Quality	Long-term, minor, beneficial effects would be anticipated from indirectly reducing air emissions through design of a denser, more walkable cantonment area that would decrease vehicle operations, and through the replacement of older, less-energy-efficient buildings with newer, more-energy-efficient buildings. The Proposed Action would not result in the direct production of air emissions.	Slightly greater adverse effects. The No-Action Alternative would develop more energy-efficient buildings; however, it may not be designed to meet stricter current air quality standards compared to those of 2013 and 2018. The No-Action Alternative does not include electric vehicle (EV) infrastructure that would encourage the use of electric vehicles rather than gasoline-powered vehicles.

RESOURCE AREA	PROPOSED ACTION	NO ACTION
Geological Resources	Long-term, negligible, adverse effects on topography would be anticipated due to siting facilities on slopes that could require grading or other alteration to accommodate development. Long-term, minor, adverse effects on soils would be anticipated from siting of development on soils with limited load-bearing capabilities and from overall increased impervious surfaces that could increase runoff and erosion. Special action design can minimize soil limitations and effects from erosion. Long-term, minor, adverse effects on humans and property could occur in the event of earthquake activity. New site-specific actions proposed within the three districts would be designed in accordance with requirements established in United Facilities Criteria (UFC) 3-310-01, Structural Engineering, with Change 3; Executive Order (EO) 13717, Establishing a Federal Earthquake Risk Management Standard; and seismic hazard codes found in the Guidelines for Evaluating and Mitigating Seismic Hazards in California. Further, Earthquake Response Plan (ERP) activation would reduce the potential for mass casualties generated by a seismic event at the Proposed Action area and FHL.	Similar effects.
Water Resources	Short- and long-term, minor, adverse effects could occur from full implementation of the site-specific action siting and design in the IDP that would result in increased impervious surfaces and stormwater runoff. Effects on groundwater recharge and water quality from increased impervious surfaces could result from increased erosion and sedimentation and possible contamination of runoff. Use of site-specific action designs that are identified in the IDP, including Low-Impact Development (LID) features, and other Best Management Practices (BMPs) in the installation's Spill Prevention, Control, and Countermeasures (SPCC) Plan, SWPPP, and other plans would minimize effects. Existing parking would be reconfigured, and the existing buildings would be removed from the floodplain. New parking would include new grading, pavement, and large (20') planting strips to accommodate stormwater. Long-term beneficial effects would be anticipated from not siting new facilities in and removal of existing structures from the 100-year floodplain. Additionally, the 2025 IDP proposes the installation of engineered bioswales, planting strips, and drainage zones to negate the impacts of increases in runoff from the increase in impervious surface proposed.	Slightly lesser effects. The No-Action Alternative would develop more buildings (1,900,000 square feet) and less total impervious surface (7,892,883.64 square feet) compared to the Proposed Action (1,700,000 square feet of building and 13,200,099.77 square feet of impervious surfaces); therefore, implementation of the No-Action Alternative would require a slight increase in potable water demand and a slight decrease in runoff from imperious surfaces.

RESOURCE AREA	PROPOSED ACTION	NO ACTION
Biological Resources	Short- and long-term, minor, adverse effects on vegetation and wildlife would be anticipated from siting site-specific actions in undeveloped portions of the cantonment area. However, beneficial effects would be anticipated from site-specific actions designed to minimize vegetation clearing and replace/add native vegetation in accordance with the Street Tree Plan and the Landscape Design Standards. Wetland damage could occur due to siting new facilities in the cantonment area, but all site-specific actions would be sited to maintain an appropriate buffer from wetlands. Indirect effects on vernal pools could occur due to siting new facilities near vernal pools. Natural resource management practices would be implemented and coordination with regulatory agencies would be conducted to avoid or minimize impacts, as appropriate.	Similar effects.
Threatened and Endangered Species	Siting of facilities in the cantonment area near arroyo toad and vernal pool fairy shrimp habitats could result in minor adverse impacts on Federally listed species. Beneficial impacts on threatened and endangered species could occur due to specifically siting facilities to avoid purple amole habitat and implementing facility design that would comply with Energy Independence and Security Act (EISA) requirements, including LID. Designing to comply with LID and EISA requirements would minimize impacts on arroyo toad breeding habitat from stormwater runoff and protect the integrity of the pools.	Similar effects.
Cultural Resources	No effects on archaeological resources or resources of traditional, religious, or cultural significance to Federally recognized Native American Tribes would be anticipated. The future site-specific actions do not have the potential for alterations to the viewshed of cultural resources, which would be considered indirect adverse effects. All site-specific actions identified in the FHL 2025 IDP would be sited outside of the Mission Viewshed Restricted Building Zone around the Mission San Antonio de Padua, a National Register of Historic Places (NRHP)-listed property. Facilities are not proposed within the viewshed of the Mission; however, particular care would be taken to preserve the viewshed of the Mission to prevent adverse effects on this historic resource. FHL would coordinate with the SHPO pursuant to 36 Code of Federal Regulations (CFR) Part 800 regarding ways to avoid, minimize, or mitigate adverse effects. If there is an inadvertent find of archaeological materials in an area where a site-specific action was sited, FHL would follow procedures for inadvertent discovery outlined in the installation's Integrated Cultural Resources Management Plan (ICRMP).	Slightly greater effects. Components of the No-Action Alternative (i.e., the ORTC in Blackhawk Hills and the housing area in Hacienda Heights) may alter viewsheds of architectural resources.

RESOURCE AREA	PROPOSED ACTION	NO ACTION
Infrastructure	Long-term, negligible, adverse impacts on electrical systems, liquid fuel supplies, water supply systems, and solid waste management resulting from siting of additional development and increased demand for Jet Propellant 8 (JP-8) for heating would be possible. Long-term, minor, beneficial impacts on propane systems, sanitary sewer/wastewater systems, and stormwater systems would be anticipated due to a decrease in propane demand, incorporation of the landscape screening, preservation of trees, vegetative buffers, and bioswales, and construction of new proposed buildings that would incorporate long-term building planning principles.	Slightly greater effects. As more building space would be developed under the No-Action Alternative compared to the Proposed Alternative, slightly higher amounts of drinking water would be demanded, and slightly higher amount of wastewater would be generated. Additionally, slightly higher amounts of solid waste would be generated by the No-Action Alternative compared to the Proposed Action.
Traffic and Transportation	Long-term, moderate, beneficial effects would be anticipated due to realignment of cantonment area roadways, increased parking, and better integration of the transportation system into the developed portions of the cantonment area that would reduce vehicle trips, traffic congestion, and maintenance costs.	Slightly greater effects. Development in the cantonment area under the No-Action Alternative would include a larger amount of building space and smaller amount of parking spaces compared to those under the Proposed Action. Therefore, it could be assumed that a slightly greater amount of vehicle volume would be added to the cantonment area compared to that occurring under the Proposed Action.
Hazardous Materials and Waste	No expected effects on pollution prevention. Anticipated long-term, beneficial effects from consolidating and relocating industrial uses, which use hazardous materials and generate hazardous wastes, away from other land uses. Old structures that would be removed due to siting of new facilities could contain asbestos-containing material (ACM) or lead-based paint (LBP), and removal would need to be performed in accordance with appropriate regulations. No effects on pollution prevention, the Defense Environmental Restoration Program (DERP), polychlorinated biphenyls (PCBs), pesticides, or radon would be anticipated. Site-specific actions would be sited at and adjacent to contaminated groundwater plumes; however, design of these site-specific actions would prevent disturbance of the plumes. The Proposed Action would not involve the disturbance of perfluorooctanesulfonic acid (PFOS)- and per- and polyfluoroalkyl substance (PFAS)-related chemicals in soil and underlying groundwater.	Similar effects.
Health and Safety	Long-term, minor, beneficial effects on military personnel and public safety from an improved road network that separates commercial and tactical vehicles from other traffic and the relocation of industrial uses away from sensitive land uses would be anticipated. Tusi Army Heliport (AHP) would be improved with new wider helicopter parking spaces to accommodate existing and new designed helicopters to reduce accidents and improve safety measures for ground personal, pilots, and aircraft.	Similar effects.

2. PURPOSE OF AND NEED FOR THE PROPOSED ACTION

At the request of the U.S. Army Garrison Fort Hunter Liggett (USAG FHL) and contracted by U.S. Army Corps of Engineers (USACE), Army Engineering and Support Center, Huntsville, (the "Client"), Dewberry Engineers Inc. (Dewberry), in collaboration with The Urban Collaborative, LLC, prepared an Environmental Assessment (EA) of the cantonment area ("Proposed Action") at FHL.

This Programmatic EA addresses the proposal by USAG FHL to implement the 2025 USAG FHL Installation Development Plan (2025 IDP), a master planning document that would provide a framework and strategy for guiding future development of USAG FHL's Main Cantonment Area. This EA also analyzes the potential impacts of implementing the 2025 IDP at a programmatic level, which would guide the siting and design of future site-specific actions. Future site-specific actions identified in the 2025 IDP would be individually evaluated in separate National Environmental Policy Act (NEPA) documents as those site-specific actions are advanced.

This EA has been prepared to comply with the requirements of the NEPA of 1969, as amended (42 United States Code [USC] Section 4321 et seq.); the Headquarters, Department of the Army (HQDA) Interim Policy Guidance (July 1, 2024); Department of Defense (DOD) Instruction 4715.9, Environmental Planning and Analysis; and the proposed updated Army NEPA Review Procedure (32 CFR Part 651), which is expected to be released by July 1, 2025. CEQ has issued new guidance in the form of an Interim Final Rule for federal agencies to implement NEPA. The Interim Final Rule is open for public comment until March 27, 2025, and becomes effective on April 11, 2025.

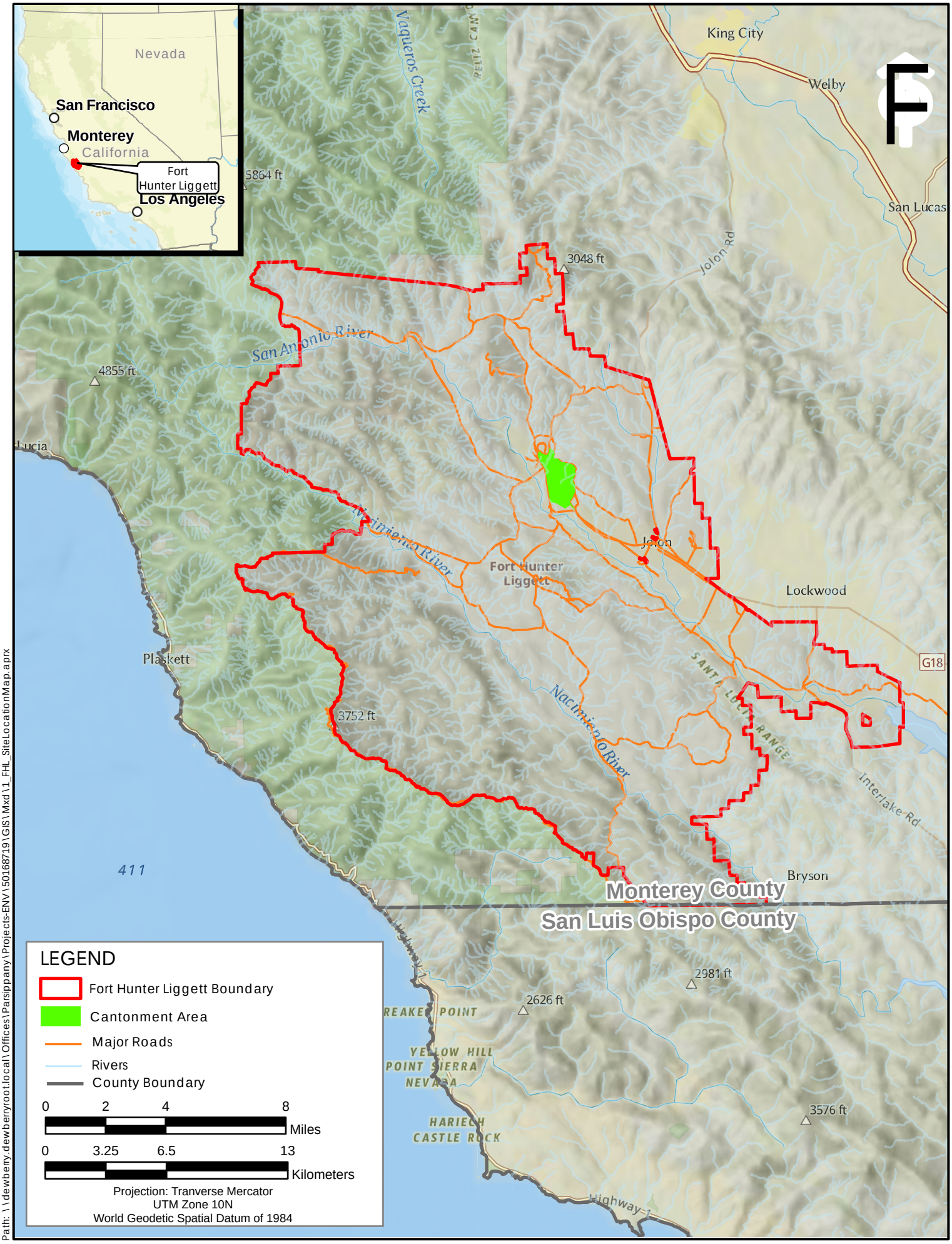
2.1 Introduction

USAG FHL is in Monterey County, California, approximately 25 miles southwest of King City and approximately 80 miles southeast of Monterey (see **Figure 2-1**). Generally, the installation is bounded to the north by Los Padres National Forest and private lands, to the east by the foothills of the Santa Lucia Mountains, to the south by the Monterey/San Luis Obispo County line, and to the west by Los Padres National Forest. The installation encompasses approximately 162,000 acres and provides a vast array of training ranges and other facilities year-round for Combat Support and Combat Service Support units of the US Army Reserve (USAR), as well as training opportunities for other branches of the military and government agencies.

USAG FHL's mission is to maintain and allocate training areas, airspace, facilities, and ranges to support field maneuvers, live-fire exercises, testing, and institutional training. Additionally, the installation provides quality-of-life assets and logistical support to training units. To meet its mission requirements and provide an overall high-quality environment and anti-terrorism force protection, USAG FHL uses a Master Planning process to plan and program real property management, manage the installation's growth and development, and support associated services.

The 2025 IDP is an update to the previous 2013 Master Plan (as analyzed in the 2013 EA) and the more recent 2018 FHL IDP. The 2025 IDP identifies an efficient and flexible long-range development plan that improves mission and operational capacity, captures current and projected mission requirements, and provides strategies for incorporating changing conditions in the environment and supporting energy resilience for FHL. The Main Cantonment consists of three planning districts (Hacienda Heights, Blackhawk Hills, and Mission Valley). There are three logistical support areas (LSAs) outside of the Main Cantonment (8J, Ward, and Schoonover) that are not included in this EA. This EA covers the 2025 IDP for the ADPs of the three planning districts (see **Figure 2-2**). The 2025 IDP is being prepared in accordance with Installation Master Planning Unified Facilities Criteria (UFCs) 2-100-01, published May 15, 2012, and updated April 8, 2022. The 2025 IDP would allow for efficient and flexible short- and long-range development solutions that would:

- Update the Master Plan to account for recent changes
- Collect data regarding current ADP changes in needs and services
- Update the USAG FHL vision based on a new leadership direction
- Update the ADP-specific development plans



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Source: ESRI, National Geographic Basemap

Figure 2-1 - Location Map of Fort Hunter Liggett

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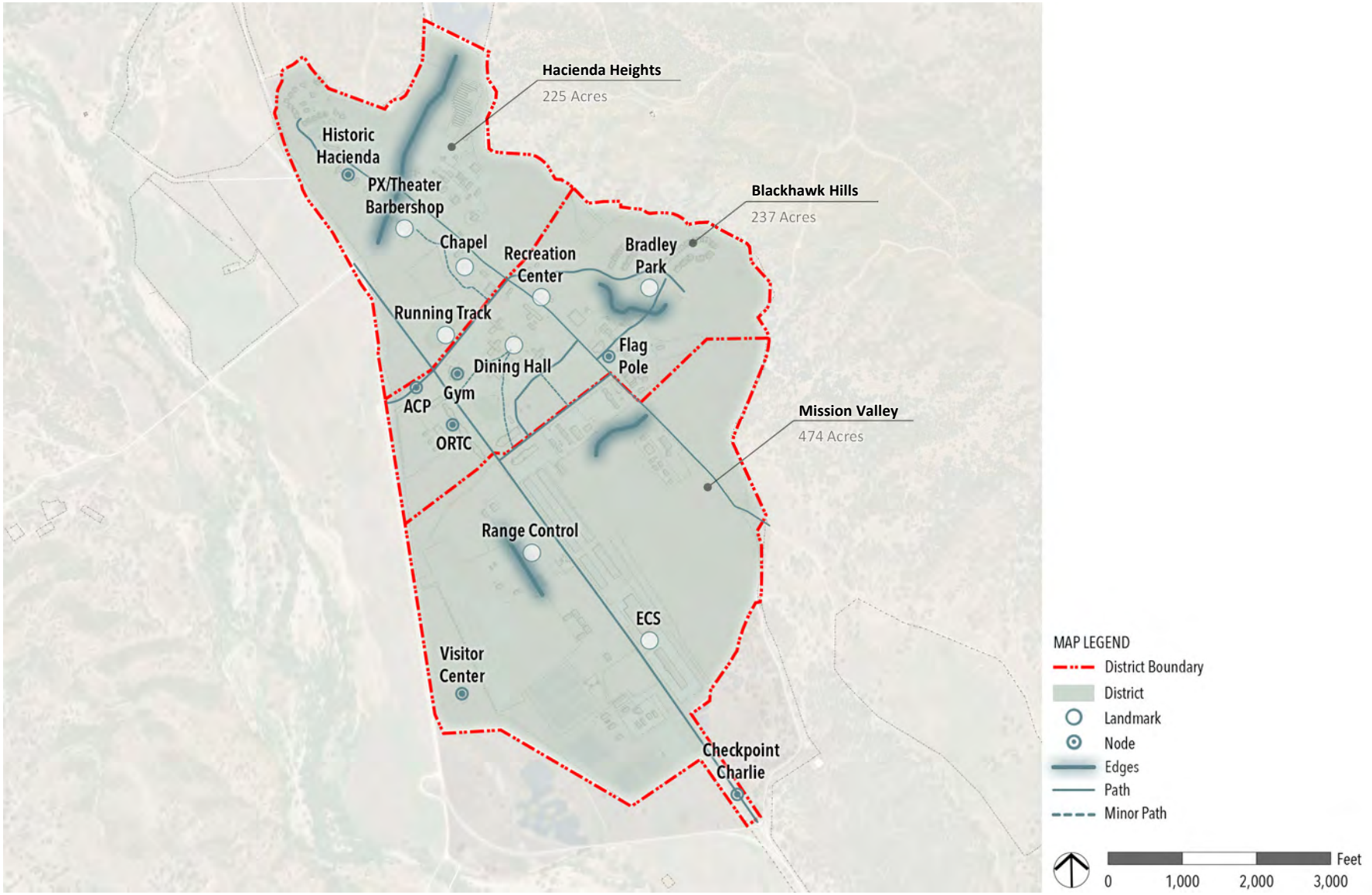

Figure 2-2 - Fort Hunter Liggett Framework Plan

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2.2 Purpose and Need

The purpose of the Proposed Action is to implement the 2025 IDP for the Main Cantonment, which consists of three districts: Hacienda Heights, Blackhawk Hills, and Mission Valley. The Proposed Action is needed to continue to meet USAG FHL's current and future mission requirements and national security objectives while also satisfying the installation vision to create a flexible training environment surrounding an attractive small town with walkable districts and usable squares, where soldiers, civilians, and their families enjoy living and working.

2.3 Scope of Analysis

The scope of the analysis includes the range of actions, alternatives, and impacts to be considered (presented in detail in **Section 3**). This EA been prepared in compliance with CEQ's February 19, 2025, "*MEMORANDUM FOR HEADS OF FEDERAL DEPARTMENTS AND AGENCIES*" and HQDA's February 19, 2025, "*Implementation of the National Environmental Policy Act*" memo. The document will comply with the proposed final rule and latest updates regarding agency implementation of NEPA rules (90 FR 10610 and 90 FR 11221). The No-Action Alternative has been analyzed to provide the baseline against which the environmental impacts of implementing the action alternative can be compared. This EA identifies appropriate BMPs that are not already included in the Proposed Action.

This EA also analyzes the potential impacts of implementing the 2025 IDP at a programmatic level, which would guide the siting and design of future site-specific actions. Future site-specific actions identified in the 2025 IDP would be individually evaluated in separate NEPA documents as those site-specific actions are advanced.

2.4 Summary of Key Environmental Compliance Requirements

2.4.1 National Environmental Policy Act

NEPA (42 USC Section 4321 et seq.) is a Federal statute requiring the identification and analysis of potential environmental impacts associated with proposed Federal actions before those actions are taken. AR 200-1, *Environmental Protection and Enhancement*, states that the US Army will comply with applicable Federal, State, and local environmental laws and regulations, including NEPA. The US Army's implementing regulation for NEPA is 32 CFR Part 651, *Environmental Analysis of Army Actions* (AR 200-2).

2.4.2 Integration of Other Environmental Statutes and Regulations

This EA examines potential effects of the Proposed Action on 12 resource areas: noise, land use, air quality, geological resources, water resources, biological resources, threatened and endangered species, cultural resources, infrastructure, traffic and transportation, hazardous materials and waste, health and safety, and airspace management and safety. These were identified as being potentially affected by the Proposed Action and include applicable critical elements of the human environment that are mandated for review by Executive Order (EO), regulation, or policy. Appendix A contains examples of relevant laws, regulations, and other requirements that are often considered as part of the analysis. Where useful to provide the reader with a better understanding, key provisions of the statutes and EOs are discussed in more detail in the text of this EA.

2.4.3 Interagency Coordination and Public Involvement

The Draft EA is being circulated for a 30-day public review period to agencies, organizations, and individuals known to have a special interest in the Proposed Action (Appendix B). A Notice of Availability (NOA) was distributed from the USAG FHL and published in the *Salinas Valley Tribune and King City Rustler* on April 30, 2025. USAG FHL posted the Draft EA on the action website (https://www.army.mil/liggett). The Draft EA and Draft FONSI are available to

the public for a 30-day review period from April 30, 2025, to May 30, 2025. Copies of the EA are available for review at the following locations: Fort Hunter Liggett Library, Building 291, Room 3, 7th Division Road, Fort Hunter Liggett, Jolon, CA 93928; Monterey County Free Library, Buena Vista Branch, 18250 Tara Drive, Salinas, CA 93908; and Monterey County Free Library, King City Branch, 402 Broadway Avenue, King City, CA 93930.

A list of agencies, organizations, and individuals known to have a special interest will be included in Appendix B in the Final EA. Written comments on the EA will be accepted for 30 days from the publication of the notice. Comments on the EA for consideration by the USAG FHL can be provided in writing to:

DPW Environmental Office
233 California Avenue, Fort Hunter Liggett, CA 93928-7090
usarmy.hunterliggett.id-readiness.mbx.nepa@army.mil

2.5 Organization of this Document

Section 1 contains the executive summary of the Proposed Action. **Section 2** provides background information on USAG FHL and the location, purpose, and need of the Proposed Action, the scope of the EA analysis, a summary of applicable regulatory requirements, and an introduction to the organization of the EA. **Section 3** provides a detailed description of the Proposed Action, and **Section 4** describes alternatives to the Proposed Action. **Section 5** provides a general description of the environmental resources and baseline conditions that could be affected by the Proposed Action and the No-Action Alternative. **Section 6** presents an analysis of the environmental consequences for the Proposed Action and No-Action Alternative. **Section 7** includes an analysis of the potential cumulative effects. **Section 8** provides conclusions and recommendations. **Section 9** contains a list of the preparers of this EA. **Section 10** lists the references used in the preparation of the document. **Section 11** includes abbreviations, initialisms, and acronyms that are used throughout this document.

Appendix A includes descriptions of applicable laws, regulations, policies, and planning criteria. **Appendix B** includes a copy of the coordination letter mailed to the agencies and other stakeholders for the Proposed Action, the distribution list, and the NOA; public comments received during public circulation will be included in the Final EA.

3. DESCRIPTION OF THE PROPOSED ACTION

The complete process for installation master planning, as presented in UFC 2-100-01, recommends the preparation of linked plans that can be implemented in total or incrementally, based on the installation's needs and resources.

3.1 Detailed Description of the Proposed Action

The planning process consists of four primary phases, which form the master planning process. USAG FHL has completed the first three of the following four phases of the master planning process.

1. Identification of a ***planning vision***, specific ***goals*** to support the vision, and measurable planning ***objectives*** and ***development principles***
2. Preparation and evaluation of ***development alternatives*** for all scales of planning from individual districts to the overall installation
3. Preparation of a ***preferred alternative*** that implements the vision and accompanying detailed documents to guide installation development
4. Ongoing, regular review and updating (if necessary) to reflect changes due to resource constraints; mission changes; or changes in environmental, or social conditions

USAG FHL stakeholders developed a planning vision, planning goals, and design principles to create a framework for design for the installation. Listed below are the USAG FHL planning vision, planning goals, and design principles.

Planning Vision: Create a flexible training environment surrounding an attractive small town with walkable districts and usable town squares, where soldiers, civilians, and their families enjoy living and working.

Planning Goals: Four planning goals were developed to guide the alternative development process.

- **Goal 1 - Flexible Training Environment**: Create a plan for development that maximizes opportunities for flexible use and provides room for growth to meet future needs.
- **Goal 2 - Attractive Small Town:** Create places that contribute to a vibrant small-town feel and enhance community cohesion.
- **Goal 3 - Walkable Districts:** Create streets that provide safe, convenient, and comfortable walks in a pedestrian-centric environment.
- **Goal 4 - Usable Town Square:** Provide an area where soldiers, civilians, and families can gather to live, work, shop, and play.

Design Principles: Using the planning goals stated above, stakeholders collaboratively developed a list of principles to guide area development planning throughout FHL. The design principles were grouped into five categories (see **Table 3-1** below): District, Buildings, Streets, Parking, and Open Space.

District-level design principles serve as an umbrella category and include ideas common to all other development principles throughout the cantonment area. The remaining four principles were grouped based on their impact to the built environment.

Table 3-1. Fort Hunter Liggett Cantonment Area Master Planning Design Principles

District Principles		
• Places to Gather • 10-Minute Walk • Maintain Existing Trees • Campus Quads • Landscape Screening • Buildings Adjacent to The Road • Central Food Court • Expanded Tusi Air Heliport (AHP) Perimeter • Organized Development • Solar Walks • People by The Road, Vehicles In Back • Walkable Districts • Town Square	• Town Center • Gray Water Reuse • Xeriscaping • Transit-Oriented Development • Clear Wayfinding • Horizontal Mixed-Use • Energy-Efficient Base Camps • Safe and Secure Basecamps • Net Zero Basecamps • Utility Corridors • Quality-of-Life Services	• Flexible Development Patterns • Unit Integrity • Appropriate Airfield Clearances • Adequate Ramp • Support Different Aircraft • Unencumbered Airfield Operations • Parallel Taxiway • Flexible Aircraft Parking • Fence Critical Assets • Perimeter Buffer • Establish Electrical Grid • Extend Water Distribution System • Develop Wastewater Distribution

Building Principles	Street Principles	Parking Principles	Open Space Principles
• Multi-story Buildings • Historic Buildings • Vertical Mixed-Use • Compact Development • Infill Buildings • Convertible Development • Narrow Wings • Adaptable Buildings • Storefronts • Arcades • Visible Entries • Compatible Development • Identifiable Entries • Phaseability • Permanent Buildings • Solar Walls • Anti-terrorism Force Protection (AT/FP) • Secure Warehouses • Energy-Efficient Buildings	• Street Grids • Traffic Circles • Green Medians • Street Trees • Connected Sidewalks • Planting Strips • Wide Roads • Connected Road Network • Clear Signage • Grid Layout • Security Lighting • Gravel Sidewalks/Emergency Access Roads • Crushed Stone Sidewalk • Tactical Vehicle Roads • Redundant Access Control Points • Tactical Vehicle Entry • Tactical Commercial/Privately Owned Vehicle (POV) Entry	• Solar Parking • Car Parks • Perimeter Parking • Parking Behind • On-Street Parking	• Centrally Located Recreational Spaces • Trail Accessibility • Axes and Focal Points • Comfortable Courtyards • Viewshed • Central Work Area • Adequate Hardscape • Preserve Natural Resources

Building Principles	Street Principles	Parking Principles	Open Space Principles
• Low-Maintenance Facilities • Flexible Connection Points • Flexible, Multi-use Facilities • Consolidated Utility Corridor • Photovoltaic (PV) Panels • Centralized Airfield Operations			

Source: Fort Hunter Liggett IDP, Urban Collaborative (2025)

The 2025 IDP established a framework for the infrastructure, facilities, and landscapes of FHL that would guide the development of the cantonment area. The Regulating Plan would identify the planning standards for the cantonment area. All future site-specific actions in the cantonment area would be developed in accordance with both the Regulating Plan and the building envelope standards as presented in the 2025 IDP. There are several environmental and operational limitations affecting the footprint of development within the cantonment area that would require mitigation (which would be analyzed in future environmental documents based on future site-specific development in the 2025 IDP).

The Installation Illustrative Plans display the potential development for the Hacienda Heights, Blackhawk Hills, and Mission Valley Development Areas (Districts) based on the Preferred Alternatives developed in each ADP (see **Figures 3-1, 3-2,** and **3-3**).

USAG FHL stakeholders conducted a thorough analysis of each of the three districts prior to beginning the design of the ADPs. The analyses typically included an evaluation of existing conditions (i.e., natural and built conditions and environmental constraints); a study of the existing program requirements; and a review of FHL's previously developed planning vision, goals, objectives, and planning standards.

Existing condition information was obtained through a building condition assessment, environmental and operational constraints analyses, and identification of strengths/weaknesses/opportunities/threats (SWOTs) for the three districts. Based on the results, several development alternatives for each ADP were created. A Preferred Alternative for each district was identified after analyzing and discussing the development alternatives and comparing them with the previously developed design principles. Each Preferred Alternative provides areas needed to accommodate future mission requirements and growth. The 2025 IDP is a combination of the Preferred Alternatives from the three district ADPs.

The ADPs each include detailed constraints and opportunities maps, illustrative plans, regulating plans, implementation plans, capacity analyses, planning standards, and supporting sketches and renderings. The sections below provide a summary of the three districts identified in the 2025 IDP.

3.1.1 Hacienda Heights District

Hacienda Heights is in the northern portion of the cantonment area and contains housing, public facilities, and base maintenance operations. Hacienda Heights presently contains largely outdated and inadequate facilities. For example, the area north of Infantry Road supports a variety of substandard industrial buildings (with some converted to other uses) in a scattered and inefficient layout. They include: DPW roads and ground warehouse, DC&M utilities building, carpentry, DPW O&M supplies, pest control, gardeners, and DPW roads and grounds

office. The facilities are metal-framed and have exceeded their lifespan. Furthermore, some of these buildings are located in the floodplain and should be relocated in the long-term plan.

New buildings would replace prefabricated base maintenance and operation buildings and warehouses in poor condition. Historic (NRHP-listed) facilities (Hacienda) and durable facilities (Lightfighter Chapel) would be maintained and their architectural style replicated in new structures throughout Hacienda Heights to create a cohesive contextual design theme. The Preferred Alternative for the Hacienda Heights District would provide areas to accommodate quality of life, recreation for morale and welfare, and parking.

The northernmost portion of Hacienda Heights is located on a hilltop approximately 1,084 feet above ground level and is occupied by officer-level housing, the lodge, and the historic Hacienda. The construction in this area would consist of adding 16 units of duplex housing, creating a centralized Hacienda park, building a museum, and building a car park containing 83 spaces for the existing Hacienda. Demolition of several buildings, including an existing barn, would be necessary to facilitate these improvements.

The eastern portion of Hacienda Heights currently contains structures for industrial use and would be redeveloped to consist of a centrally located town square. This town square is envisioned to become the installation's most densely developed area. A combined 60 housing units would be added to this area, specifically between the single-family housing and staff housing areas. This area would also add community morale and welfare facilities, including a chapel/religious education center, fitness and recreation centers, a commissary, an auto hobby shop, a bowling alley, and a post office to represent investments in soldiers' and their families' quality of life.

The primary facilities in Hacienda Heights slated for removal within 20 years include Army lodging and several industrial/warehouse buildings in the district's eastern portion due to their overall condition and age. Further, the aforementioned land uses are undesirable uses for this district, as the 2025 IDP proposes to consolidate warehousing and industrial uses in Mission Valley and focus land uses in the eastern portion of Hacienda Heights towards those that aim to create a walkable residential community at human scale.

HACIENDA HEIGHTS

The intent is to enhance vehicular circulation and wayfinding throughout the district while strengthening Hacienda Heights' community support functions for FHL.

DEVELOPMENT SUMMARY

Constructed Building Area: 531,331sf
Constructed Temp/PEMB Area: —
Renovated Building Area: 22,211sf
Demolished Building Area: 93,478sf
Constructed Barracks Beds: —
Constructed Housing Units: 75 units
Constructed POV Parking: 1,002 spaces
Demolished POV Parking: 340 spaces
Constructed Tactical Hardstand Area: —
Demolished Tactical Hardstand Area: 25,454 sy

MAP LEGEND

- District Boundary
- Flood Zone - 100 Year
- Building - Demolished
- Building - Existing
- Building - Proposed
- Building - Renovated
- PV Panel - Existing
- PV Panel - Proposed
- Asphalt - Proposed
- Pavement - Existing
- Sidewalk - Proposed
- Unpaved Surface - Existing
- Unpaved Surface - Proposed
- Open Space
- Park or Recreation
- Water
- Contour Line (10ft Interval)
- Fence - Existing
- Fence - Proposed
- Tree

0 450 900 1,350 Feet

Figure 3-1 - Fort Hunter Liggett - Hacienda Heights ADP Illustrative Plan

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The Hacienda Heights District (see **Figure 3-1**) was planned to accommodate the following potential future site development:

- Construction of approximately 600,000 square feet of new buildings
- Demolition of approximately 92,000 square feet of existing buildings
- Approximately 80 new housing units (56 single-family homes/duplexes and 20 staff housing units)
- Approximately 1,100 new POV parking spaces

3.1.2 Blackhawk Hills District

Blackhawk Hills is in the central portion of the cantonment area and is identified as a training campus with barracks, a dining hall, and classroom facilities. The southernmost development area in this district is partially within the Mission Valley District as well. A portion of the northernmost part of the Mission Valley District is also located within this district. The existing barracks area within this district is characterized as a benefit and would be preserved and expanded. Site development in the eastern portion of Blackhawk Hills is limited due to steep slopes, dense vegetation, and scattered occurrences of purple amole (*Chlorogalum purpureum*), a federally protected plant.

The Preferred Alternative for the Blackhawk Hills District would provide additional administrative and training buildings and associated parking areas. Pedestrian and vehicle mobility would be enhanced by adding sidewalks, bike lanes, medians, planting strips, turn lanes, and on-street parking to many streets through the incorporation of street standards. As many existing trees as possible, including mature oaks, would be preserved; however, development would require the removal of some trees.

The various scattered temporary administrative structures are arranged inconsistently throughout the district and would be relocated to the Mission Valley and Hacienda Heights Districts.

The development intention in the easternmost portion of this district area would be to expand mission facilities and housing. Additionally, a new recreational vehicle (RV) park is planned within this node, branching off the existing gravel road structure to provide convenient and accessible accommodations away from the mission-critical airfield. Relocating the campsite away from training operations at the airfield reduces public access frequented for traveling from the campground to the critical site. The proposed campsite is partially sited on the southern edge of this portion and builds upon the existing gravel road network, providing RV areas with 24 power and water hookups at each site, along with a small supporting facility. The rest of the plan for this area focuses on capacity planning for future mission buildings and the development of 33 single-family homes.

The improvements in the central portion of this district are intended to address deficient dormitory buildings, utilities, and infrastructure. The redevelopment of the central portion of this district would also add quality-of-life features for morale and welfare such as a library/cyber library, dining facility, and recreation center. Additionally, the capacity plan includes the construction of an auditorium and additional barracks. The streets surrounding the dormitory area lack the width to facilitate two-lane traffic, and pavement in the parking lots is in poor condition. USAG FHL has identified these parking lots as an opportunity to implement covered photovoltaic (PV) parking. Additionally, transportation issues in this portion would be addressed by providing adequate infrastructure for pedestrians, vehicles, and tactical vehicles, ensuring smooth movement within the campus.

Development in the westernmost portion of the district would be centered on improving operational facilities and parking capacity. Specific developments include the addition of barracks units, car parking, and PV panels over the parking areas. Additionally, a Battalion Headquarters and Operations Facilities/Bays are proposed. The physical fitness center has also been identified for relocation and consolidation within the Hacienda Heights District since it is significantly undersized according to the IDP's Tabulation of Existing and Required Facilities (TAB). Additionally, the current gym is not sufficient to maintain soldiers' physical fitness for mission readiness. Buildings are not

connected, so users are exposed to the elements when moving between them. The building systems are inefficient as the HVAC and heating do not work. In the future, the focus will be on enhancing existing infrastructure while leaving room for potential future developments. Potential environmental concerns along the northern edge and near the battalion headquarters mean that this section would generally remain undeveloped.

The southernmost portion of this district would not involve any demolition. The Proposed Action involves constructing vehicle parking, a guard shack, a security check point, a vehicle inspection station, and a visitor center within this area.

The northernmost portion of the Mission Valley District within this district would contain a portion of the proposed close-in serviced RV campground parking.

The Blackhawk Hills District (see **Figure 3-2**) was planned to accommodate the following potential future development:

- Construction of approximately 1.2 million square feet of new buildings
- Renovation of approximately 85,000 square feet of facilities
- Demolition of approximately 125,000 square feet of existing buildings
- Approximately 1,900 new housing units (1,791 barracks units, 32 mission capacity units)
- Approximately 2,000 new parking spaces

BLACKHAWK HILLS

The plan establishes three primary campuses to consolidate facilities and enhance quality-of-life amenities. It promotes walkability, introduces infill development, and allocates space for essential facilities and future growth.

DEVELOPMENT SUMMARY

Constructed Building Area: 1,350,774
Constructed Temp/PEMB Area: —
Renovated Building Area: 83,863
Demolished Building Area: 123,353
Constructed Barracks Beds: 1,791 beds
Constructed Housing Units: 33 units
Constructed POV Parking: 2,022 spaces
Demolished POV Parking: 780 spaces
Constructed Tactical Hardstand Area: 45,510sy
Demolished Tactical Hardstand Area: —

MAP LEGEND

- District Boundary
- Building - Demolished
- Building - Existing
- Building - Proposed
- Building - Renovated
- PV Panel - Proposed
- Asphalt - Proposed
- Pavement - Existing
- Sidewalk - Proposed
- Unpaved Surface - Existing
- Unpaved Surface - Proposed
- Open Space
- Park or Recreation
- Water
- Contour Line (10ft Interval)
- Fence - Existing
- Fence - Proposed
- Tree

0 400 800 1,200 Feet

Figure 3-2 - Fort Hunter Liggett - Blackhawk Hills ADP Illustrative Plan

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3.1.3 Mission Valley District

Mission Valley is the southernmost district in the cantonment area and is an industrial area of FHL with some training facilities. Currently, the district consists largely of pre-fabricated metal buildings used for industrial and training activities. It is proposed that newer, permanent buildings would replace metal buildings and warehouses in poor condition.

The Tusi AHP and wastewater treatment plant (WWTP) for the cantonment area are also located in Mission Valley. The WWTP would be maintained at its existing location, and additional space would be provided for potential expansion. Per a technical assessment performed by Jacobs in April of 2024, there is adequate capacity in the sewer mains to handle current, as well as the expected 2044, demand as shown in the 2018 ADP. The 2025 Draft IDP suggests that upgrades be made to the aging pipe network as well as the WWTP equipment, including pumps, screens, and grinders. A secondary wastewater recycle treatment plant was recently constructed and is awaiting an operator before beginning operations. The plant is capable of recycling up to 50,000 gallons of treated wastewater for non-potable uses such as irrigation, evaporative cooling of buildings, flushing of toilets, and vehicle washing.

Mission Valley is divided into two topographical areas; the northeastern portion of the district contains steep slopes with many mature oak trees, while the southwestern portion consists of a large, flat valley with minimal vegetation. The southernmost portion of the Blackhawk Hills District has minimal development proposed. Improvements in this area include a vehicle inspection station building, vehicle parking, a guard shack, and a visitor's center.

The northwesternmost portion of this district would require the demolition of several structures to allow for the construction of a new Department of Public Works (DPW) facility (consolidation from Hacienda Heights and Blackhawk Hills) and The Army Support School (TASS) Maintenance Facility. Additionally, this area would expand parking within the Proposed Action area by 16 spaces. A building in this area would be renovated for use as a TASS Crime Lab.

The southernmost portion of the district has the most development proposed out of all the areas in this district. It also represents the largest area of Mission Valley. Nearly all operations facilities and the buildings of several training facilities would be replaced. Tusi AHP will be repurposed so that it can be validated for aircraft. The long-term plan is to eventually have an airborne battalion stationed here. FHL will also be consolidating tactical vehicles on purpose-built hardstands within this portion of Mission Valley. The existing perimeter for Tusi AHP would be expanded to accommodate all of the improvements proposed in the 2025 IDP.

The northernmost portion of the district is an area of low-intensity development. The intent for this portion is to relocate the primitive campground currently at Schoonover Airfield to the main cantonment, closer to utilities and services. Work here would consist of creating 34 closed-in, utility-serviced RV parking spaces and building one shower and bathroom facility.

Finally, work in the portion of the district south of the northernmost point would focus on creating consolidated operations campuses with purpose-built facilities. Tusi AHP is not currently UFC compliant and would be improved with additional and larger helicopter parking spaces to adequately accommodate modern and future helicopter designs. The existing perimeter of the facility would be expanded to facilitate this. Unneeded buildings closer to existing training facilities in the southern part of this portion would be demolished.

The proposed street grid concept in this district would connect most streets, providing accessibility for each parcel and options for vehicle traffic. Where appropriate, the land uses in Mission Valley also consider cohesive uses within Blackhawk Hills.

The LSB facility and scattered smaller buildings would be removed within 20 years.

The Mission Valley District (see **Figure 3-3**) was planned to accommodate the following potential future development:

- Approximately 1.2 million square feet of new buildings
- Up to 360 new housing units (180 rooms with two beds per room)
- Demolition of approximately 186,000 square feet of existing buildings
- Approximately 560 new POV parking spaces

MISSION VALLEY

The Mission Valley plan focuses on consolidation of critical operations and functions into purpose-built campuses and centrally located storage yards. The intention for the Tusi Army Heliport is that it be repurposed to accommodate aircraft operations so that it may potentially serve as a base for an airborne battalion.

DEVELOPMENT SUMMARY

Constructed Building Area: 977,856sf
Constructed Temp/PEMB Area: —
Renovated Building Area: 10,569sf
Demolished Building Area: 195,149sf
Constructed Barracks Beds: 360 beds
Constructed Housing Units: —
Constructed POV Parking: 547 spaces
Demolished POV Parking: 186 spaces
Constructed Tactical Hardstand Area: 295,569sy
Demolished Tactical Hardstand Area: 181,088sy

MAP LEGEND

- District Boundary
- Airfield Imaginary Surface
- Building - Demolished
- Building - Existing
- Building - Proposed
- Building - Renovated
- PV Panel - Existing
- PV Panel - Proposed
- Asphalt - Proposed
- Concrete - Proposed
- Pavement - Existing
- Sidewalk - Proposed
- Unpaved Surface - Existing
- Unpaved Surface - Proposed
- Open Space
- Water
- Contour Line (10ft Interval)
- Diesel Fuel Line - Proposed
- Fence - Existing
- Fence - Proposed
- Tree

0 600 1,200 1,800 Feet

Figure 3-3 - Fort Hunter Liggett - Mission Valley ADP Illustrative Plan

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4. ALTERNATIVES TO THE PROPOSED ACTION

Under the NEPA, reasonable alternatives to the Proposed Action must be considered in an EA. Considering alternatives helps avoid unnecessary impacts and allows analyses of reasonable ways to achieve the stated purpose. To warrant detailed evaluation, an alternative must be reasonable. To be considered reasonable, an alternative must be technically and economically feasible and satisfactory with respect to meeting the purpose of and need for the action. The following discussion identifies alternatives considered by FHL and whether they are reasonable and, hence, subject to further detailed evaluation in this EA.

4.1 Screening Criteria

The following screening criteria were used to develop the Proposed Action and evaluate potential alternatives:

- Flexible Training Environment: Create a future land use plan for development opportunities to manage the growth to meet future installation needs.
- Attractive Small Town Character: Create areas of community places and space that contribute to a vibrant small-town feel and enhance community cohesion.
- Walkable Districts: Create pedestrian-friendly streetscapes that provide a safe, convenient, and comfortable public realm in a pedestrian-oriented environment.
- Usable Public Squares: Provide an area where soldiers, civilians, and families can gather to live, work, shop, and play.

4.2 Alternatives Considered for Further Detailed Analysis

The alternatives considered for detailed analysis in this EA include the Proposed Action and the No-Action Alternative. The Proposed Action is to implement the 2025 IDP.

4.2.1 Proposed Action

The Proposed Action would consist of implementation of the 2025 IDP, as described in **Section 2**, and the configuration of the FHL cantonment area, including Hacienda Heights, Blackhawk Hills, and Mission Valley, would occur as shown in **Figures 3-2, 3-3,** and **3-4**.

4.2.2 No-Action Alternative

The No-Action Alternative can also provide a baseline of the existing conditions against which potential environmental impacts of the Proposed Action and alternative actions can be compared.

Under the No-Action Alternative, FHL would not implement the Proposed Action as described in the 2025 IDP. Taking no action would not comply with the need, which is to meet FHL's current and future mission requirements and national security objectives while also satisfying the FHL planning vision to create a flexible training environment surrounding an attractive small-town setting with walkable districts and usable public squares, where soldiers, civilians, and their families enjoy living and working. The No-Action Alternative would preclude the use of the installation master planning process to identify, site, and prioritize site-specific actions in a manner that would rectify and prevent FHL planning issues in the cantonment area. FHL would continue to implement site-specific actions on an individual, immediate-needs basis that does not consider the site-specific action's contribution to meeting the planning goals of the cantonment area, nor its effect on future, long-term planning. Under the No-Action Alternative, the 2013 Master Plan, as analyzed in the 2013 EA, along with the 2018 IDP would continue to be implemented in the cantonment area. Thus implementation of the No-

Action Alternative would take proactive steps to update infrastructure to reduce aging utilities and facilities; however, it would be completed per the 2013 Master Plan and 2018 Update.

4.2.3 Alternatives Considered but Eliminated from Detailed Analysis

The Urban Collaborative project planning team identified capability gaps for each district based on stakeholder interviews, integrated priorities of the installation planning board, and the TAB provided in April 2024 (FORT HUNTER LIGGETT, C-Ratings, 68, 2023_12_18-1712). The 2025 IDP development process entailed a rigorous exercise in alternatives analysis during which alternatives were developed to address each capability gap. The overall Preferred Alternative for each district's ADP was developed by compiling the preferred courses of action for each capability gap. Therefore, several alternatives were dismissed during the plan development stage. These alternatives, which have been eliminated from further detailed analysis in this EA, are summarized in **Tables 4-1, 4-2,** and **4-3** below.

Table 4-1. Hacienda Heights ADP Alternatives

Capability Gap[1]	Alternative (Dismissed)	Reason for Elimination from Further Detailed Analysis
Tin Barn condition	Renovate the barn instead of demolishing it.	A safety issue that would be unreasonable to renovate due to structural issues as well as mold, plumbing problems, and asbestos. Facility not structurally capable of withstanding an earthquake. The facility is not eligible for listing on the NRHP, but may still be considered historic by FHL.
Inefficient hilltop traffic	Site the area for housing or community support functions.	Would not respect the Hacienda's historic context. Dangerous intersections, confusing layout.
Youth Center play area lacking shade	Build a shaded youth center court in another location.	Less cost-effective and inconvenient siting if not co-located with the Youth Center.
NEC in poor condition	Construct a two-story building per 2018 IDP.	New site already identified. Recommended modifications to better adhere to regulating plan.
Insufficient Hacienda parking	Site additional parking in another location to meet needs during events.	Parking would be less convenient and would not meet accessibility requirements.
Staff housing shortage	Construct staff instructor housing in an alternate style (not townhomes).	Would not contribute to attractive small town and quality-of-life goals.
Insufficient lodge capacity	Construct a hotel to replace Candlewood Lodge in a location north of Liggett Road between Child & Youth Services (CYS) and solar field.	Location less desirable for access to services, and barracks and would require Directorate of Public Works (DPW) Operations and Maintenance (O&M) to relocate.
Insufficient park area by Hacienda	Use the land vacated by Candlewood Suites for housing or community support functions.	Does not respect the Hacienda's historical context.
CDC aging and inefficient	Demolish the existing building and construct a new building elsewhere.	Less cost-effective.
Post Office undersized and in floodplain	Demolish and build new elsewhere (west of the new NEC).	Location less desirable for access to services and barracks.
Bowling Alley undersized	Demolish and build new bowling alley.	Expensive option that does not reuse existing facility, which is in adequate condition.
Fitness Center undersized and aging	Expand existing center.	Creates construction and phasing challenges.
Auto-Hobby Shop not functional	Remove storage function and restore to auto-hobby.	Contributes less than preferred course of action (COA) to attractive small town and quality-of-life goals.

Capability Gap[1]	Alternative (Dismissed)	Reason for Elimination from Further Detailed Analysis
Exchange lacking space and storage	Expand existing. Build new (north of Liggett Road, between CYS and solar field).	Contributes less than Preferred COA to attractive small town and quality-of-life goals. Cost-prohibitive.
Commissary undersized	Expand existing.	Contributes less than preferred COA to attractive small town and quality-of-life goals.
Chapel/Religious Education undersized	Make cosmetic repairs to enhance useability and safety. Expand in current location.	Does not contribute to attractive small town, walkable district, and usable square goals. Potential lack of developable area.
Capacity Housing (after DPW moves)	Build new elsewhere.	Does not contribute to attractive small town, walkable district, and quality-of-life goals.
Capacity Housing	Build new elsewhere.	Does not contribute to quality-of-life goal.
Museum lacking	Build new elsewhere.	Less cost-effective.

Notes: [1] The U.S. Army defines a Capability Gap as the inability to meet or exceed a capability requirement, resulting in an associated operational risk until closed or mitigated. The gap may be the result of no existing capability, lack of proficiency or sufficiency in an existing capability solution, or the need to replace an existing capability solution to prevent a future gap.

Table 4-2. Blackhawk Hills ADP Alternatives

Capability gap[1]	Alternative (Dismissed)	Reason for Elimination from Further Detailed Analysis
MWR facilities scattered	Build new facilities. Requires new construction/phasing/domino plan.	Less cost-effective.
Barracks aging and inadequate	Construct new barracks. Requires new construction/phasing/domino plan.	Less cost-effective.
Insufficient covered outdoor area	Build new elsewhere. Requires site identification and new construction plan.	Less cost-effective.
Lack of close-in serviced RV parking	Relocate to another area. Requires site identification and new phasing/domino plan.	Less cost-effective.
Dorm street width inadequate	Widen all roads.	Cost-prohibitive.
Insufficient ORTC facilities	Follow the 2018 IDP.	Contributes less than the preferred COA to quality-of-life and flexible training environment goals.
Insufficient sidewalk connectivity	Create complete streets with sidewalks, bike lanes, and trees.	Less cost-effective.
Lack of PV parking in Campus Core	Provide covered parking only.	Does not provide electrical resiliency, which would contribute to a flexible training environment.
Barracks deficit	Expand existing barracks.	Contributes less than the preferred COA to flexible training environment and quality-of-life goals.
Dining facility deficit	Construct new building. Requires new construction/phasing/domino plan.	Less cost-effective.
Recreation Center deficit	Build new center in Hacienda Heights. Requires new	Less cost-effective. Contributes less than the preferred COA to attractive

Capability gap[1]	Alternative (Dismissed)	Reason for Elimination from Further Detailed Analysis
	construction/phasing/domino plan. Expand current center.	small-town goal.
Library deficit	Provide in an existing building; may require renovation.	Contributes less than the preferred COA to planning goals, except in terms of cost.
Auditorium deficit	Expand current facility.	Contributes less than the preferred COA to flexible training environment, attractive small town, walkable district, and quality-of-life goals.
Lack of mission capacity	Expand or repurpose existing.	Contributes less than the preferred COA to flexible training environment and quality-of-life goals.
Housing capacity insufficient	Build new elsewhere. Requires a new location for construction.	Contributes less than the preferred COA to quality-of-life goal. Less cost-effective.
District PV potential	Install PV panels over other areas.	Less cost-effective.

Notes: [1] The U.S. Army defines a Capability Gap as the inability to meet or exceed a capability requirement, resulting in an associated operational risk until closed or mitigated. The gap may be the result of no existing capability, lack of proficiency or sufficiency in an existing capability solution, or the need to replace an existing capability solution to prevent a future gap.

Table 4-3. Mission Valley ADP Alternatives

Capability Gap[1]	Alternative (Dismissed)	Reason for Elimination from Further Detailed Analysis
Insufficient campground space	Expand campground to the north and double in size. Still co-located with airfield.	Does not reduce/address potential for accidents with training vehicles at current location.
Obsolete helicopter pads and layout	Repair and redesign for more pads.	Less cost-effective; no access to funds for expansion since no squadron stationed at airfield.
Lack of diesel fueling options	Follow 2018 IDP. Maximize through-put by building eight fuel points.	Preferred COA is more cost-effective and is sufficient to meet mission requirements.
Lack of hot refueling pad	Paint existing pavement. Assign a location for hot refueling on existing pavement. Repave existing pavement with paint markings.	Existing pavement cannot withstand the heat generated by tiltrotor aircraft.
Directorate of Plans, Training, Mobilization and Security (DPTMS) Training Support Center (TSC) facility code violations	Build new in another location.	Location chosen focuses on consolidation; any other location would not address the need to consolidate the TSC mission.
The Army School System (TASS) crime lab location	Identify another location.	Preferred COA is more cost-effective and is near the TASS schoolhouse, a priority of the TASS mission.
Non-compliant Access Control Point (ACP)	Follow the 2018 IDP. Create a UFC-compliant gate, but it would impede on Tusi airfield operations.	2018 IDP places gate too close to the airfield, from an AT/FP perspective.
DPTMS TSC training scattered (Phase 1)	Build new in another location.	Location chosen focuses on consolidation; any other location would not address the need to consolidate the TSC mission.
Range Control/ Integrated Training Area Management (ITAM) location	Build new in another location.	Location chosen places range control/ITAM next to the training area they manage.

Capability Gap[1]	Alternative (Dismissed)	Reason for Elimination from Further Detailed Analysis
Logistics Support Battalion (LSB) facilities in poor condition	Build new in another location.	Location chosen is within an industrial area, suitable for the LSB mission.
Lack of Equipment Concentration Site (ECS) hardstand area (Phase 1)	Build new in another location.	ECS has already invested in the existing main site, which is in an industrial area. Consolidating ECS in any other location would be more expensive and not the largest and best use of space.
Lack of ECS hardstand area (Phase 2)	Build new in another location.	ECS has already invested in the existing main site, which is in an industrial area. Consolidating ECS in any other location would be more expensive and not the largest and best use of space.
Lack of TASS barracks	Retain off-site. Significant commute time from Paso Robles.	Most TASS students do not attend TASS with their own vehicles; thus, housing the students within walking distance of the TASS schoolhouse better meets the mission than does shuttling students back and forth from Paso Robles.
Lack of sufficient dining facility area	Build new in another location.	Proximity to the TASS schoolhouse is a mission requirement.
DPTMS TSC training scattered (Phase 2)	Build new in another location.	Location chosen focuses on consolidation; any other location would not address the need to consolidate the TSC mission.
Improve North Hunter Liggett Road	Make partial improvement. Construct new road with curb and gutter.	USAG FHL requires a complete and usable street to support the mission requirements and provide a walkable district.
Logistics Readiness Center (LRC) Maintenance (MX) functions scattered	Build new in another location.	Location chosen within this industrial-centric area focuses on consolidation; any other location would not address the need to consolidate the DPW mission.
LRC supply/admin scattered	Build new in another location.	Location chosen within this industrial-centric area focuses on consolidation; any other location would not address the need to consolidate the DPW mission.
TASS Maintenance (MX) location problematic	Demolish and build new in another location.	Location chosen focuses on consolidation; any other location would not address the need to consolidate the TSC mission.
DPW functions scattered	Build new in another location.	Location chosen within this industrial-centric area focuses on consolidation; any other location would not address the need to consolidate the DPW mission.

Notes: [1] The U.S. Army defines a Capability Gap as the inability to meet or exceed a capability requirement, resulting in an associated operational risk until closed or mitigated. The gap may be the result of no existing capability, lack of proficiency or sufficiency in an existing capability solution, or the need to replace an existing capability solution to prevent a future gap.

5. AFFECTED ENVIRONMENT

This section describes the environmental resources and conditions most likely to be affected by the Proposed Action and provides information to serve as a baseline from which to identify and evaluate potential environmental consequences from implementation of the Proposed Action. Baseline conditions represent current conditions. In compliance with the NEPA, latest proposed final rule from CEQ, and 32 CFR Part 651, as amended, the description of the affected environment focuses on those resources and conditions potentially subject to impacts.

The 2010 IDTEA, 2013 EA, and supplemental documents addressed construction and operation of site-specific actions in the cantonment area. **Figures 3-2, 3-3,** and **3-4** illustrate the potential development for the Hacienda Heights, Blackhawk Hills, and Mission Valley Districts, respectively, based on the Preferred Alternative developed from each ADP. For the presentation of existing conditions in **Section 5**, site-specific actions identified as part of the previous Master Plans that are currently under construction or already built are considered complete and extant.

Two environmental resource topics, Communities Affected and Airspace Management and Safety, were omitted from detailed analysis in the EA. The Proposed Action does not involve activities that would directly affect activities outside of FHL. Implementation of the 2025 IDP would include hiring workers in the local labor force and would not result in any outside workers and their dependents moving to the area. There would be no change in the number of personnel assigned to FHL and no changes in area population or associated changes in the demand for housing and public/social services. Additional housing proposed for construction would house existing base personnel currently living in temporary housing or off-base. Construction impacts for individual site-specific actions would be evaluated under separate NEPA documentation as those site-specific actions are advanced. The 2025 IDP would be limited to the FHL cantonment area and would not impact adjacent communities. The Proposed Action would include helicopter parking space improvements to Tusi AHP to accommodate existing and future larger designed helicopters. The Proposed Action does not include components that would change helicopter and fighter jet airspace or safety above, within, or outside the jurisdiction of FHL (i.e., would not increase the amount of air traffic arriving and departing from FHL); therefore, analysis of this topic in the EA is not warranted.

5.1 Noise

5.1.1 Definition of the Resource

Sound is defined as a particular auditory effect produced by a given source, for example, the sound of rain on a rooftop. Noise is defined as any sound that is undesirable because it interferes with communication, is intense enough to damage hearing, or is otherwise annoying. Noise can be intermittent or continuous, steady or impulsive, and can involve any number of sources and frequencies. Human response to increased sound levels varies according to the source type, characteristics of the sound source, distance between source and receiver, receiver sensitivity, and time of day. How an individual responds to the sound source determines if the sound is acceptable or annoying noise. Affected receivers are specific (e.g., schools, churches, hospitals, or residences) or broad (e.g., nature preserves or designated districts) areas in which occasional or persistent sensitivity to noise above ambient levels exists.

Noise Metrics and Regulations. A-weighted decibels (dBA) is used to characterize sound levels that can be sensed by the human ear. "A-weighted" denotes the adjustment of the frequency range to what the average human ear can sense when experiencing an audible event. The nominal threshold of hearing varies with frequency but corresponds to 0 decibels, but the actual average threshold is about four decibels. The threshold of pain occurs at the upper boundary of audibility, which is normally in the region of 135 dBA (USEPA 1981a) but depends on the individual. **Table 5.1** compares common sound levels for outdoor and indoor activities. Noise levels can become

annoying at 80 dBA and very annoying at 90 dBA. To the human ear, each 10 dBA increase seems twice as loud (USEPA 1981b).

Table 5-1. Typical A-Weighted Noise Levels

Common Outdoor Activity	Noise Level (dba)	Common Indoor Activity
Carrier deck operation	140	
	135	
	130	
	125	
Jet takeoff (200 feet) or auto horn (three feet)	120	
	115	
	110	Rock band
Jet fly-over at 1,000 feet	105	
	100	
Gas lawn mower at three feet	95	
	90	
Diesel truck at 50 feet at 50 mph	85	Food blender at three feet
	80	Garbage disposal at three feet
Noisy urban area, daytime	75	
Gas lawnmower, 100 feet	70	Vacuum cleaner at 10 feet
Commercial area	65	Normal speech at three feet
Heavy traffic at 300 feet	60	
	55	Large business office
Quiet urban daytime	50	Dishwasher in next room
	45	
Quiet urban nighttime	40	Theater, large conference room (background)
Quiet suburban nighttime	35	
	30	Library
Quiet rural nighttime	25	Bedroom at night, concert hall (background)
	20	
	15	Broadcast/recording studio
	10	
	5	
Lowest threshold of human hearing	0	Lowest threshold of human hearing

Source: USEPA 1981b and Caltrans, 2013.

Federal Regulations. Under the Noise Control Act of 1972, the Occupational Safety and Health Administration (OSHA) established workplace standards for noise. The minimum requirement states that constant noise exposure must not exceed 90 dBA over an 8-hour period. The highest allowable sound level to which workers can be constantly exposed is 115 dBA, and exposure at this level must not exceed 15 minutes within an 8-hour period. If noise levels exceed these standards, employers are required to provide hearing protection equipment that reduces sound levels to acceptable limits.

Sound levels, resulting from multiple single events, are used to characterize noise effects from aircraft or vehicle activity and are measured in day-night average sound level (DNL). The DNL noise metric incorporates a "penalty" for nighttime noise events to account for increased annoyance. DNL is the energy-averaged sound level measured over a 24-hour period, with a 10-dBA penalty assigned to noise events occurring between 10:00 p.m. and 7:00 a.m.

According to the U.S. Air Force, the Federal Aviation Administration, and the U.S. Department of Housing and Urban Development criteria, residential units and other noise-sensitive land uses are "clearly unacceptable" in areas where the noise exposure exceeds 75 dBA DNL, "normally unacceptable" in regions exposed to noise

between 65 and 75 dBA DNL, and "normally acceptable" in areas exposed to noise of 65 dBA DNL or under. The Federal Interagency Committee on Noise developed land use compatibility guidelines for noise in terms of a DNL sound level (FICAN 2018). For outdoor activities, the USEPA recommends 55 dBA DNL as a threshold (USEPA 1974). Construction of site-specific actions should comply with noise reduction criteria identified in DOD Instruction 4165.57, Air Installations Compatible Use Zones (*AICUZ*), as necessary.

Noise exposure levels are depicted visually for analytical purposes as noise contours that connect points of equal value. These noise contours are overlaid on a map of an airfield or a range vicinity. The area encompassed by a noise contour is a noise exposure zone, also referred to as a "noise zone." Under U.S. Army regulations such as AR 200-1, there are four noise zones: the land use planning zone (LUPZ), Noise Zone I, Noise Zone II, and Noise Zone III. The impacts of the noise exposure levels from aircraft operations, weapons firing, and other military activities at specific sites are analyzed using noise zones.

The LUPZ can provide FHL with an adequate buffer for land use planning and can reduce conflicts between noise-producing activities and the civilian community. This area is acceptable for noise-sensitive land uses. Noise Zone I is usually acceptable for all types of land use activities. Land within Noise Zone II should normally be limited to activities such as industrial, manufacturing, transportation, and resource production. However, if the community determines that land in Noise Zone II must be used for residential purposes, then noise level reduction features of 25 to 30 dB should be incorporated into the design and construction of new buildings. The noise levels within Noise Zone III are considered so severe that noise-sensitive land uses should not be considered therein.

5.1.2 Existing Conditions

The primary noise sources at FHL are military training exercises (air and ground), including activities at firing ranges, convoy live-fire areas, an explosive ordnance disposal range, drop zones and landing zones, Tusi AHP, and Schoonover Airfield. The cantonment area is moderately developed with residential and administrative facilities; therefore, the average ambient noise level is estimated to be like that in suburban or urban residential areas. Existing sources of ambient noise in the cantonment area include vehicle traffic (military vehicles and POVs), construction activities, training exercises, tactical vehicle parking, and helicopter operations at Tusi AHP. Operations at Tusi AHP are minimal and by themselves do not generate enough noise to produce a 60 dBA DNL. Helicopter operations at Tusi AHP do not produce a noise level exceeding 55 dBA DNL, and thus, their noise levels are lower than the cantonment ambient noise levels (FHL 2013, FHL 2012b).

Sensitive receivers of auditory impact in the Proposed Action area include a child development center, residential areas, the chapel, a medical/dental clinic, the dining facility, and an auditorium/theater.

5.2 Land Use

5.2.1 Definition of the Resource

Land use planning refers to the planned development of real property to achieve its maximal and best use. Two main objectives of land use planning are to ensure orderly growth and compatible uses among adjacent areas. Military tools supporting land use planning include written master plans, management plans, and zoning regulations. These concepts apply to U.S. Army land use planning through implementation of Army Regulations (AR) 140-483, AR 420-1, AR 210-20, AR 405-70, 10 Code of Federal Regulations (CFR) 2864, and United Facilities Criteria (UFC) 2-100-01 (Canter et al. 2007).

The foremost factors affecting a proposed action in terms of land use are the above regulations. Other relevant factors include historical and existing land uses at the action site, land uses on adjacent properties and their proximity to a proposed action, the duration of a proposed activity, and the permanence of the proposed activity.

5.2.2 Existing Conditions

There are multiple land uses present in the cantonment area, including mission-related uses and support functions. There are several residential districts that support full-time residents of the installation. Lodging for short-term residents is also provided in the form of scattered site transient training barracks and senior enlisted and officers' quarters (USARC, 2013). Buildings in the cantonment area vary greatly in terms of type, age, and condition. Most development in the cantonment area is concentrated in the three districts. Large areas of Mission Valley and eastern portions of Hacienda Heights, Blackhawk Hills, and Mission Valley are undeveloped.

The 2018 FHL IDP land use update regulation is currently in effect within the FHL cantonment area. Approximately 175 acres of forest land or rangeland within the cantonment area was designated as specific land uses under the existing 2013 EA and 2018 update. FHL developed cantonment area planning standards for buildings, transportation, and interior spaces and all future site-specific actions in the three districts. Under the existing 2013 EA and 2018 update, each district has the following land use typology: Barracks Building, Campus Building, Civic Building, Commercial Building, Industrial Building, Large-Format Building, Mixed-Use Building, Single-Family, Townhome, and Parks/Open Space. The land use standard areas identify site-specific building requirements including setbacks, building form, building height, and parking requirements in each district and standards for interior and exterior aesthetic design, street and pedestrian design, and landscaping. Under the existing 2013 EA and 2018 update, some land uses were relocated, and the concentrations of other uses were increased through siting of similar or compatible uses in order to strengthen the visions of the three districts.

A portion of the approach-departure clearance surface for Schoonover Airfield (FHL 2010a) is in the southern portion of the Mission Valley District. Development is this area is permitted without a waiver except for structures that exceed height limits that would penetrate the imaginary surface of Schoonover Airfield (DOD 2008). Existing uses in this area, developed under the 2013 EA and 2018 update, include the ECS facilities and vehicle storage areas; the convoy reentry area including a queuing area, staging, a POL facility, and a wash rack; and the expanded WWTP . The existing Tusi AHP is sited within Mission Valley.

5.3 Air Quality

5.3.1 Definition of the Resource

In accordance with Federal Clean Air Act (CAA) requirements, the air quality in a region or area is measured by the concentration of criterion pollutants suspended in Earth's atmosphere. The air quality in a region is a result not only of the types and quantities of atmospheric pollutants and pollutant sources in an area but also its surface topography, the size of the topological "air basin," and the prevailing meteorological conditions.

Ambient Air Quality Standards. Under the CAA, the USEPA developed numerical concentration-based standards, or National Ambient Air Quality Standards (NAAQSs), for pollutants that have been determined to affect human health and the environment. The NAAQSs represent the maximum allowable concentrations for ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), respirable particulate matter (including particulate matter equal to or less than 10 microns in diameter [PM_{10}] and particulate matter equal to or less than 2.5 microns in diameter [$PM_{2.5}$]), and lead (Pb) (40 CFR Part 50). The CAA also gives states the authority to establish air quality rules and regulations. The State of California has adopted the NAAQSs for federally listed criterion pollutants and promulgated additional State ambient air quality standards (**Table 5-2**).

Table 5-2. National and State Ambient Air Quality Standards

Pollutant	Averaging Time	Primary Standard		Secondary Standard
		State	Federal	
Ozone (O_3)	1 Hour	0.09 ppm (180 µg/m^3)	--	Same as Primary Standard
	8 Hours	0.070 ppm (137 µg/m^3)	0.070 ppm (137 µg/m^3)	
Respirable Particulate Matter (PM_{10})	24 Hours	50 µg/m^3	150 µg/m^3	Same as Primary Standard
	Annual Arithmetic Mean	20 µg/m^3	--	
Fine Particulate Matter ($PM_{2.5}$)[9]	24 Hours	--	35 µg/m^3	Same as Primary Standard
	Annual Arithmetic Mean	12 µg/m^3	9.0 µg/m^3	15.0 µg/m^3
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m^3)	35 ppm (40 mg/m^3)	--
	8 Hours	9.0 ppm (10 mg/m^3)	9 ppm (10 mg/m^3)	--
	8 Hours (Lake Tahoe)	6 ppm (7 mg/m^3)	--	
Nitrogen Dioxide (NO_2)[10]	1 Hour	0.18 ppm (339 µg/m^3)	100 ppb (188 µg/m^3)	--
	Annual Arithmetic Mean	0.030 ppm (10 µg/m^3)	53 ppb (100 µg/m^3)	Same as Primary Standard
Sulfur Dioxide (SO_2)[11]	1 Hour	0.25 ppm (655 µg/m^3)	75 ppb (196 µg/m^3)	--
	3 Hours	--	--	0.5 ppm (1300 µg/m^3)
	24 Hours	0.04 ppm (105 µg/m^3)	0.14 ppm (for certain areas)	--
	Annual Arithmetic Mean	--	0.030 ppm (for certain areas)	--
Lead[12, 13]	30-Day Average	1.5 (655 µg/m^3)	--	Same as Primary Standard
	Calendar Quarter	--	1.5 µg/m^3 (for certain areas)[12]	
	Rolling 3-Month Average	--	0.15 µg/m^3	
Visibility-Reducing Particles[14]	8 Hours	See footnote 14	No National Standards	
Sulfates	24 Hours	25 µg/m^3		
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m^3)		
Vinyl Chloride[12]	24 Hours	0.01 ppm (25 µg/m^3)		

Sources: CAAQS, 2024

Notes: µg/m^3 = micrograms per cubic meter, ppm = parts per million

1. California standards for ozone, CO (except 8-hour Lake Tahoe), sulfur dioxide (1 hour and 24 hours), nitrogen dioxide, and particulate matter (PM_{10}, $PM_{2.5}$, 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 those for ozone, those for particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth-highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM_{10}, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m^3 is equal to or less than one. For $PM_{2.5}$, 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 the USEPA for further clarification and current national 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 measurement method that 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 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 USEPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the USEPA.
8. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm, respectively.
9. On February 7, 2024, the national annual PM2.5 primary standard was lowered from 12.0 µg/m3 to 9.0 µg/m3 . The existing national 24- hour PM2.5 standards (primary and secondary) were retained at 35 µg/m3 , as was the annual secondary standard of 15.0 µg/m3 . The existing 24-hour PM10 standards (primary and secondary) of 150 µg/m3 also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
10. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards, the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
11. On June 2, 2010, a new 1-hour SO_2 standard was established, and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated as nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved. Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour 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.
12. 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.
13. The national standard for lead was revised on October 15, 2008, to a rolling 3-month average. The 1978 lead standard (1.5 $\mu g/m^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated as nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
14. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

Attainment Versus Nonattainment and General Conformity. The USEPA classifies the air quality in an air quality control region (AQCR), or in subareas of an AQCR, according to whether the concentrations of criterion pollutants in ambient air exceed the NAAQSs. Areas within each AQCR are therefore designated as "attainment," "nonattainment," "maintenance," or "unclassified" for each of the six criterion pollutants. Attainment means that the air quality within an area is better than the NAAQS; nonattainment indicates that criterion pollutant levels exceed NAAQSs; maintenance indicates that an area was previously designated as nonattainment but is now attainment; and an unclassified air quality designation by the USEPA means that there is not enough information to classify an area appropriately, so the area is considered in attainment.

The General Conformity Rule applies only to significant Federal actions in nonattainment or maintenance areas. This rule requires that any Federal action meet the requirements of a Federal or State Implementation Plan. More specifically, CAA conformity is ensured when a Federal action does not cause a new violation of the NAAQSs; contribute to an increase in the frequency or severity of violations of NAAQSs; or delay the timely attainment of any NAAQS, interim progress milestone, or other milestone toward achieving compliance with the NAAQSs.

Federal Prevention of Significant Deterioration. Federal Prevention of Significant Deterioration (PSD) regulations apply in attainment areas to a major stationary source (i.e., source with the potential to emit 250 tons per year [tpy] of any regulated pollutant) and a significant modification to a major stationary source (i.e., change that adds 10 to 40 tpy to the major stationary source's potential to emit depending on the pollutant). PSD permitting can also apply to a proposed action if all three of the following conditions exist: (1) the proposed action is a modification with a net emission increase to an existing PSD major source, (2) the proposed action is within 10 kilometers of national parks or wilderness areas (i.e., Class I Areas), and (3) regulated stationary source pollutant emissions would cause an increase in the 24-hour average concentration of any regulated pollutant in the Class I area of one milligram per cubic meter (mg/m^3) or more (40 CFR 52.21[b][23][iii]). PSD regulations also define ambient air increments, limiting the allowable increases to any area's baseline air contaminant concentrations, based on the area's class designation (40 CFR 52.21[c]).

Title V Requirements. Title V of the CAA Amendments of 1990 requires states and local agencies to permit major stationary sources. A Title V major stationary source has the potential to emit regulated air pollutants and hazardous air pollutants (HAPs) at levels equal to or greater than Major Source Thresholds. Major Source Thresholds vary depending on the attainment status of an AQCR. The purpose of the permitting rule is to establish regulatory control over large, industrial-type activities and monitor their impact on air quality.

5.3.2 Existing Conditions

FHL is in Monterey County, California, which is within the North Central Coast Intrastate AQCR (40 CFR 81.160). FHL is in the Monterey Bay Unified Air Pollution Control District (MBUAPCD) and is subject to its rules and regulations. The air quality in Monterey County has been characterized by the USEPA as attainment for all criterion pollutants (MBARD, 2017). However, the CARB has designated the North Central Coast Air Basin as a nonattainment area for O_3 and PM_{10} (MBARD, 2017).

In a CY 2023 Air Emissions Inventory Report dated March 2024, FHL estimated their potential to emit for criterion air pollutants from regulated stationary sources. The installation's current potential to emit is less than half of the 100 tons per year (tpy) Title V Major Source Threshold for all criterion air pollutants and approximately four percent of the 100,000 tpy threshold for CO_2 equivalents (USAG FHL, 2024) (**Table 5-3**). In November 2023, FHL implemented the Electric Vehicle Charging Facilities (EVCF) Master Plan, which summarizes background data, analysis, and recommendations to identify the most suitable EVCF locations at FHL. In the future, the Army may be mandated to transition to an all-electric government fleet; thus, FHL would be implementing the EVCF master plan as a component of the larger proposed development. Energy independence and resilience would continue to be a priority for FHL, thus helping reduce air quality emissions from fuel-powered vehicles. The army's commitment to transitioning to electric vehicles and installation of charging facilities is anticipated to contribute to reductions in existing emissions. While EV charging is proposed in all three development areas, FHL will be avoiding adding EV charging stations to parking lots that are within floodplains since stormwater drainage on-site is an issue in the base's existing condition.

Table 5-3. Potential to Emit for Fort Hunter Liggett

	NO_X (TPY)	VOC (TPY)	CO (TPY)	SO_X (TPY)	PM_{10} (TPY)	$PM_{2.5}$ (TPY)	CO_2* (TPY)
Potential to Emit	46.79	15.88	23.99	0.01	3.19	0.00	4921.17
Major Source Threshold (tpy)	100	100	100	100	100	100	100,000

Source: FHL 2023b

Notes: NO_x = nitrogen oxides; VOC = volatile organic compound; SO_x = sulfur oxides. * = Expressed as CO_2 equivalents. TPY = Tons per year. FHL has air-quality-sensitive receptors in the cantonment area, including several residential areas, a child development center, a playground, and religious facilities such as the chapel and Mission San Antonio de Padua.

5.4 Geological Resources

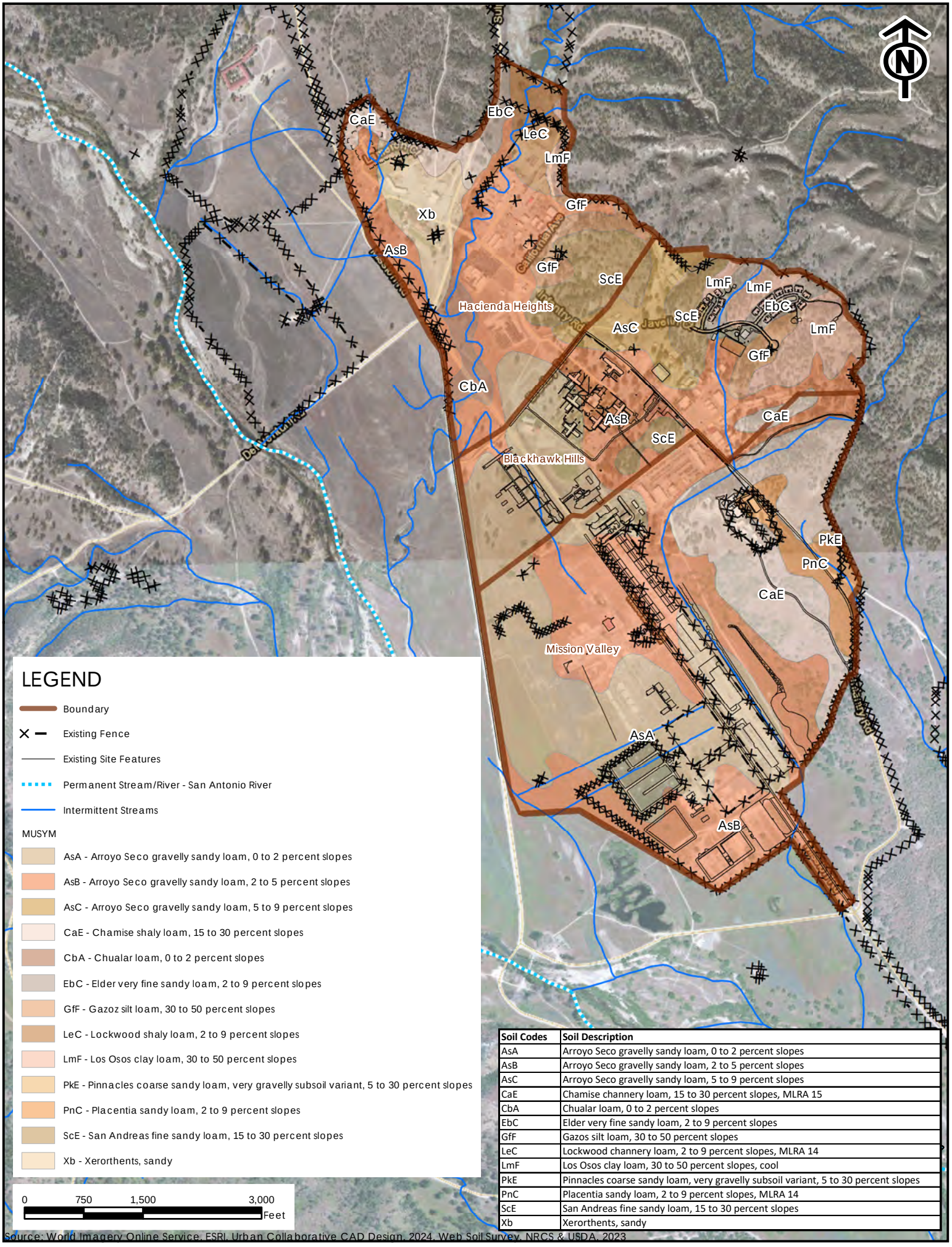
5.4.1 Definition of the Resource

Geological resources consist of Earth's surface and subsurface materials. Within a given physiographic province, these resources typically are described in terms of topography and physiography, geology, soils, and where applicable, geologic hazards and paleontology. Geologic hazards are natural geologic events that can endanger human lives and threaten property. Examples of geologic hazards include earthquakes, landslides, sinkholes, tsunamis, and volcanoes.

5.4.2 Existing Conditions

FHL is situated between the northwest-trending Santa Lucia Range to the southwest and the Gabilan Range to the northeast in the Coast Ranges geologic province. The regional geology is composed of three groups of rocks all dating prior to the Quaternary Period (2.6 million years ago to the present). These include the Salinian Block, the Franciscan complex, and sediments deposited in marine and nonmarine basins. Mining of gold, silver, copper, asbestos, and chromite and small-scale mining for cinnabar, serpentine, and lime deposits played an important role in the settlement of areas around the Santa Lucia Range and FHL (NPS 2013). There are no surface or subsurface mines or mining activity for mineral extraction in the FHL cantonment area. The elevation for the cantonment area ranges from approximately 1,000 feet above mean sea level (MSL) in the south to 1,200 feet above MSL in the east. The cantonment area slowly rises in elevation from west to east, with foothills in the northeast (NRCS 2024).

The soil types in the cantonment area mainly are the soil series Arroyo Seco, which comprises gravely sandy loam and is mainly found in the north, central, and southern areas of the cantonment area. The eastern portion of the cantonment area contains a variety of soil types, largely consisting of Chamise shaly loam and San Andreas fine sandy loam (NRCS 2024). **Figure 5-1** shows the soil types within the cantonment area, and **Table 5-4** identifies the distribution of soil types within each district of the cantonment area.



Soil Codes	Soil Description
AsA	Arroyo Seco gravelly sandy loam, 0 to 2 percent slopes
AsB	Arroyo Seco gravelly sandy loam, 2 to 5 percent slopes
AsC	Arroyo Seco gravelly sandy loam, 5 to 9 percent slopes
CaE	Chamise channery loam, 15 to 30 percent slopes, MLRA 15
CbA	Chualar loam, 0 to 2 percent slopes
EbC	Elder very fine sandy loam, 2 to 9 percent slopes
GfF	Gazos silt loam, 30 to 50 percent slopes
LeC	Lockwood channery loam, 2 to 9 percent slopes, MLRA 14
LmF	Los Osos clay loam, 30 to 50 percent slopes, cool
PkE	Pinnacles coarse sandy loam, very gravelly subsoil variant, 5 to 30 percent slopes
PnC	Placentia sandy loam, 2 to 9 percent slopes, MLRA 14
ScE	San Andreas fine sandy loam, 15 to 30 percent slopes
Xb	Xerorthents, sandy

Source: World Imagery Online Service, ESRI, Urban Collaborative CAD Design, 2024, Web Soil Survey, NRCS & USDA, 2023

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Figure 5-1 - Soil Map of Fort Hunter Liggett Cantonment Area

Table 5-4. Soil Types within the IDP Area by District

		Soil Types per District (Acres/Percentage of Cantonment Area)		
Soil Type	Total Acres in Cantonment Area	Hacienda Heights	Blackhawk Hills	Mission Valley
Arroyo Seco gravelly sandy loam, 0 to 2 percent slopes (AsA)	229.1	5.9/0.62	64.7/6.9	158.5/16.8
Arroyo Seco gravelly sandy loam, 2 to 5 percent slopes (AsB)	359.0	88.6/9.4	75.1/8.0	195.3/20.7
Arroyo Seco gravelly sandy loam, 5 to 9 percent slopes (AsC)	30.2	1.9/0.2	28.3/3.0	--
Chamise channery loam, 15 to 30 percent slopes, MLRA 15 (CaE)	110.8	15.9/1.7	5.1/0.5	89.8/9.5
Chualar loam, 0 to 2 percent slopes (CbA)	14.4	14.1/1.5	0.3/0.0	--
Elder very fine sandy loam, 2 to 9 percent slopes (EbC)	19.9	6.1/0.6	13.8/1.5	--
Gazos silt loam, 30 to 50 percent slopes (GfF)	22.4	13.9/1.5	8.5/0.9	--
Lockwood channery loam, 2 to 9 percent slopes, MLRA 14 (LeC)	18.7	18.7/1.9	--	--
Los Osos clay loam, 30 to 50 percent slopes, cool (LmF)	36.6	4.3/0.5	32.3/3.4	--
Pinnacles coarse sandy loam, very gravelly subsoil variant, 5 to 30 percent slopes (PkE)	1.4	--	--	1.4/0.1
Placentia sandy loam, 2 to 9 percent slopes, MLRA 14 (PnC)	23.5	--	--	23.5/2.5
San Andreas fine sandy loam, 15 to 30 percent slopes (ScE)	48.9	23.8/2.5	24.9/2.6	0.2/0.0
Xerorthents, sandy (Xb)	29.2	29.2/3.2	--	--
Total	**944.1**	**222.4/23.6**	**253.0/26.8**	**468.7/49.6**

Source: NRCS, 2024.

Soils in the northern and eastern portions of Hacienda Heights and the eastern portion of Mission Valley have building limitations due to shrink-swell potential, bedrock depth, slopes, and saturation (NRCS 2024)

Numerous faults underlie FHL, including the Jolon and Nacimiento Faults, as well as several smaller faults. These faults trend subparallel to the San Andreas Fault. The Riconda Fault and the Nacimiento Fault control the geomorphology and hydrology of FHL, specifically the northwestern trend of the San Antonio River and the Nacimiento River (NPS 2013). The Jolon Fault lies on the southeastern border of the cantonment area (USGS 2025). Seismic shaking is expressed as a percentage of the force of gravity (percent g) and is proportional to the hazard faced by a particular type of building. FHL is in an area with a 32 to 48 percent g interval (USGS 2022). Therefore, major damage to buildings could occur because of seismic activity.

Because the Proposed Action area is located in a seismically active area, on June 1, 2019, an Earthquake Response Plan (ERP) was implemented by Fort Hunter Liggett Fire & Emergency Services. The ERP establishes the context and strategy for the support of effective management of initial response to an earthquake incident where there are mass casualties and destruction within the FHL boundary from a single event. The ERP focuses on short-term recovery operations rather than pre-event preparedness, long-term recovery, or mitigation (FHL&ES, 2019).

5.5 Water Resources

5.5.1 Definition of the Resource

In general, hydrology consists of the redistribution of water through the processes of evapotranspiration, surface runoff, and subsurface flow. The hydrology of a region can be refined to include groundwater, stormwater, wetlands, and flood zones. Wetlands are discussed in **Section 5.6.**

The Porter–Cologne Water Quality Control Act is the principal law governing water quality compliance in California. The Act applies to surface waters, wetlands, groundwater, and point and nonpoint sources and incorporates many provisions of the Federal Clean Water Act (CWA), such as delegation of the National Pollutant Discharge Elimination System (NPDES) permitting program to the State Water Resources Control Board (SWRCB) and Regional Water Quality Control Boards (RWQCBs). The Act also requires waste dischargers to notify the RWQCB through the filing of a Report of Waste Discharge, and it authorizes the SWRCB and RWQCB to issue waste discharge requirements (WDRs), CWA Section 401 water quality certifications, and other approvals. FHL is within the Central Coast RWQCB (Region 3) and is subject to Section 438 of the Energy Independence and Security Act (EISA).

Groundwater, consisting of subsurface hydrologic resources, is an essential resource that functions to recharge surface water and is used for drinking, irrigation, and industrial processes. Groundwater typically can be described in terms of depth from the surface, aquifer or well capacity, water quality, recharge rate, and surrounding geologic formations.

Surface water resources generally consist of wetlands, lakes, rivers, and streams and are important for their contributions to the economic, ecological, recreational, and human health of a community or locale. **Section 5.6** provides a discussion of wetlands at or near the FHL cantonment area.

Stormwater systems help direct and manage untreated water resources. FHL has a Storm Water Monitoring Plan. The NPDES Stormwater Program regulates stormwater discharges from three potential sources: municipal separate storm sewer systems (MS4s), construction activities, and industrial activities. In California, the NPDES program is administered by the SWRCB, and NPDES permits are authorized by Section 402 of the CWA and Section 13370 of the California Porter–Cologne Water Quality Control Act. The following summarizes how each source is applicable to the Proposed Action:

- ***MS4*****:** The Central Coast Regional Water Quality Control Board (CCRWQCB), in a letter to FHL on May 1, 2014, confirmed that the FHL Army Garrison may pursue complying with the Municipal Stormwater Permit through the existing issued Industrial Storm Water Permit (Water Quality Order No 97-03-DWQ) with an updated Industrial Storm Water Pollution Prevention Plan (SWPPP). As the Industrial SWPPP was submitted to CCRWQCB, FHL Army Garrison is not required to obtain coverage under the Municipal Storm Water Permit (CCRWQCB 2014).
- ***Construction Activity*****:** Although not applicable to the Proposed Action because it does not include construction activity, stormwater discharges from all future site-specific actions in the cantonment area exceeding one acre (43,559 square feet) in footprint are regulated under Construction General Permit No. CAS000002 (SWRCB Order No. 2009-0009-DWQ amended by 2010-0014-DWQ and 2012-0006-DWQ).
- ***Industrial Activity*****:** Discharges associated with ten broad categories of industrial activities at FHL are regulated under Industrial Storm Water General Permit No. CAS000001 (SWRCB Order No. 97-03-DWQ). The Industrial General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) for certain industrial activities, as well as specific visual and chemical monitoring. This permit would be applicable to future site-specific actions in the cantonment area.

Section 438 of the Energy Independence and Security Act (EISA) (42 U.S.C. Section 17094) establishes into law storm water design requirements for Federal actions with a footprint greater than 0.1 acres (5,000 square feet). The action footprint consists of all horizontal hard surfaces and disturbed areas associated with the action development, including both building areas and pavements such as roads, parking lots, and sidewalks. Under these EISA design requirements, predevelopment site hydrology must be maintained or restored to the maximum extent technically feasible with respect to temperature, rate, volume, and duration of flow. The requirements do not apply to resurfacing of existing pavements. Additional guidance is provided in the USEPA's *Technical Guidance on Implementing the Stormwater Runoff Requirements for Federal Projects (under Section 438 of the EISA*) and American Society of Heating, Refrigerating and Air-Conditioning Engineers Standard 189.1, *Standard for the Design of High-Performance Green Buildings.*

Flood zones are areas of low-level ground present along rivers, stream channels, or coastal waters that are subject to periodic or infrequent inundation due to rain or melting snow. Flood potential is evaluated by the Federal Emergency Management Agency (FEMA), which defines the 100-year flood zone, the area that has a one percent chance of inundation due to a flood event in a given year. Federal, State, and local regulations often limit flood zone development to passive uses, such as recreational and preservation activities, to reduce the risks to structures, human health, and safety.

5.5.2 Existing Conditions

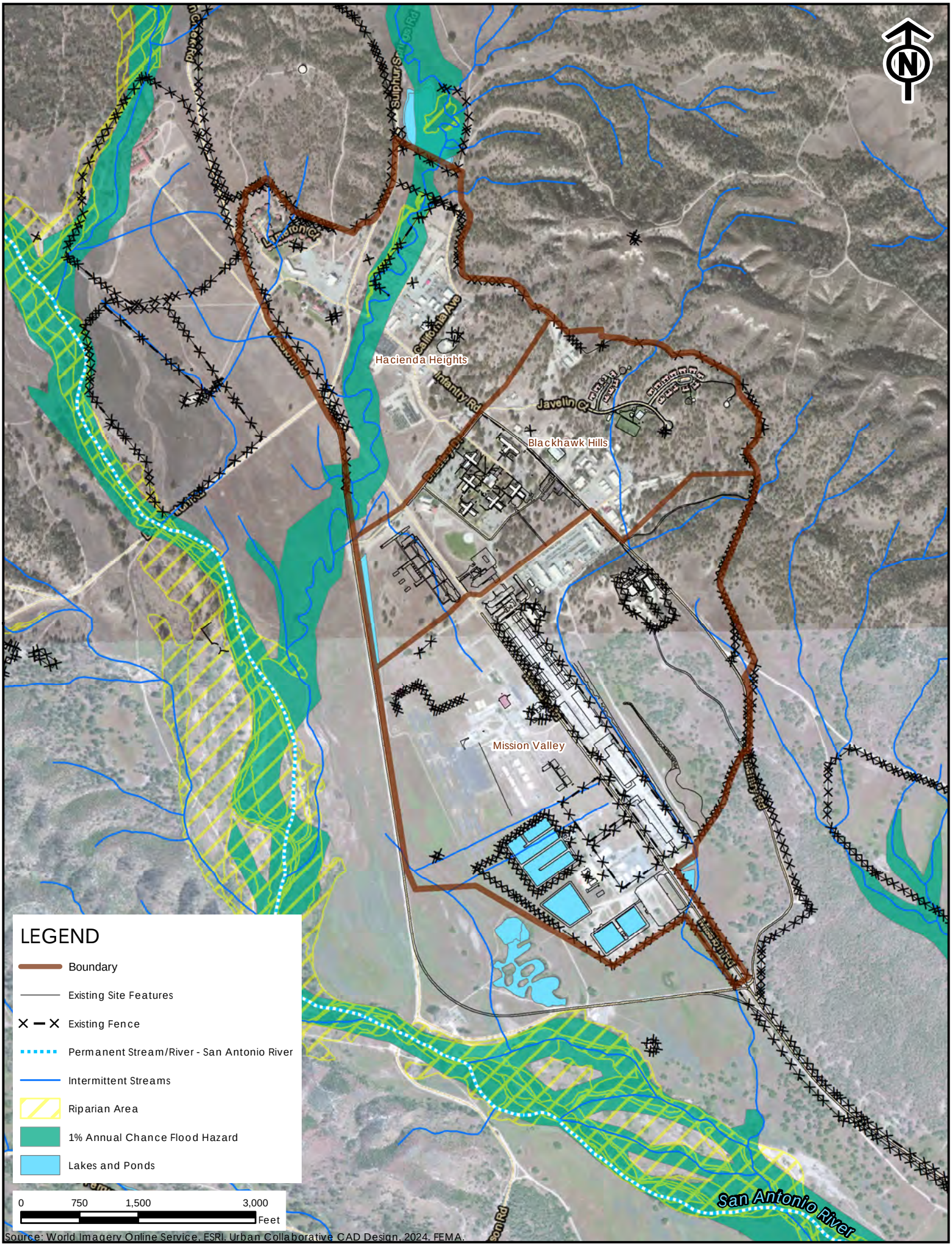
Surface Water. FHL is within the Salinas River watershed, which covers 4,600 square miles with tributaries including the Arroyo Seco, Nacimiento, San Antonio, and Estrella Rivers (Worcester et al. 2000). The two major watercourses flowing through FHL are the San Antonio River and the Nacimiento River. The FHL cantonment area is outside the Nacimiento River watershed; however, the San Antonio River watershed includes all or a major portion of the cantonment area and the eastern half of the installation. The San Antonio River watershed drains into the northwest-flowing Salinas River, which eventually empties into Monterey Bay. The San Antonio River runs parallel to the cantonment area to the west and, at its closest, is directly adjacent to the southwest boundary of the cantonment area (see **Figure 5-2**). Three tributaries of the San Antonio River flow within the cantonment area. According to the FHL Integrated Natural Resources Management Plan (INRMP), almost no water flows through the cantonment area to the San Antonio River in the summer (USARC, 2013). Oxidation lagoons for the FHL WWTP are located in Mission Valley between Mission Road and the San Antonio River (see **Figure 5-2**).

Stormwater. Stormwater runoff generally discharges to natural earthen drainage channels that flow to the southwest until it reaches the San Antonio River outside the cantonment area. These natural drainages are dry year-round except during rain events and briefly after rain events. The stormwater infrastructure is government-owned, and it is estimated that there are approximately 38,000 linear feet of earthen and lined channels for stormwater drainage in the cantonment area (USARC, 2013). The remainder of the stormwater drains via surface sheet flow to various earthen natural drainage areas throughout FHL. The existing buildings and roadway facilities were constructed around these existing natural drainage areas, and culverts were installed where the roadways crossed these natural drainage channels. There is no pretreatment of stormwater discharge.

Groundwater. Three groundwater wells supply domestic water and fire suppressant water to the FHL cantonment area from the Jolon-Lockwood groundwater basin and the Mission-San Antonio groundwater basin (NPS 2013). On average, FHL in the cantonment area demands 840,000 gallons of groundwater per day.

A hydrocarbon-contaminated groundwater plume adjacent to 7th Division Road extends approximately 2,200 feet to the south and southwest. Groundwater in the vicinity of the plume has been encountered at depths of 12 to 45 feet below ground surface (USACE 2011a). The contamination associated with the groundwater plume could affect drinking water supplies, which are drawn from groundwater (USARC, 2013). A second hydrocarbon-contaminated groundwater plume is located near the center of Hacienda Heights (USARC, 2013). See **Section 5.11.2** for discussion of existing hazardous waste.

Floodplains. The FEMA FIRMs for Monterey County classify the majority of the cantonment area as within Zone X (minimal flooding). The northern portion of the cantonment area is primarily within Zone X; however, it is divided by a small area classified as Zone A, which corresponds to Sulphur Spring Canyon Creek. The areas surrounding the San Antonio River to the south and west are also Zone A. Zone A surrounds streams and rivers and is likely to flood occasionally with prolonged or sufficient precipitation (FEMA 2009a, FEMA 2009b, FEMA 2009c) (see **Figure 5-2**).



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Source: World Imagery Online Service, ESRI. Urban Collaborative CAD Design, 2024. FEMA.

Figure 5-2 - Water Resources in the Fort Hunter Liggett Cantonment Area

5.6 Biological Resources

5.6.1 Definition of the Resource

This section describes the existing conditions of biological resources potentially affected by the Proposed Action. It provides a description of the vegetation, wetlands, wildlife, and habitats anticipated to occur in the FHL cantonment area. Species addressed in this section include those that are not listed as threatened or endangered by the Federal government or a California agency. Federal and State threatened and endangered species are addressed in **Section 5.7**. This section assumes that construction/expansion of the ECS is complete.

5.6.2 Existing Conditions

***Vegetation*.** Plant communities at FHL include chaparral, oak woodlands, oak savannas, grasslands, riparian areas, and seasonal and perennial wetlands. Rare vegetation communities occurring at FHL as described by the California Natural Diversity Data Base (CNDDB) include sycamore alluvial woodland and valley oak woodland (CDFW 2024). The cantonment area is highly disturbed, with developed areas covering approximately 40 percent of the cantonment area. Oak woodlands, savanna, and riparian communities occur within approximately 28 percent of the cantonment area, and nonnative grasslands cover approximately 31 percent (see **Table 5-5**). **Figure 5-3** identifies the vegetation types in the cantonment area. New site-specific actions have been developed in the cantonment area and are not depicted in this figure. However, Table 5-5 presents the approximate area of each vegetation type under existing conditions.

Table 5-5. Vegetation Types in the Fort Hunter Liggett Cantonment Area

Vegetation Type	Area (acres)	Percentage of Cantonment Area
Willow Riparian	0.17	0.02
Mixed Riparian	0.64	0.06
Valley Oak Woodland	28.82	2.67
Valley Oak Savanna	127.13	11.76
Blue Oak Woodland	150.40	13.91
Nonnative Grassland	338.23	31.28
Developed	436.01	40.32
Total	**1081.40**	**100**

Note: This table represents approximate existing conditions in the cantonment area, including development of future site-specific actions that are not depicted in **Figure 5-3**, and the assumption that construction/expansion of the ECS is complete.

Riparian communities at FHL consist of alluvial woodlands composed of sycamore (*Platanus racemosa*), cottonwood (*Populus fremontii*), and willow (*Salix* sp.) found along rivers and streams (FHL 2023a). Riparian communities cover an estimated three percent of FHL and less than one percent of the cantonment area. The two riparian communities in the cantonment area are willow riparian and mixed riparian. Other common riparian vegetation species include mule fat (*Baccharis salicifolia*); willow species (*Salix laevigata*, *S. lasiolepis*, *S. gooddingii*, and *S. exigua*); and herbaceous understory species including rushes (*Juncus* spp.), spikerushes (*Eleocharis* spp.), sedges (*Carex* spp.), and nut sedges (*Cyperus* spp.).

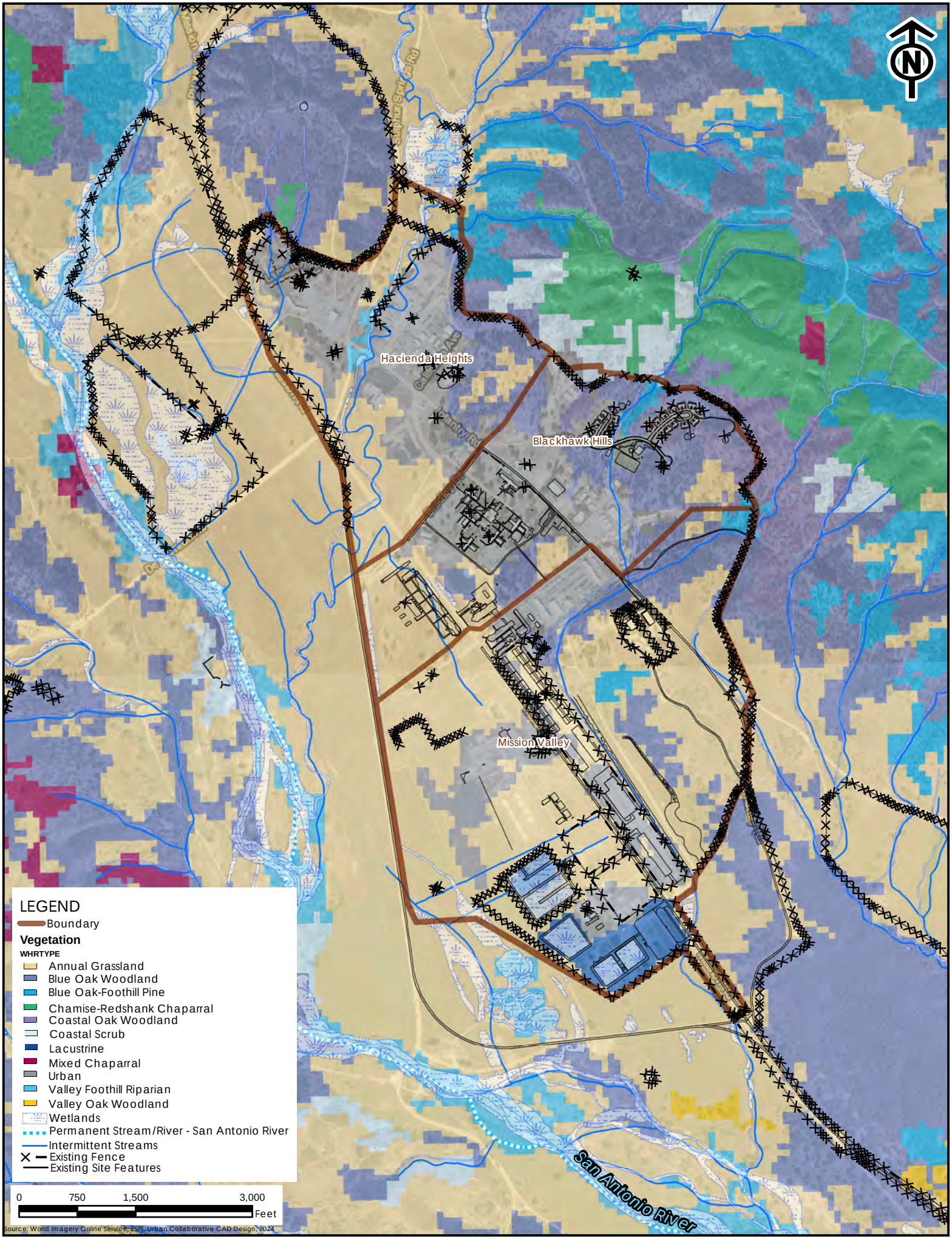

Figure 5-3 - Vegetation Types and Wetlands in the Cantonment Area

Oak communities (woodlands, forests, and savannas) are the most widespread vegetation type at FHL, covering an estimated 46 percent of the installation (FHL 2023a) and approximately 28 percent of the cantonment area. Valley oak (*Quercus lobata*) woodland and savanna communities cover approximately 14 percent of the cantonment area. Valley oaks are the largest of the California oak species and are frequently found growing in deep alluvial soils of valley bottoms, forming savannas with a grassland understory. Even though valley oaks cover a relatively large area in the cantonment area, they are considered a rare vegetation community by the CNDDB (CDFW 2024). Blue oak (*Q. douglassii*) woodland also occurs in the cantonment area, covering approximately 14 percent. Blue oak can be found in pure-stand woodlands to foothill woodlands where it mixes with other oak species and foothill pines, or in more open blue oak savannas with a grassland understory. Other live oak communities occur at FHL but are not known to occur in the cantonment area.

Approximately 31 percent of the cantonment area is covered by grasslands. Grasslands are typically found in open, level, or moderately sloped areas. Grasslands in the cantonment area are primarily nonnative annual grasses that thrive in Mediterranean climates and are more resilient to the heavy browsing pressure caused by domestic livestock. Nonnative grasslands are dominated by *Bromus hordeaceus* and include other species such as *B. diandrus*, *B. madritensis,* and two species of wild oat (*Avena* spp.). Yellow star-thistle (*Centaurea solstitialis*), a noxious exotic forb, is also found in nonnative grasslands and has spread to an estimated 20,000 acres of FHL (FHL 2023a). Yellow star-thistle is present in approximately 437 acres of the cantonment area, including two areas along the northern and western cantonment area boundaries (FHL 2023a). Pockets of native bunch grasses occur in the nonnative grasslands. In general, native grasslands are estimated to compose approximately two to five percent of existing grasslands at FHL and include native species such as *Nassella pulchra*, *N. cernua*, *Deschampsia danthonioides*, *Melica imperfecta,* and *Poa secunda*.

Wetlands. Wetlands are areas with moist or wet soils that over a period support adapted vegetation. Wetlands on FHL are generally found in landscape depressions and fall into two broad categories: ephemeral wetlands and perennial wetlands. Ephemeral wetlands (e.g., vernal pools, wet meadows) have two phases, a wet season phase that is dependent on fall and winter rains to fill pools and depressions and a dry season phase brought about by a lack of rain in the summer. Perennial wetlands maintain some level of saturation throughout the year and at FHL include streams, reservoirs/lakes, and freshwater marshes.

There are approximately 8,620 acres of wetlands at FHL (FHL 2023a), of which approximately 44 acres (less than one percent of wetlands at FHL) are in the cantonment area. Two rivers, the San Antonio and Nacimiento, and a network of tributaries throughout their respective watersheds, compose the majority of the jurisdictional waters on the installation. A majority of the wetlands in the cantonment area are in Mission Valley (see **Figure 5-3**). An aquatic resources delineation has not been conducted in the cantonment area.

Vernal pools are a special category of wetlands. These seasonal pools are difficult to detect because of their often small size and seasonal inundation, but they support zooplankton, phytoplankton, and macroinvertebrates, including the Federally threatened vernal pool fairy shrimp (*Branchinecta lynchi*) (see **Section 5.7**). Vernal pools and vernal swales (depressions that sometimes connect vernal pools) primarily occur in the southern portion of the cantonment area.

Wildlife Resources. Migratory birds are present on the installation, with nesting populations present in late spring and summer, overwintering populations in the late fall and winter, and migrating populations transiting the region in between those periods. Birds frequently observed in the cantonment area include western meadow lark (*Sturnella neglecta*), western scrub jay (*Aphelocoma californica*), California quail (*Callipepla californica*), mourning dove (*Zenaida macroura*), turkey vulture (*Cathartes aura*), acorn woodpecker (*Melanerpes formicivorus*), Cooper's hawk (*Accipiter cooperii*), and red-tailed hawk (*Buteo jamaicensis*) (FHL 2023a).

Mammal species expected to be found on the installation include California ground squirrel (*Spermophilus beecheyi*), tule elk (*Cervus elaphus nannodes*), California black-tailed deer (*Odocoileus hemionus californicus*),

American badger (*Taxidea taxus*), coyote (*Canis latrans*), bobcat (*Lynx rufus*), raccoon (*Procyon lotor*), black-tailed jackrabbit (*Lepus californicus*), desert cottontail (*Sylvilagus audubonii*), deer mouse (*Peromyscus maniculatus*), pocket mouse (*Perognathus californicus*), and kangaroo rat (*Dipodomys* spp.) (FHL 2023a).

5.7 Threatened and Endangered Species

5.7.1 Definition of the Resource

The Endangered Species Act (ESA) of 1973 established a Federal program to conserve, protect, and restore threatened and endangered plants and animals and their habitats. The ESA specifically charged Federal agencies with the responsibility of using their authority to conserve threatened and endangered species. All Federal agencies must ensure that any action they authorize, fund, or carry out is not likely to jeopardize the continued existence of a threatened or endangered species or result in the destruction of critical habitat for this species, unless the agency has been granted an exemption. The Secretary of the Interior, using the best available scientific data, determines which species are officially endangered or threatened, and the U.S. Fish and Wildlife Service (USFWS) maintains the endangered species list. California also has its own laws for protecting plants and animals that it considers threatened or endangered.

Federally endangered species are those identified by the USFWS as being in danger of extinction throughout all or a significant portion of their range. Federally threatened species are those identified by the USFWS as likely to become endangered in the near future. State-listed species are those identified as threatened or endangered by the State of California.

5.7.2 Existing Conditions

This analysis is based on a review of FHL INRMP (2022) data from the USFWS Information for Planning and Consultation (IPaC) website (2024) and CNDDB (2024), FHL environmental documents, and other available data. The FHL INRMP outlines management actions taken to conserve natural resources for military training and ecosystem integrity. Management actions can include restoration efforts in degraded sites; control of noxious weeds; monitoring of the presence, absence, or population trends of a resource; and implementation of land use regulations (FHL 2023a).

Federally Threatened or Endangered Species

Ten Federally listed species, four species that are proposed for federal listing, and three species under review for federal listing have the potential to occur within or near FHL. Potential habitat for all of these species occurs at FHL. Of these seventeen species, seven species potentially occur in or near the cantonment area, including the arroyo toad, Southwestern pond turtle, California condor, San Joaquin kit fox, vernal pool fairy shrimp, purple amole, and little brown bat (see **Table 5-6**). The remaining ten species (California spotted owl, Least Bell's vireo, California red-legged frog, foothill yellow-legged frog – south coast DPS, California tiger salamander – central California DPS, Western spadefoot, Western bumble bee, monarch butterfly, Western ridged mussel, and Choro Creek bog thistle) are not known to occur in the cantonment area, and no impacts are expected; therefore, they are not discussed further in this EA.

Table 5-6. Federally Listed Threatened and Endangered Species Potentially Occurring in the FHL Cantonment Area

Common Name	Scientific Name	Federal Status	State Status
Arroyo toad	*Bufo californicus*	E	SSC
California condor	*Gymnogyps californianus*	E	E
San Joaquin kit fox	*Vulpes macrotis mutica*	E	T
Southwestern pond turtle	*Actinemys pallida*	Proposed Threatened	SSC
Vernal pool fairy shrimp	*Branchinecta lynchi*	T	N/A
Purple amole	*Chlorogalum purpureum* var. *purpureum*	T	CNPS 1B.1
Little brown bat	*Myotis lucifugus*	Under Review	N/A

Sources: FHL 2023a
Key: E = endangered; T = threatened; CNPS = California Native Plant Society; SSC = State Species of Special Concern; N/A = not applicable.

Arroyo Toad. The arroyo toad is a medium-sized toad species that inhabits seasonal pools and streams where water levels fluctuate and natural disturbance is common during flooding events (FHL 2023a, NPS 2013). These flooding events are essential to remove vegetation, maintain sandy stream terraces, and create suitable pools. Primary anthropogenic threats to this species include habitat loss due to urbanization, agriculture, and dam construction. Additional threats include water management and diversion activities; road construction, maintenance, and use; predation by exotic species; loss of habitat to exotic plants; livestock grazing; mining; and recreational activities.

Arroyo toads breed, forage, and aestivate in sandy soils along the San Antonio River and could be present in the sandy and non-sandy upland areas in the cantonment area (U.S. Army 2005). Arroyo toads can disperse into adjacent sandy or non-sandy upland areas as far as 1.2 miles away from breeding sites or water, which includes parts of the cantonment area (U.S. Army 2005). Specific arroyo toad habitat primarily occurs outside of the cantonment area to the west and south, but there is a small area in the southwestern corner of the cantonment area that contains habitat suitable for arroyo toads. Surveys are conducted annually, and although toads continue to be found in suitable habitat along the San Antonio River, population numbers have decreased drastically in recent years, exacerbated by American bullfrog predation (USFWS 2024). Additionally, cantonment area stormwater runoff drains to the San Antonio River and into arroyo toad habitat (USFWS 2010).

Southwestern Pond Turtle. The Southwestern pond turtle is one of two subspecies of western pond turtle currently proposed for Federally threatened status. It is small to medium in size with a brown to olive carapace and mottled skin. These turtles utilize a variety of aquatic habitats but are known to winter in burrows more than 0.3 miles from water. The southwestern subspecies generally occurs in the coast region from approximately Salinas to Baja California (FHL 2023a). The southwestern pond turtle occurs at FHL and in suitable aquatic habitat in the cantonment area, and individuals have been sighted in all major ponds and streams within both watersheds of FHL. Visual encounter surveys are conducted at FHL reservoirs, and incidental sightings are recorded and maintained in a GIS database.

California Condor. The California condor is the largest bird in North America, weighing approximately 22 pounds, with an average wingspan of approximately 9.5 feet. Historically, California condors were distributed along the West Coast from British Columbia, Canada, to Baja, Mexico, feeding on a diet consisting primarily of carrion (dead and putrefying flesh). California condors are wide-ranging birds of prey. They roost and nest in tall trees and cliffs located in remote areas. Anthropogenic causes of Condor mortality include lead poisoning, shooting, egg collection, live capture, powerline-related deaths, oil sump drowning, and eggshell thinning due to

dichlorodiphenyltrichloroethane. California condor numbers declined to 14 individuals in 1987. These last 14 individuals were captured to begin a captive breeding population. The reintroduction of captive-bred individuals into the wild began in 1992 and continues to increase population numbers today (FHL 2023a).

Releases of captive young California condors continue in Los Padres National Forest and Pinnacles National Monument to the north and northeast of FHL, respectively. No nesting habitat is known to occur at FHL or in the cantonment area, but the area continues to provide suitable foraging areas with a forage base of carcasses from deer, elk, coyote, and other medium-sized to large animals (USFWS 2010). In May 2002, one California condor was observed foraging on an elk killed by a mountain lion in FHL Training Area 20, which is approximately 3.75 miles south of the cantonment area (U.S. Army 2005, FHL 2023a).

San Joaquin Kit Fox. The San Joaquin kit fox is the smallest of North American canids, with an approximately 12-inch shoulder height, a slim body, long legs, large ears, and a black-tipped, bushy tail. San Joaquin kit foxes can be found along the California Central Valley floor and valleys in the interior coastal ranges and are associated with habitats such as grasslands and scrublands (USFWS 1998). They use underground den sites throughout the year, changing den sites frequently. Den sites are located on hillsides and dug into sandy loam. The California ground squirrel (*Spermophilus beecheyi*) is an important prey species and coyotes are an important predator of the San Joaquin kit fox at FHL.

Additional anthropogenic causes of San Joaquin kit fox mortality include shooting; trapping; poisoning; electrocution; road kills; suffocation; and habitat loss, degradation, and fragmentation caused by agricultural, industrial, and urban development in the San Joaquin Valley (USFWS 1998).

Surveys for the San Joaquin kit fox continue annually in suitable habitat at FHL, with the most recent sightings in 2000 when two individuals were sighted separately on the same night near Training Area 22, which is approximately 3.25 miles southeast of the cantonment area (USFWS 2010, FHL 2023a). Prior to that, isolated adults were seen in 1995 in both the San Antonio and Nacimiento Valleys, and from 1970 to 1990, there were infrequent dens documented with San Joaquin kit foxes and pups in the San Antonio Valley at FHL. Potential habitat for the San Joaquin kit fox can be found in the San Antonio River Valley, which includes the cantonment area and training areas close to the cantonment area.

Vernal Pool Fairy Shrimp. The vernal pool fairy shrimp inhabits vernal pools and ephemeral ponds in the Central Valley, coastal ranges, and a few additional locations. Vernal pools and ephemeral ponds have two distinct phases, a wet phase when they are inundated by water from fall and winter rains and a dry phase where the lack of rain in the summer allows the pools to dry up. With the onset of the fall and winter rains and the pooling of water in ponds and depressions, vernal pool fairy shrimp eggs, or cysts, hatch. Vernal pool fairy shrimp are sensitive to changes in salinity, conductivity, dissolved solids, and pH levels and seasonal changes such as the duration of pool inundation. They feed on algae, bacteria, protozoa, rotifers, and detritus. As they mature, females produce cysts, which are dropped to the muddy bottom of the pool or settle to the bottom of the pool in the adult's brood sac when the adult dies. The cysts are able to withstand extremes of heat and cold and extended desiccation for many years, allowing them to survive periodic droughts until the pools fill once again. Not all cysts from the previous year hatch the next time the pool is inundated, which creates a cyst bank within the soil of the pond.

FHL conducted USFWS protocol surveys of 308 vernal pools and ephemeral ponds in the winters of 1995 and 2000. Of the 308 vernal pools and ephemeral ponds, 108 were found to contain vernal pool fairy shrimp based on FHL file information. An additional occupied pool was discovered in 2008 (USFWS 2010).

***Purple Amole*.** The purple amole is a bulbous perennial of the agave family (Agavaceae). Individual plants have a basal rosette of three to seven narrow-spreading linear leaves that are slightly keeled with variably wavy margins. The central-branched inflorescence can reach 16 inches in height, with seven to 30 dark blue to deep purple flowers with yellow anthers that bloom from May through June. The first record of purple amole was near Jolon

in 1893. There are approximately 850 acres of fragmented groups of plants in portions of the cantonment area at FHL and several adjacent training areas (13 and 16B) (FHL 2023a, Wilken 2010). Purple amole populations are threatened due to habitat loss, fragmentation, and alteration; removal of plants for military construction and training; exclusion by nonnative annual grasses; and potentially the alteration of fire cycles due to military training (USFWS 2000).

The current Endangered Species Management Component (ESMC) is being revised in cooperation with the USFWS and Purple Amole Recovery Plan recommendations (USFWS 2020). The ESMC will include a monitoring plan to determine the stability of the purple amole population at FHL (USFWS 2020).

Little brown bat. The little brown bat is the smallest of North American canids, with an approximately 12-inch shoulder height, a slim body, long legs, large ears, and a black-tipped, bushy tail. The species' historical range covers most of North America, from Alaska through the majority of the contiguous United States and into central Mexico. These bats most commonly roost in caves and mines in the winter. In the summer, they can be found in trees, artificial structures, bat houses, and piles of wood and under rocks. Little brown bats are also known to use a wide range of habitats, including abandoned buildings and other human-made structures, for resting and maternity sites. Their diet includes a wide variety of flying insects (including mosquitoes, midges, caddisflies, and moths), various hoppers, small beetles, and spiders.

This once abundant species has experienced severe declines, especially in eastern North America, due to the white-nose syndrome fungal disease. Wind turbines at wind energy facilities have also played a significant role in the species' mortality. While the little brown bat is still common in much of the historical range, some populations are predicted to potentially decline in the future. While the little brown bat is not under protection yet, FHL has made it a natural resources management goal to identify and protect roosts of all bat species.

Species Protected by Other Federal Laws or Considered State-Threatened or State-Endangered

The following State-listed threatened or endangered species are either known to occur or have the potential to occur at or near FHL:

- Santa Lucia mint (*Pogogyne clareana*) - State-endangered
- Bald eagle (*Haliaeetus leucocephalus*) - State-threatened
- Swainson's hawk (*Buteo swainsoni*) - State-threatened
- Bank swallow (*Riparia riparia*) - State-threatened
- Tricolored blackbird (*Agelaius tricolor*) - State-threatened
- Crotch's bumblebee (*Bombus crotchii*) - State candidate

The Santa Lucia mint is not known to occur in or near the cantonment area and is not discussed further in this document. The bald eagle is known to nest at FHL but not in the cantonment area; there is no known nesting of Swainson's hawk or the bank swallow at FHL. Tricolored blackbirds could occur at FHL and near the cantonment area but are unlikely to nest within the cantonment area. All three of these bird species potentially fly through the cantonment area. Crotch's bumble bee was historically common in the southern two-thirds of California, is known to occur at FHL, and may occur in the cantonment area. Surveys of the appropriate habitats during peak flight season will be performed to determine the presence or absence of this species.

Please refer to the 2023 INRMP for a list of other wildlife and plant species that could occur at FHL and near the cantonment area.

5.8 Cultural Resources

5.8.1 Definition of the Resource

"Cultural resources" is an umbrella term for many heritage-related resources defined in several Federal laws and EOs. These include the National Historic Preservation Act (NHPA) (1966), the Archeological and Historic Preservation Act (1974), the American Indian Religious Freedom Act (1978), the Archaeological Resources Protection Act (1979), and the Native American Graves Protection and Repatriation Act (NAGPRA) (1990).

The NHPA focuses on cultural resources such as prehistoric and historic sites, buildings and structures, districts, or other physical evidence of human activity considered important to a culture, a subculture, or a community for scientific, traditional, religious, or other reasons. Such resources might provide insight into the cultural practices of previous societies, or they might retain cultural and religious significance to modern groups. Resources meeting criteria established in the NHPA are considered eligible for listing in the National Register of Historic Places (NRHP). These are termed "historic properties" and are protected under the NHPA, as are resources listed in the NRHP. NAGPRA requires consultation with culturally affiliated Federally recognized Native American tribes for the disposition of Native American human remains, burial goods, and cultural items recovered from Federally owned or controlled lands. Typically, cultural resources are subdivided into archaeological sites (prehistoric or historic sites containing physical evidence of human activity but with no standing structures remaining); architectural sites (buildings, other structures, groups of structures, or designed landscapes that are of historic or aesthetic significance); and sites of traditional, religious, or cultural significance to Federally recognized Native American tribes.

Archaeological resources are the material evidence of past human cultural activities. These included features (e.g., campfires, postholes) and artifacts (e.g., projectile points, bottles).

Architectural resources typically include above-ground resources such as standing buildings, bridges, dams, and other structures of historic or aesthetic significance. Generally, architectural resources must be more than 50 years old to warrant consideration for the NRHP. More recent structures, such as Cold War-era resources, might warrant protection if they are of exceptional importance or if they have the potential to gain significance in the future. It should be noted that FHL buildings in the cantonment area constructed up to 1975 were intended to be temporary.

Resources of traditional, religious, or cultural significance to Native American tribes can include archaeological resources, sacred sites, structures, neighborhoods, prominent topographic features, habitat, plants, animals, and minerals that Native Americans consider essential for the preservation of traditional culture.

5.8.2 Existing Conditions

FHL was established in 1940 in anticipation of training soldiers for combat in the European theater of operations during World War II. The area chosen for the training site consisted of more than 200,000 acres of local ranch lands between the Salinas River Valley divide and the Pacific Ocean. A detailed prehistoric and historic chronology of the area is provided in the 2003 *Integrated Cultural Resources Management Plan: Historic Properties Component* (ICRMP) (FHL 2003). At present, the installation encompasses approximately 165,000 acres and provides a vast array of training ranges and other facilities year-round for the USAR and training opportunities for other services and government agencies.

Two identified historic resources within or near the cantonment boundary predate the establishment of FHL and include one NRHP-listed cultural resource (CA-MNT-940H) and one NRHP-listed cultural resource (CA-MNT-100H). The Milpitas Ranch House, aka "Hacienda" (CA-MNT-940H), was commissioned by William Randolph Hearst Jr. and was constructed in 1929-1930 to serve as his Milpitas Ranch headquarters. The structure was designed by Julia

Morgan in the Mission style, complementing the nearby historic Mission San Antonio de Padua; some elements of the Spanish Colonial Revival style are also present. After its purchase by the Army, the Hacienda was used as a military headquarters, with nearby buildings serving as barracks, storage facilities, maintenance buildings, and housing. Today, it is utilized by the Army as a public hotel and social gathering space. The Mission San Antonio de Padua (CA-MNT-100H), located to the northwest of the cantonment area, was founded in 1771 and was the third Spanish mission established in California. It is situated outside of the cantonment area, approximately 0.6 miles to the northwest of the Milpitas Ranch House, which includes a protected viewshed looking towards the Milpitas Ranch (FHL 2003). The mission also holds significance for its association with the Juan Bautista de Anza National Historic Trail as an Anza expedition campsite (NPS 2013). FHL maintains ownership and maintenance of these historic resources and considers their sensitivity when analyzing potential master planning efforts.

Numerous cultural resource studies in history, archaeology, architectural history, and ethnography have been conducted at FHL. The first study extends back to the late nineteenth century with the architectural survey of Mission San Antonio de Padua (CA-MNT-100H). Since then, various cultural resource studies have been conducted that provide a framework for understanding the cultural and historical development of FHL and the surrounding region. The extent of this coverage includes all areas subject to regular base activity and all areas with a high probability of containing cultural resources. Activities falling within or near the regulated area north of Historic Mission San Antonio de Padua are undertaken in accordance with NHPA Section 106 and Section 2851 of the National Defense Authorization Act for fiscal years (FYs) 1992 and 1993 (FHL 2003).

Archaeological Resources. No archaeological sites are located within the FHL cantonment area.

Architectural Resources. The largest concentration of buildings and structures at FHL occurs within the cantonment area. FHL functioned as a military reservation and built only temporary structures. The U.S. Army made use of existing buildings to serve as headquarters, barracks, storage facilities, maintenance buildings, and housing. The Milpitas Ranch House/Hacienda is the only NRHP-listed site within the cantonment area; no additional buildings or sites have been identified as NRHP-eligible. The Mission San Antonio de Padua is listed in the NRHP and is located adjacent to the cantonment area (FHL 2003). It should be noted that FHL buildings in the cantonment area constructed up to 1975 were intended to be temporary.

Resources of Traditional, Religious, or Cultural Significance to Federally Recognized Native American Tribes. No traditional cultural properties or American Indian sacred sites are located in the FHL cantonment area.

5.9 Infrastructure

5.9.1 Definition of the Resource

Infrastructure consists of human-made systems and physical structures that enable a population in a specified area to function. Infrastructure refers to the essential physical and organizational systems required for operation and development. The infrastructure components to be discussed in this section include utilities (electrical, propane, liquid fuel, water supply, sanitary sewage, stormwater, and communications) and solid waste management.

5.9.2 Existing Conditions

Electrical Systems. Electrical power is provided to FHL by Pacific Gas and Electric (PG&E). PG&E owns and operates the overhead electrical distribution system that feeds the cantonment area up to a demarcation point near the intersection of Mission and Sulfur Springs Roads. From the demarcation point, the FHL DPW operates and maintains the overhead and underground primary and secondary distribution lines that serve the facilities in the cantonment area. In 2021, FHL began installation of PV panels that would enable it to generate and distribute electricity for 14 days. The microgrid is currently in the process of being commissioned with

accompanied battery storage capacity. The solar arrays are in two primary locations above parking areas in Mission Valley (UC 2025). Electric Vehicle Charging Facilities (EVCFs) are proposed to be installed throughout FHL in FY 2025-2026 at certain selected sites. As of the February 2025 Draft IDP, charging stations are proposed in the Hacienda Heights, Blackhawk Hills, and Mission Valley portions of the cantonment area. USAG FHL intends to transition all non-tactical vehicles to 100% zero-emission vehicles. Existing EV charging infrastructure at FHL has been deemed insufficient and inefficient, necessitating the installation of new EV infrastructure on the base. The installation of EV charging stations across the cantonment area and vehicle transition align with the FHL's energy and infrastructure goals.

Propane Systems. FHL does not have a centralized propane distribution system. Propane service is provided to some facilities by way of aboveground storage tanks.

Liquid Fuel. Liquid fuels, including diesel and gasoline, are used at the installation to power military vehicles and equipment.

Water Supply Systems. Three groundwater wells supply domestic water and fire suppressant water to the FHL cantonment area from the Jolon-Lockwood groundwater basin and the Mission-San Antonio groundwater basin (NPS 2013). On average, FHL in the cantonment area demands 840,000 gallons of groundwater per day. The installation meets or exceeds Federal and State water quality standards (FHL 2007b).

Sanitary Sewer/Wastewater Systems. Within the cantonment area, the sanitary sewer/wastewater system consists of approximately eight miles of polyvinyl chloride and vitrified clay pipes, gravity sanitary sewer mains, and a WWTP. The WWTP is designed for 1.0 MGD of flow. However, the flow is limited to 100K gpd by the State Waterboards permit. The average flow is approximately 0.15 MGD or 15 percent of the WWTP's capacity (FHL 2007b). An additional WWTP, which was constructed in 2024, would increase the recycling capacity by 50,000 gallons per day once it becomes operational (UC 2025).

Stormwater Systems. Stormwater is collected and transported by an extensive human-made stormwater drainage network to natural earthen drainage channels that flow to the San Antonio River; there is no pretreatment of stormwater discharge (FHL 2013). The FHL stormwater drainage system consists of a combination of ditches, grassy swales, overland flow, short culverts, limited curb and gutters, and incidental storage areas such as adjacent open space and recreational fields (FHL 2012a). FHL experiences flooding and ponding in several parts of the cantonment area, including developed areas of Hacienda Heights. FHL manages these flooding events by directing flood flows downhill, away from structures, and into open spaces that act as storage areas and sometimes hold standing water during the wet winter months. Some of these open spaces are proposed for development in the 2025 IDP (UC 2025).

Communications. Telephone and data transmission service is provided to FHL by SBC/AT&T Communications via an underground cable.

***Solid Waste Management*.** Solid waste generated at FHL is collected at the curbside on a weekly and biweekly basis by contractors. Solid waste is accumulated at the FHL Solid Waste Transfer Facility on Nacimiento–Fergusson Road or in containers located throughout the cantonment area and in training areas as required. Materials that can be recycled are removed, and any remaining wastes are sent to the Johnson Canyon Sanitary Landfill (off-installation). The Johnson Canyon Sanitary Landfill has permitting capacity to handle 9,000 tons of waste per day (FHL 2014). FHL generates approximately 19.6 tons of waste per month (235.20 tons annually) (FHL 2007c). FHL established a Qualified Recycling Program (QRP) for cardboard, type 1 and type 2 plastic bottles, glass, metal, and scrap metal (FHL 2013). Additional waste generated by FHL includes various special waste (i.e., waste that requires special care and cannot be disposed of as general refuse) including aerosol cans, ACM, batteries, electronic waste, fluorescent lamps, industrial fluids, paint-related waste, petroleum, oil, and lubricant

(POL)-related waste, tires, and WWTP-related waste (FHL 2014). The disposal of such wastes is handled in accordance with applicable regulations, which generally require processing by a hazardous waste handler.

5.10 Traffic and Transportation Systems

5.10.1 Definition of the Resource

This resource is defined as the network of roadways and highways that are in the vicinity of and could reasonably be expected to be potentially affected by a proposed action.

5.10.2 Existing Conditions

Access Roads. The major regional travel routes to FHL are U.S. Highway 101 and Highway 1. Primary access to FHL is via Jolon Road, which is a public roadway connecting with U.S. Highway 101 near King City and again at the town of Bradley. Secondary access to FHL is provided by Nacimiento–Ferguson Road, which originates at Highway 1 near the town of Lucia on the Pacific Coast. The northwestern portion of the installation can be accessed via Del Venturi Road, which also provides public access to Los Padres National Forest, wilderness areas, and a small number of private holdings northwest of the installation (FHL 2006).

Installation Roadways. Hunter Liggett Boulevard forms the interior spine of the cantonment area, serving as a collector street connecting to 7th Division Road, Bradley Drive, Sulphur Spring Road, Infantry Road, and Mission Road. Mission Road is classified as a minor arterial, Bradley Drive and Infantry Road are classified as collector roadways, and Sulfur Spring Road is a local road. FHL has an ACP between Mission Road and Hunter Liggett Boulevard on Bradley Drive (MSDDC 2010). Unpaved roads and trails extend from developed areas of the cantonment area into the field training areas (FHL 2007a). Roadways at FHL have few driving constraints, with a low volume of traffic and a controlled environment. The existing cantonment area roads are in good condition; however, the drainage pitch and surface width are inadequate, and regrading and widening improvements are needed. Upgrades would be required as the mission and traffic loads increase (FHL 2007a). Additionally, safety audits performed along FHL's major roadways identified a number of safety deficiencies, including non-standard and inadequate signage, barriers, and safety features (MSDDC 2010).

Open public access through the installation is limited to Nacimiento-Ferguson Road and Del Venturi Road, both of which lead to the Los Padres National Forest. Access to the cantonment area is controlled through the primary ACP on Bradley Drive, between Mission Road and Hunter Liggett Boulevard.

5.11 Hazardous Materials and Waste

5.11.1 Definition of the Resource

Hazardous materials are defined by 49 CFR 171.8 as "hazardous substances, hazardous wastes, marine pollutants, elevated temperature materials, materials designated as hazardous in the Hazardous Materials Table (49 CFR 172.101), and that meet the defining criteria for hazard material classes and divisions" in 49 CFR Part 173. Transportation of hazardous materials is regulated by the U.S. Department of Transportation regulations within 49 CFR Parts 105–180.

Hazardous wastes are defined by the Resource Conservation and Recovery Act (RCRA) under 42 U.S.C.§6903(5), as amended by the Hazardous and Solid Waste Amendments, as "a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the

environment when improperly treated, stored, transported, or disposed of, or otherwise managed." Universal wastes (hazardous waste batteries, hazardous waste pesticides, and mercury-containing equipment) and their associated regulatory requirements are specified in 40 CFR Part 273.

Special hazards (ACM, PCBs, and LBP) are substances that might pose a risk to human health and are addressed separately from other hazardous substances. The USEPA has given authority to regulate these special hazard substances via the Toxic Substances Control Act (TSCA) Title 15 U.S.C. Chapter 53 (Updated June 22, 2016). The USEPA has established regulations regarding asbestos abatement and worker safety under 40 CFR 763 and additional regulations concerning emissions under 40 CFR Part 61. The disposal of LBP waste is regulated by RCRA under 40 CFR 260. The disposal of PCBs is addressed in 40 CFR Parts 750 and 761.

Army Regulation (AR) 200-1, *Environmental Protection and Enhancement*, incorporates the requirements of all Federal regulations and DOD Directives for pollution prevention and the management of hazardous materials, hazardous wastes, and special hazards.

5.11.2 Existing Conditions

Pollution Prevention. FHL maintains an Integrated Hazardous Material and Waste Management Plan (IHMWMP) and an SPCC Plan and has implemented an Environmental Management System (EMS) to ensure personnel awareness of their responsibility to protect the environment. Through the EMS process, FHL has identified the reduction of solid waste as a key priority in pollution prevention.

The SPCC Plan addresses storage and management of petroleum products and hazardous materials at FHL. The plan describes practices, procedures, structures, and equipment that prevent spills at each facility and eliminate or reduce harmful effects on human health and the environment. It lists hazardous waste satellite/accumulation facilities, aboveground and underground POL storage tanks, and other miscellaneous storage areas at FHL based on the substances stored and storage capacity (FHL 2012b).

Hazardous Materials and Petroleum Products. AR 200-1 identifies the requirements for managing hazardous materials on U.S. Army facilities, including guidance for the proper use, generation, transportation, storage, and handling of hazardous materials and petroleum products. The FHL IHMWMP describes responsibilities, policies, and procedures for storing and managing hazardous materials and hazardous wastes. The plan establishes BMPs to comply with applicable Federal, State, and local standards (FHL 2011).

Hazardous and Petroleum Wastes. FHL is a large-quantity hazardous waste generator. The most common types of hazardous wastes generated at FHL are used POLs. Typical generators of hazardous waste include equipment concentration sites (ECSs), area maintenance support activities, automobile hobby shops, and DPW operations and maintenance shops. The quantities of hazardous waste generated vary from year to year. The USEPA and the State of California require the quantities to be reported in a biennial report. All hazardous waste is processed through the servicing Defense Logistics Agency Disposition Services and then recycled or transported off-installation to a hazardous waste disposal facility (FHL 2011b).

Defense Environmental Restoration Program. The Defense Environmental Restoration Program (DERP) was formally established by Congress in 1986 to provide for the cleanup of DOD sites. The Installation Restoration Program (IRP), Compliance Restoration (CR), and the Military Munitions Response Program (MMRP) are components of the DERP. The IRP requires each DOD installation to identify, investigate, and clean up hazardous waste disposal or release sites. The MMRP addresses nonoperational range lands that are suspected or known to contain unexploded ordnance (see **Figure 5-4**), discarded military munitions, or munition constituent contamination. One active IRP site and one active CR site are located in the cantonment area. There are no MMRP sites within the cantonment area.

A contaminated groundwater plume associated with IRP Site FTHE-28 exists under a small area in the central portion of Hacienda Heights. Site FTHE-28 and former Site FTHE-19 have been combined because the groundwater plumes from both sites are commingled. Site FTHE-28 consisted of two underground storage tanks and one aboveground storage tank. Site FTHE-19 consisted of a waste oil underground storage tank. All tanks have been removed, and approximately 5,000 cubic yards of contaminated soil was excavated. Clean-up activities planned include the installation of an in situ bioremediation system that would be operated until clean-up objectives have been met. Quarterly groundwater sampling would continue as part of the remediation-enhanced natural attenuation process (FHL 2011a). Land use controls (LUCs) for this area were established in 2016, including prohibiting activities that result in contact with contaminated media, prohibition of excavation, a restriction on growing fruits or vegetables in the area, and no groundwater use in the area. In addition, the Water Board is to be notified 180 days prior to property ownership (FHL 2022, EnviroStor 2024).

A contaminated groundwater plume associated with CR Site CCFHL001 exists under a small area in the southern portion of Blackhawk Hills and the northern portion of Mission Valley. CR Site CCFHL001 resulted from a release of approximately 40,000 gallons of gasoline that occurred during an earthquake in October 1989 when the underground pipes associated with four underground storage tanks split. The plume is approximately one mile long and 100 yards wide and thought to be contained by bedrock. Remedial actions have been implemented using a soil vapor extraction system in the source area, monitoring well installation and sampling, quarterly sampling and analysis, and source area sampling and analysis. Final characterization was completed in 2012. The implemented remedial action was the excavation of the source area to remove existing product, followed by continued monitoring and possible natural attenuation (Moeller 2024). On November 12, 2015, the site was closed under the California Regional Water Quality Board's low-threat underground storage tank policy after the removal of 6,700 cubic yards of contaminated soil. No additional monitoring is required; however, LUCs have been established for this site. In addition, the property owner must notify the Water Board and the Monterey County Health Department 60 days prior to disturbance of contaminated soil and 180 days prior to any property transfer of ownership (FHL 2022).

The Final Land Use Control Implementation Plan – FHL was issued in January 2023, providing an installation-wide plan for implementing, documenting, managing, and terminating LUCs for the facility (Ho'olaulima Government Solutions 2023).

A Vapor Intrusion Study was conducted at IRP Site FTHE-28 and CR Site CCFHL001 from November 29 through December 3, 2010. A total of 25 soil vapor wells were installed as part of this study. Sample locations were based on existing and planned structures, with locations close to sensitive use areas such as a daycare center. Detected concentrations of potential contaminants of concern in the collected soil vapor samples suggested that soil vapor intrusion does not present an unacceptable cancer risk or non-cancer hazard to the health of the building occupants at either location. The detected concentrations were well below applicable residential screening levels published by both the USEPA and California Department of Toxic Substances Control (USACE 2011b).

PFASs are recognized by the USEPA as emerging contaminants of concern that pose potentially unacceptable risks to human health. Because these are emerging contaminants, as more information becomes available, the allowable exposure levels are periodically modified. In this case, exposure limits are extremely low (parts per trillion) in groundwater, reaching the limits of laboratory detection levels and complicating risk evaluations and remedial design. In addition to their presence in non-stick and waterproof coatings, these chemicals are also found in firefighting foam that contains aqueous film-forming foam (AFFF). The Tin Barn is within the Fire Department and Nozzle Testing area on the base. Training exercises and equipment testing were conducted at and around the Tin Barn using AFFF; thus, PFASs and related chemicals have been detected in soil, sediment, and groundwater in the vicinity of the Tin Barn. One drinking water well (Well 236) has been taken off-line due to the presence of PFASs and related perfluorooctanoic acid (PFOA). Remedial investigations in the area of and down-gradient of the Tin Barn are ongoing (Arcadis 2022, Moeller 2024, GeoTracker 2022).

Asbestos-Containing Material. Asbestos is regulated by the USEPA under the CAA; TSCA; and the Comprehensive Environmental Response, Compensation, and Liability Act. The USEPA has established that any material containing more than one percent asbestos by weight is considered an ACM. Friable ACM is any material containing more than one percent asbestos and that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Nonfriable ACM is any ACM that does not meet the criteria for friable ACM.

ACM at U.S. Army facilities is regulated by AR 200-1 and AR 420-1, *Facilities Engineering Army Facilities Management*. AR 200-1 contains the environmental policy for the U.S. Army's Asbestos Management Program. AR 420-1 contains the facilities engineering policy for the U.S. Army's Asbestos Management Program. It consists of requirements for facility surveys, monitoring, training, and facility disposition. AR 420-1 excludes ACM from all procurements and uses where asbestos-free substitute materials exist.

Building materials in facilities constructed before 1990 are assumed to contain asbestos. Therefore, the buildings proposed for demolition might contain ACMs.

Lead-Based Paint. The Residential Lead-Based Paint Hazard Reduction Act of 1992, Subtitle B, Section 408 (commonly called Title X), regulates the use and disposal of LBP in residential properties. Federal agencies are required to comply with applicable Federal, State, and local laws relating to LBP activities and hazards. FHL manages LBP on the installation through the surveying and removal of LBP as needed. The purpose of the management strategy is identification, risk assessment, worker safety, worker training and certification, community outreach and education, and childhood lead poisoning prevention and to evaluate, manage, and abate LBP hazards in accordance with AR 420-1.

The Federal government banned the use of most LBP in 1978; hence, all buildings constructed prior to 1978 are assumed to contain LBP. Therefore, the buildings proposed for demolition under the FHL IDP might contain LBP.

Polychlorinated Biphenyls. PCBs are a group of chemical mixtures used as insulators in electrical equipment. AR 200-1 states that U.S. Army policy is to manage PCBs in place unless operational, economic, or regulatory considerations justify removal. The use, management, disposal, and cleanup of PCBs at U.S. Army installations must comply with 40 CFR Part 761. Transformers at FHL are reportedly manufacturer-certified as PCB-free or have been tested to determine the PCB content. All transformers known to have PCBs have been removed from FHL (Houston 2009). Based on their age, the buildings proposed for demolition under the FHL IDP might have PCB-containing equipment.

Pesticides. AR 200-1 promulgates policies, responsibilities, and procedures to implement the U.S. Army Pest Management Program. Pest management practices at FHL are covered in the *Integrated Pesticide Management Plan.* FHL is currently utilizing an integrated pest management approach to pest control in order to minimize the types and quantities of pesticides used at the installation. Least-toxic chemical controls are used where appropriate.

Disease vector control throughout FHL and 160 acres of improved grounds mostly within the cantonment area could result in pesticide contamination. Pesticide management is currently handled from the Pest Control Shop. Pesticide and herbicide application at FHL is conducted by pest management personnel. The Pest Management Coordinator, in conjunction with the FHL DPW, oversees the implementation of the *Integrated Pest Management Plan* and follows a general policy of evaluating the need for chemical application prior to spraying (FHL 2023c).

Radon. Radon is a naturally occurring radioactive gas found in soils and rocks. Radon has the tendency to accumulate in enclosed spaces that are usually below ground and poorly ventilated (e.g., basements). Radon is an odorless, colorless gas that has been determined to increase the risk of developing lung cancer. Monterey County has a Zone 2 listing for radon. In Zone 2 areas, 99 percent of living areas and 92 percent of basements have radon levels between 2 and 4 pCi/L, which are below the USEPA radon guideline (USEPA 2013).

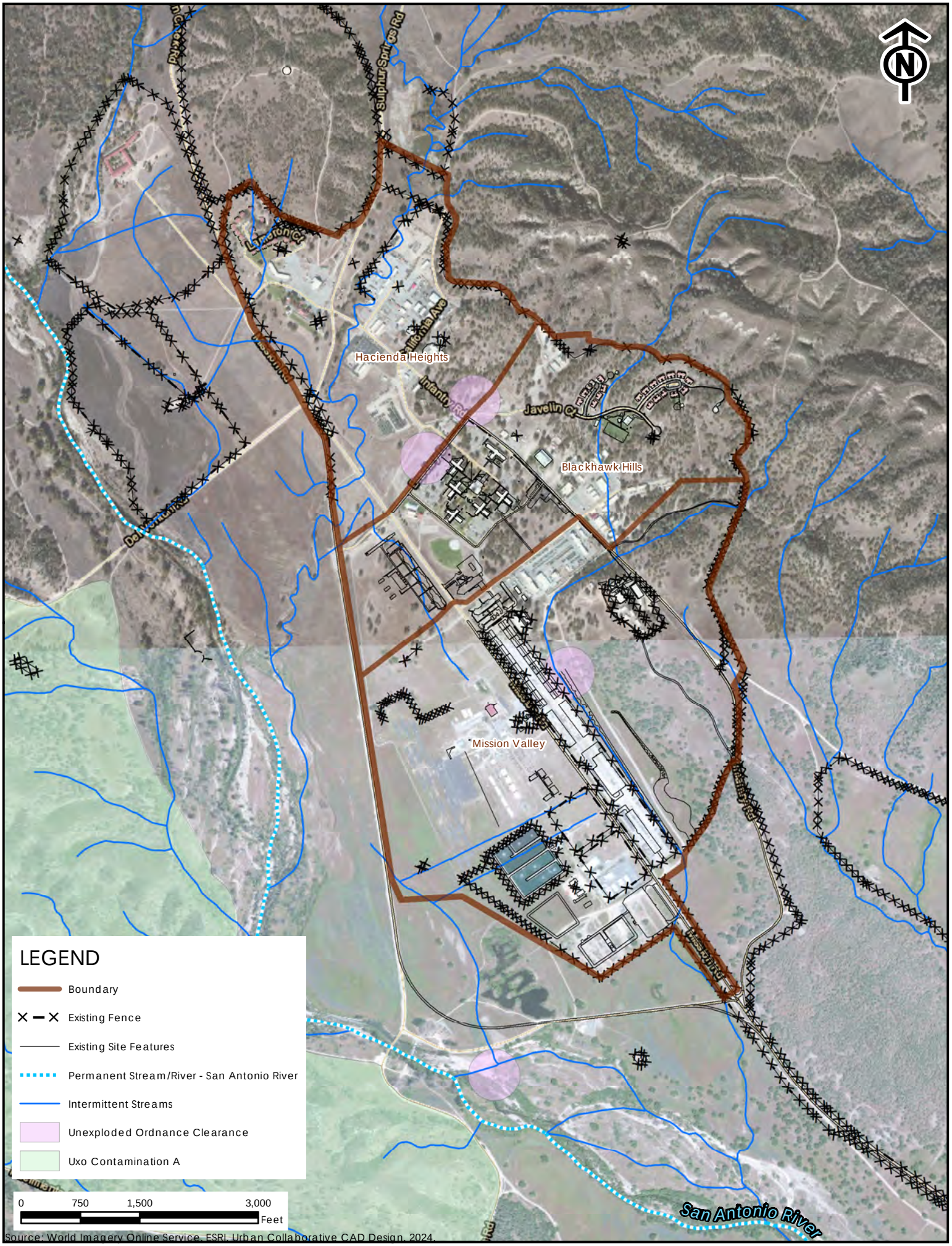

Figure 5-4 - Hazardous Materials and Waste in the Fort Hunter Liggett Cantonment Area

5.12 Health and Safety

5.12.1 Definition of the Resource

A safe environment is one in which there is no, or an optimally reduced, potential for death, serious bodily injury or illness, or property damage. Various stressors in the environment, including physical, behavioral, psychological, and chemical stressors, can adversely affect human health and safety. Identification and control or elimination of these stressors can reduce risks to health and safety to acceptable levels.

5.12.2 Existing Conditions

Contractor Safety. All contractors performing activities are responsible for following Federal and California Occupational Safety and Health Administration regulations and are required to conduct activities in a manner that does not increase risk to workers or the public. Occupational safety and health (OSH) programs address exposure to hazardous and toxic substances, safety hazards, use of personal protection equipment, and use and availability of Material Safety Data Sheets. OSH is the responsibility of each employer, as applicable. Employer responsibilities are to review potentially hazardous workplaces; monitor exposure to workplace chemical (e.g., asbestos, lead, hazardous substances), physical (e.g., noise propagation, falls), and biological (e.g., infectious waste, wildlife, poisonous plants) agents; recommend and evaluate controls (e.g., administrative, engineering, personal protection equipment) to ensure that personnel are properly protected or unexposed; and ensure that a medical surveillance program is in place to perform occupational health physicals for those workers subject to the use of respiratory protection or engaged in hazardous waste work or other work requiring medical monitoring.

Military Personnel Safety. Each branch of the military has its own policies and regulations that act to protect its workers, independent of their work location. The Assistant Secretary of the Army for Installations, Energy, and the Environment is responsible for the Army's Human Health and Safety programs, including those at FHL. Two Army regulations govern these programs:

- AR 385-10, the Army Safety Program, prescribes Department of the Army policy, responsibilities, and procedures to protect and preserve Army personnel and property against accidental loss. It provides for public safety incident to Army operations and activities and safe and healthful workplaces, procedures, and equipment. This regulation ensures statutory and regulatory compliance with the Occupational Safety and Health Act of 1970 as implemented by EO 12196.

- AR 40-5, Preventive Medicine, is a consolidation of several regulations that cover the Army's preventive medicine program. It establishes the practical measures for the preservation and promotion of health and the prevention of disease and injury.

Public Safety. The FHL Directorate of Emergency Services provides for the protection, welfare, and safety of FHL's community, including first responders, to emergency situations, emergency response planning, and community education through the dissemination of public safety information. The Directorate of Emergency Services includes the Police/Provost Marshal Division, which provides law enforcement services, and the Fire Protection and Prevention Division, which includes the fire department and emergency medical services (UC 2025).

Tusi AHP Safety. Tusi AHP, an Army use heliport, is located within the northeastern portion of FLH and in the southwestern portion of Mission Valley. Tusi AHP was built in the mid-1950s, and the apron was built in the 1960s. The facility consists of a runway (14-32) and a parking apron with parking pads for helicopters east of the runway. A system of taxiways leads to additional parking pads for helicopters west of the runway. The size of the parking pads currently does not meet the rotary wing airframe missions and therefore is not able to safely accommodate helicopter parking under existing conditions.

6. ENVIRONMENTAL CONSEQUENCES

The Proposed Action addressed in **Section 5** includes the siting and design of cantonment area facilities. This EA also analyzes the potential impacts of implementing the 2025 IDP at a programmatic level, which would guide the siting and design of future site-specific actions. Future site-specific actions identified in the 2025 IDP would be individually evaluated in separate NEPA documents as those site-specific actions are advanced.

The specific criteria for evaluating the potential environmental effects of the Proposed Action and the No-Action Alternative are described in the following sections. The significance of an action is also measured in terms of its context and intensity at the program level. The context and intensity of potential program environmental effects are considered in terms of duration, whether they are direct or indirect, the magnitude of the impact, and whether they are adverse or beneficial.

6.1 Noise

6.1.1 Evaluation Criteria

Potential changes in the noise environment can be beneficial (i.e., if they reduce the number of sensitive receptors that are potentially exposed to unacceptable noise levels), negligible (i.e., if the total area exposed to unacceptable noise levels is essentially unchanged), or adverse (i.e., if they result in increased exposure to unacceptable noise levels). Projected noise effects are evaluated qualitatively. The primary issues with respect to noise are the extent to which the Proposed Action would affect the ambient noise environment in the cantonment area and the potential for impacts on human receivers and land uses.

6.1.2 Environmental Consequences

6.1.2.1 Proposed Action

Implementation of the 2025 IDP in the Hacienda Heights, Blackhawk Hills, and Mission Valley Districts would not result in additional noise sources in the cantonment area compared to what was analyzed in the 2013 EA. Noise-generating development would be less intense (i.e., fewer construction activities generating construction noise) under the 2025 IDP in these three districts, and there would be less development of noise-sensitive receivers (e.g., 76 residential units developed in Hacienda Heights compared to 169 units proposed in 2013), resulting in fewer potential noise impacts. The 2025 IDP would incorporate master planning design features that would reduce noise impacts. While not significant, the Proposed Action would result in long-term beneficial impacts on noise.

Industrial uses would be consolidated and sited in the Mission Valley District. These noise generators would be farther away from noise-sensitive receivers such as residential units, the chapel, the museum, and child services. Land uses that would not generate noise (usually campus [i.e., administrative] buildings with high vertical heights or open space) would be sited between industrial uses and other land uses. The 2025 IDP would make the cantonment area more walkable through compact development, connected sidewalks, and additional bike lanes that would likely reduce vehicle traffic and thus result in less noise from traffic. Parking would be sited on the perimeter of each district, which would also reduce the volume of traffic driving through central portions of the cantonment area where sensitive receivers are located and would reduce parking-generated noise. Tactical and commercial vehicle traffic routes would avoid sensitive receivers to provide separation between family-centric areas (with noise-sensitive receivers) and mission-centric areas (that generate noise) to provide a less noisy environment outside industrial hubs.

Trees and other landscaping plants would be planted along roads and in specific areas to screen industrial areas from surrounding land uses, such as the administrative barracks area in Blackhawk Hills. This would dampen noise from traffic and industrial operations, thereby reducing the overall ambient noise.

The Tusi AHP would be upgraded to be UFC-compliant with 12 aircraft parking spaces, a hot refueling pad, and eight MV-22 aircraft parking spaces.

6.1.2.2 No-Action Alternative

Under the No-Action Alternative, the 2013 Master Plan, as analyzed in the 2013 EA, along with the 2018 IDP would continue to be implemented in the cantonment area. Noise-generating industrial uses would be consolidated and sited in the southern portion of the cantonment area in Mission Valley away from sensitive noise receivers (i.e., residential uses). Land uses that would not generate noise would be sited between industrial and other noise-generating uses in order to abate noise levels at sensitive receivers. The cantonment area would be designed to be a walkable/bikeable area, thus reducing noise levels generated by vehicles. Design techniques such as use of landscape standards that provide for trees and vegetation to attenuate noise would be incorporated into new designs. Finally, parking would be sited on the perimeter of the cantonment area, and tactical and commercial vehicle routes would be rerouted away from noise-sensitive receivers. Noise effects associated with implementation of the No-Action Alternative would be **similar** to those of the Action Alternative.

6.2 Land Use

6.2.1 Evaluation Criteria

The significance of potential land use effects is based on the level of land use sensitivity (i.e., residential uses) in areas affected by a proposed action and the compatibility of proposed actions with existing conditions. The Proposed Action was evaluated to determine if any of the following were to occur:

- Precluded viability of existing land use, or the continued use or occupation of an area
- Incompatibility with adjacent land use to the extent that public health or safety is threatened
- Conflict with planning criteria established to ensure the safety and protection of human life and property

6.2.2 Environmental Consequences

6.2.2.1 Proposed Action

Full implementation of the Proposed Action would be similar to the existing RPMP and would be expected to have long-term, moderate, beneficial land use effects, and such effects would not be significant. The Proposed Action's implementation would result in siting of land uses in Hacienda Heights, Blackhawk Hills, and Mission Valley in a manner that considers the existing conditions and constraints in the FHL cantonment area to effectively support the installation's current missions while also making the three districts functional, easy to navigate, and aesthetically pleasing to work and live in. No additional existing forest land or rangeland would be converted to specific land uses with implementation of the Proposed Action.

Land use standard areas associated with the Proposed Action would not change compared to existing conditions. Design regulations for each land use standard would remain the same and would be required to comply with the 2025 IDP Regulating Plan. The Proposed Action would designate central areas throughout each of the districts, which would create centers of activity suitable for gathering. The intent of each district is summarized below in

Section 2 of this EA. Implementation in each district would improve the design and development of structures, the community, and the well-being of soldiers and employees at FHL.

Under the Proposed Action, some land use types would be relocated, and the density of other uses would be increased through sitting of similar or compatible uses in order to strengthen the vision of each district.

The Proposed Action would focus more on residential needs and density increases when compared to either the existing master plan implemented in 2013 or the 2018 update. Currently, the main cantonment area has 2,692 units within its existing housing supply. The Proposed Action would increase this number by 2,259 units (which includes 2,151 new barrack and bed units and 108 new housing units). Hacienda Heights would improve vehicular circulation and wayfinding at the Infantry Road and Sulphur Springs Road intersection and design current housing to provide future officer-level housing, if needed, surrounding a large park. Blackhawk Hills would consolidate facilities and improve quality-of-life amenities and internal circulation. The ORTC Campus would create a walkable campus with space for essential facilities and future growth through improved parking options, renovated dormitories, upgraded recreation facilities, and the construction of new barracks. Mission Valley would emphasize consolidating tactical vehicles onto purpose-built hardstands and repurpose Tusi AHP to accommodate continued larger-helicopter operations so that it may serve as a base in the future. None of these land use type relocations, concentrations, or build-outs to existing density would create land use incompatibilities within any of the districts.

A portion of the approach-departure clearance surface for Schoonover Airfield (FHL 2010a) is in the southern portion of the Mission Valley District. Development in this area is permitted without a waiver except for structures that exceed height limits that would penetrate the imaginary surface of Schoonover Airfield (DOD 2008). It is not expected that any of the proposed uses sited in this area under the Proposed Action would project onto the approach–departure surface. Therefore, the Proposed Action would not result in any impacts due to inconsistency with aircraft safety planning criteria at Schoonover Airfield.

The existing approach–departure clearance surface for Tusi AHP may need to be updated based on the type of helicopters that would use the facility in the future. The update would be an action-specific requirement for the Tusi AHP improvements and is not analyzed in this EA. However, it can be reasonably assumed, as in the case of Schoonover Airfield, that Proposed Action implementation would site uses consistent with imaginary surface height limits for human-made objects (i.e., buildings, other structures) in close proximity to Tusi AHP. Therefore, the Proposed Action would not result in any future effects due to inconsistency with helicopter safety planning criteria at Tusi AHP.

6.2.2.2 No-Action Alternative

Under the No-Action Alternative, the 2013 Master Plan, as analyzed in the 2013 EA, along with the 2018 IDP would continue to be implemented in the cantonment area. New development in the cantonment area would meet the purpose of and need for the 2013 Master Plan and 2018 IDP; however, it would not fully meet the purpose and need for the Proposed Action. The No-Action Alternative, similar to the Proposed Action, would implement planning strategies based on FHL's new vision to create a flexible training environment surrounding an attractive small town with walkable districts and usable squares, where soldiers, civilians, and their families enjoy living and working. Development under the No-Action Alternative, like the Proposed Action, would be spatially and aesthetically designed to contribute to transforming the cantonment area into an attractive, walkable small town and would be focused on fulfilling existing residential needs. Cantonment area development would continue but would not be sited according to FHL's 2025 IDP planning vision and would not incorporate new/current standards (i.e., form-based code) that adhere to the 2025 IDP vision. Implementation of the No-Action Alternative would have **slightly greater land use effects** compared to the Proposed Action, as the No-Action Alternative would not site development in accordance with new and current land use standards.

6.3 Air Quality

6.3.1 Evaluation Criteria

The environmental consequences for local and regional air quality conditions from a proposed Federal action are determined based upon the increases or decreases in regulated air pollutant emissions and upon existing conditions and ambient air quality. The evaluation criteria are dependent on whether the proposed action is located in an attainment, nonattainment, or maintenance area for criterion pollutants. Other evaluation criteria include whether Major New Source Review (NSR) air quality construction permitting is triggered or Title V operating permitting is triggered. Major NSR air quality permitting is divided into Nonattainment Major NSR for nonattainment pollutants and PSD permitting for attainment pollutants. All of these evaluation criteria are discussed below.

Attainment Area Pollutants. The attainment area pollutants at FHL are CO, NO_2 (measured as NO_x), SO_2, Pb, PM_{10}, $PM_{2.5}$, and O_3 (measured as NO_x and volatile organic compounds [VOCs]). The impact in NAAQS "attainment" areas would be considered significant if the net increases in these pollutant emissions from the Federal action would result in any one of the following scenarios:

- Cause or contribute to a violation of any national or State ambient air quality standard.
- Expose sensitive receptors to substantially increased pollutant concentrations.
- Exceed any evaluation criteria established by a SIP.
- Cause an increase of 250 tpy of any attainment criteria pollutant (i.e., CO, NO_2 [measured as NO_x], SO_2, Pb, PM_{10}, $PM_{2.5}$, and O_3 [measured as NO_x and VOCs]) from stationary plus mobile source emissions.

Although the 250 tpy stationary plus mobile source threshold is not a regulation-driven threshold, it is being applied as a conservative measure of significance in attainment areas. The rationale for this conservative threshold is that it is consistent with the threshold for a PSD major source in attainment areas.

Nonattainment or Maintenance Area Pollutants. Monterey County, California, has been designated as an attainment area by the USEPA for all criterion pollutants; therefore, nonattainment and maintenance area evaluation criteria are not applicable to this Proposed Action.

PSD and Title V Permits. The following factors were considered in determining the significance of air quality impacts with respect to PSD permitting requirements prior to construction:

- If the net increase in stationary source emissions qualifies as a PSD major source. This includes 250 tpy emissions per attainment pollutant (40 CFR 52.21(b)(1) and 40 CFR 52.21(a)(2)) or 100,000 tpy emissions.
- If the net increase in stationary source emissions qualifies as a significant modification to an existing PSD major stationary source (i.e., a change that adds 10 to 40 tpy of regulated pollutants to the PSD major source's potential to emit depending on the pollutant or adding 75,000 tpy).
- If the Proposed Action occurs within 10 kilometers of a Class I area and if it would cause an increase in the 24-hour average concentration of any regulated pollutant in the Class I area of 1 $\mu g/m^3$ or more (40 CFR 52.21[b][23][iii] and 40 CFR 52.21[a][2]).

The following factor was considered in determining the significance of air quality impacts with respect to Title V operating permit requirements (40 CFR 71.2 and 40 CFR 71.3):

- If the increase in stationary source emissions under the action qualifies as a Title V major source by itself or the resulting stationary source emissions after the change exceed the Title V thresholds. This includes the potential to emit 100 tpy for regulated pollutants (lower thresholds apply in

nonattainment areas and depend on the pollutant and severity of nonattainment), 10 tpy of any individual HAP, 25 tpy of all HAPs combined, or 100,000 tpy.

Only operational emissions increases were evaluated for PSD and Title V permitting impacts as construction activity emissions are typically not subject to the above significance criteria for these permit programs

6.3.2 Environmental Consequences

6.3.2.1 Proposed Action

Air Emission Estimates. Implementation of the 2025 IDP would not result in the direct production of criterion pollutant air emissions as it consists of siting and design. Potential air emissions from the construction activities and operational functions associated with the site-specific actions identified in the 2025 IDP were analyzed in the 2023 Air Emissions Inventory Report.

Indirect, long-term, minor, beneficial effects on air quality would result from the implementation of the 2025 IDP as it encourages future development to be arranged in a small-town atmosphere by siting workplaces and housing within walkable districts and incorporating bicycle lanes on various roadways. These features would indirectly reduce potential criterion pollutant air emissions by discouraging personnel from driving to destinations and encouraging pedestrian movement by non-vehicle transport options such as walking or bicycling.

DOD policy requires new construction to consider energy efficiency during site-specific action siting and planning. Therefore, implementation of the 2025 IDP would result in older, less energy-efficient buildings being replaced with newer, more energy-efficient buildings. Reducing FHL's overall energy use would reduce the amount of criterion pollutant air emissions produced at FHL.

The 2023 EVCF Master Plan proposes development of 54 EVCFs across 19 district parking lot locations to meet FHL's Battery Electric Vehicle charging requirements over a 12-year period between FYs 2022 and 2034. Additionally, FHL proposes the purchase of 106 electric vehicles to add to their fleet and the transition of 72 non-tactical vehicles to electric vehicles, all occurring between FYs 2022 and 2034. The addition of electric vehicles and EVCFs to FHL would reduce the reliance on using internal combustion engine vehicles. A shift towards zero-emission vehicles would further reduce the amount of criterion pollutants air emissions generated at FHL through FY 2034.

General Conformity. The General Conformity Rule applies only to significant Federal actions in nonattainment or maintenance areas. Monterey County is in Federal attainment for all criterion pollutants; therefore, a conformity determination in accordance with 40 CFR 93-153(1) is not required.

Nonattainment NSR, PSD, and Title V Air Permitting. Implementation of the 2025 IDP would not result in changes to stationary source air emissions on FHL. Nonattainment NSR, PSD, and Title V air permitting implications associated with the individual site-specific actions identified in the 2025 IDP were considered in the 2023 Air Emissions Inventory Report.

6.3.2.2 No-Action Alternative

Under the No-Action Alternative, FHL would not implement the 2025 IDP. The cantonment area would be developed under the 2013 Master Plan, as analyzed in the 2013 EA, along with the 2018 IDP. The No-Action Alternative, similar to the Proposed Alternative, would encourage the cantonment area to be developed as a small-town, walkable/bikeable area that would be less reliant on vehicle usage, thus improving air quality. The No-Action Alternative would develop more energy-efficient buildings; however, it may not be designed to meet stricter current air quality emissions standards compared to those of 2013 and 2018. The No-Action Alternative

does not include EV infrastructure that would encourage the use of electric vehicles rather than gasoline-powered vehicles. For these reasons, implementation of the No-Action Alternative would have **slightly greater effects** associated with air quality compared to the Proposed Action.

6.4 Geological Resources

6.4.1 Evaluation Criteria

Protection of regional geology and unique geological features, minimization of soil erosion, and the siting of facilities in relation to potential geologic hazards are considered when evaluating potential effects of a proposed action on geological resources. Generally, adverse effects can be avoided or minimized if proper erosion-control measures and structural engineering design are incorporated into action design and development. A proposed action could have a significant effect with respect to geological resources if any the following were to occur:

- Alteration of lithology, stratigraphy, or geological structure
- Substantial changes to soil composition, structure, or function within the environment

6.4.2 Environmental Consequences

6.4.2.1 Proposed Action

No significant effects would be expected because of the Proposed Action.

Geology. No effects on geology would be expected from the Proposed Action. No unique geological features such as regional lithology, stratigraphy, or geological structure would be impacted by the Proposed Action.

Topography. Long-term, negligible, adverse effects on topography would be expected because of the Proposed Action. New facilities that would be sited on steep slopes would require grading and leveling, thereby permanently changing the topography in some areas. However, most new facilities would be on land with little or no slope, which would help minimize changes in topography.

Soils. Long-term, minor, adverse effects on soils would be expected because of the Proposed Action. At full implementation (i.e., build-out) of the 2025 IDP, the extent of impervious surfaces would increase. The Proposed Action would develop 2,908,110 square feet of new buildings (66.8 acres) and would demolish 401,408 square feet of existing buildings (9.2 acres). Based on the addition of new buildings and demolition of existing buildings, this would introduce 2,509,056 square feet (57.6 acres) of impervious surfaces to the three districts. In addition, the Proposed Action would also introduce new parking areas and demolish existing parking areas (of which the area size is not defined), thus further increasing the extent of impervious surfaces. Increased impervious surfaces would increase stormwater runoff, potentially increasing the amount of soil erosion occurring within the cantonment area.

Implementation of the IDP would site new facilities on soils with limited load-bearing capabilities due to the soils' shrink–swell potential, erosion potential, slope, bedrock depth, and saturation. Some future site-specific actions are sited on soils with building limitations. In Hacienda Heights, these areas include housing areas, the museum, the consolidated fitness center and covered recreation area, and the parking lot. In Mission Valley, these areas include the UFC-Compliant ACP, Helicopter Pads and Layout, Helicopter Pad for Fueling Truck, MEDEVAC and Fire Readiness Shelter, Maintenance Hangars, and ATC Tower. However, most new development proposed in the cantonment area would avoid these soils. Those soils with limitations could experience movement if under the weight of a building, potentially creating an unsafe environment for human occupation if these limitations are not considered. However, these challenges can be overcome or minimized by special planning, design, or installation.

Geologic Hazards. Long-term, minor, adverse effects on humans and property could occur in the event of earthquake activity. Any future site-specific actions proposed within the three districts would be designed in accordance with requirements established in UFC 3-310-01, Structural Engineering, with Change 3, EO 13717, Establishing a Federal Earthquake Risk Management Standard, and seismic hazard codes found in the Guidelines for Evaluating and Mitigating Seismic Hazards in California, which would reduce the potential for adverse effects associated with structural failure during or following a seismic event. The ERP would be applied shortly after a seismic event to adequately respond to injuries and destruction in a short systematic manner. ERP activation would reduce the potential for mass casualties generated by a seismic event in the Proposed Action area.

6.4.2.2 No-Action Alternative

Under the No-Action Alternative, the 2013 Master Plan, as analyzed in the 2013 EA, along with the 2018 IDP would continue to be implemented in the cantonment area. Like the Proposed Action, development that would occur under the No-Action Alternative would avoid soils with building limitations including limited load-bearing capabilities, shrink-swell potential, erosion potential, slope failure potential, and liquefaction potential. Development would comply with the most current earthquake building standards. Overall, implementation of the No-Action Alternative would have **similar geologic effects** as the Proposed Action as development under the two scenarios would be sited in similar locations.

6.5 Water Resources

6.5.1 Evaluation Criteria

Evaluation criteria for effects on water resources are based on water availability, quality, and use; existence of flood zones; and associated regulations. A proposed action could have a significant effect with respect to water resources if any the following were to occur:

- Substantial reduction in water availability or supply to existing users
- Overdraft of groundwater basins
- Exceedance of safe annual yield of water supply sources
- Substantial adverse effect on water quality
- Endangerment to public health by the creation or worsening of health hazard conditions
- Threats or damage to unique hydrologic characteristics
- Violation of established laws or regulations adopted to protect water resources.

The potential effect of flood hazards on a proposed action is important if such an action occurs in an area with a high probability of flooding.

6.5.2 Environmental Consequences

6.5.2.1 Proposed Action

The Proposed Action would result in short-term and long-term minor effects on water resources. However, significant effects on water resources are not expected to result from this project. The Cantonment Area consists of 942.41 acres (~41,051,224 square feet). Under the 2018 IDP, the total impervious surface for existing and future surfaces combined covers 181.2 acres (~7,892,883.64 square feet) or 19.2% of the cantonment area. Under the 2025 IDP, the total impervious surface for existing and future surfaces combined covers 303.03 acres (~13,200,099.77 square feet) or 32.15% of the cantonment area. The increase in surface area between the No-Action Alternative and the Proposed Action is expected to be offset through the engineered bioswales, planting strips, and drainage zones that would be used to capture and treat water on-site.

The new and relocated industrial uses could be required to obtain coverage under SWRCB NPDES Industrial Storm Water General Permit No. CAS000001 (SWRCB Order No. 97-03-DWQ). Ten categories of industrial activities would be required to implement BMPs in the FHL SWPPP to control discharges and reduce potential contamination. The SWPPP is a "living document" and would need to be updated if any new industrial activities that are covered under the Industrial Storm Water General Permit are sited in the districts. While most of the BMPs included in the SWPPP would be non-structural and, therefore, would not apply to siting and design actions as proposed in the districts, some BMPs, such as inclusion of a vegetative buffer to reduce sedimentation, would need to be incorporated into the site-specific action design. Additionally, the SWPPP would include monitoring such as periodic visual inspections for unauthorized discharges and stormwater sampling. These BMPs would be consistent with the intent of the EISA, Section 438.

Increased impervious surfaces resulting from specific siting and design would provide less area for groundwater infiltration that could hamper groundwater recharge, increase stormwater runoff, and possibly increase erosion and sedimentation. However, new and redeveloped facilities and stormwater controls in the cantonment area would be designed with LID features with the goal of maintaining or restoring natural hydrologic functions in accordance with EISA Section 438. The 2025 IDP states that in lieu of traditional “end-of-the-pipe” solutions, on-site natural design features to control stormwater runoff quantity and quality would be used. Therefore, existing hydrology (i.e., surface runoff and subsurface flow), including the direction of surface flow, in the cantonment area would usually be maintained. LID features would include not only siting of open space (parks and town squares) and natural features (vegetated buffers between drainages and development and bio-swales to trap sediments and pollutants before they can enter a waterway) but also human-made features such as building roofs, streets, and parking surfaces.

The 2025 IDP contains a Green Infrastructure Network Plan that illustrates which areas of the cantonment area are to remain undeveloped. Large portions of Hacienda Heights, Blackhawk Hills, and Mission Valley are designated as open space areas. Parks and quads (including sports fields, trails, sidewalks, and small structures) are proposed in all three of the development areas. A swathe of land between the two portions proposed to be developed in Hacienda Heights has been designated as a grassland detention area. Finally, stormwater features, including engineered bioswales designed to address run off, are proposed in the southern portion of both Blackhawk Hills and Mission Valley.

The LID features would reduce the amount of runoff and would facilitate groundwater recharge through infiltration. LID would assist in maintaining the existing hydrology in the cantonment area so that groundwater supply from the Mission–San Antonio Basin and the Jolon–Lockwood Basin would not be significantly affected.

The 2025 IDP would avoid siting of structures in the 100-year flood zone, and several structures within or near the flood zone in Hacienda Heights would be removed, resulting in a long-term beneficial effect. The 2025 IDP proposes the reconfiguration of parking to support a future commissary/exchange. The existing buildings would be removed from the floodplain. The new parking would include new grading, pavement, and large (20’) planting strips to accommodate stormwater. Siting of other facilities would not be expected to divert flow or alter floodwater volume or velocity. If, upon final design, impacts cannot be avoided, measures would be developed to minimize effects.

6.5.2.2 No-Action Alternative

Under the No-Action Alternative, the 2013 Master Plan, as analyzed in the 2013 EA, along with the 2018 IDP would continue to be implemented in the cantonment area. Like the Proposed Action, industrial development occurring under the No-Action Alternative could be required to obtain coverage under SWRCB NPDES Industrial Storm Water General Permit No. CAS000001 and would be required to implement SWPPP and BMPs to ensure water quality improvement from stormwater runoff. The No-Action Alternative would also be required to comply with EISA Section 438. The No-Action Alternative would develop more buildings (1,900,000 square feet), but less total

impervious surface (existing and proposed = 7,892,883.64 square feet), compared to the Proposed Action (1,700,000 square feet of building and 13,200,099.777 square feet of total impervious surfaces); therefore, implementation of the No-Action Alternative would require a slight increase in potable water demand and result in a slight decrease in runoff from imperious surfaces. Therefore, the No-Action Alternative would have **slightly lesser effects** on water resources compared to the Proposed Action.

6.6 Biological Resources

6.6.1 Evaluation Criteria

The significance of effects on biological resources is based on the following:

- The importance (i.e., legal, commercial, recreational, ecological, or scientific) of the resource
- The proportion of the resource that would be affected relative to its occurrence in the region
- The sensitivity of the resource to proposed activities
- The duration of ecological ramifications

Effects on biological resources would be significant if species or habitats of high concern are adversely affected over relatively large areas. Effects would also be considered significant if disturbances cause reductions in the population size or distribution of a species of high concern.

6.6.2 Environmental Consequences

6.6.2.1 Proposed Action

Vegetation. Short- and long-term, minor, adverse, and beneficial effects on terrestrial vegetation would result from implementing the Proposed Action. Tree removal proposed in the FHL IDP would be kept to a minimum because of selective facility siting and landscape design standards. A tree replacement program is in place at FHL, with the exact planting ratio determined by the size of the tree being removed. Tree replacement, however, can take many years to compensate for tree loss (especially for oaks), and young trees do not provide as much cover as and are much smaller than older trees.

Adverse effects on vegetation would result from siting future site-specific actions in portions of the cantonment area that were not previously developed. At full implementation of the 2025 IDP, the increased road and other impervious surfaces would facilitate stormwater runoff and disturb soils, leading to erosion and sedimentation and in turn providing habitat for exotic or invasive plant species. The spreading of invasive species could degrade vegetation communities. However, integration of current natural resources management practices and implementation of the standards and plans identified in the 2025 IDP (i.e., Landscape Standards, Greenspace Network Plan) would reduce potentially adverse effects on vegetation communities. The Landscape Standards recommends that tree species native to Monterey County such as the California sycamore (*Platanus racemosa*), coast live oak (*Quercus agrifolia*), box elder (*Acer negundo*), and California laurel (*Umbellularia californica*) be planted to minimize additional watering and maintenance after they become established. The Greenspace Network Plan would also provide landscaped open space in several developed areas, and undeveloped natural open spaces identified throughout the cantonment area, particularly in woodlands and areas with steep slopes (see **Figures 3-2, 3-3,** and **3-4**). As part of the 2025 IDP, Landscape Standards would be implemented, including preference for native plant species, preservation of mature trees in parcels, and the use of vegetated swales between parking bays in parking areas.

To reduce the potential for long-term effects, implementation of the 2025 IDP would minimize vegetation clearing to the extent practicable through selective siting and building design, and revegetation and landscaping with native vegetation would be implemented in accordance with the Landscape Standards. All revegetation would be

conducted in accordance with the installation's reseeding and replanting procedures (FHL 2023a). Full implementation of the 2025 IDP would site additional site-specific actions in undeveloped areas that would require vegetation clearing, which has the potential to result in direct and indirect adverse effects on wildlife through habitat loss. However, siting of all future site-specific actions would be enhanced with the addition of native vegetation in accordance with the Landscape Standards and the Greenspace Network Plan, which would provide a long-term beneficial effect as habitat for animal species. Moreover, large swathes of land in the eastern part of the cantonment area would be maintained as open space and parks.

Wetlands. Short- and long-term, negligible to minor, adverse effects on wetlands would be expected. Siting of new facilities throughout the cantonment area could damage wetlands. However, new facilities would be sited to maintain a buffer from wetlands and streams (see **Figure 5-3**). Adverse effects on wetlands and wetland transition areas would also be minimized to the maximum extent practicable. Future site-specific actions potentially sited within wetland buffer areas would be coordinated with regulatory agencies to determine if wetlands could be affected and if mitigation measures would be required.

The development over time of the cantonment area could indirectly affect vernal pools and their watersheds. The Proposed Action would design development to maintain existing hydrologic conditions in accordance with the EISA, which would protect the integrity of the pools. The pools are included in FHL's long-term monitoring actions that evaluate the success of protection measures (USFWS 2010). Jurisdictional and non-jurisdictional wetlands and sensitive aquatic features that have not been documented could exist within the cantonment area. To minimize the potential for adverse effects on wetlands, vernal pools, swales, and wet meadows, wetland delineations are recommended for each site-specific action area, as is consultation with USACE, when appropriate.

Wildlife Resources. Short- and long-term, negligible to minor, adverse and beneficial effects on wildlife could occur because of implementing the Proposed Action. Because stormwater runoff flows directly into the San Antonio River, short-term effects on fish or other aquatic fauna would be expected to occur as a result of impacted water quality. However, facility design would comply with EISA and LID requirements that would minimize stormwater runoff, maintain hydrology, and reduce impacts to negligible levels.

At full implementation of the 2025 IDP, a decrease in vegetation cover would occur in the cantonment area and could result in direct effects on migratory bird species by displacing adult or breeding birds. Some individuals could be permanently displaced if activities occur during the breeding season. Implementation of seasonal timing and other natural resources management practices would avoid or minimize adverse effects and would be consistent with the regulations of the Migratory Bird Treaty Act (MBTA). With the addition of trees and maintenance of open space in the cantonment area, there would be a potential beneficial impact due to an increase in the available habitat for roosting bird species. Also, new power lines associated with the Proposed Action are expected to be routed underground, thereby reducing the potential for collision or electrocution of birds.

Inclusion of a pedestrian network and bicycle lanes and strategically siting new facilities to improve walkability would most likely decrease vehicle usage in the cantonment area. With the full implementation of the 2025 IDP, a majority of the military and POV use would be on existing paved and gravel roadways, and the roadway system would be designed to promote transit within the cantonment area via foot or bicycle. As a result, the "edge effect" (how two communities impact one another) on the existing wildlife would be reduced. Habitat edge effects include noise, brood parasitism, mortality, and increased exotic species.

6.6.2.2 No-Action Alternative

Under the No Action Alternative, the 2013 Master Plan, as analyzed in the 2013 EA, along with the 2018 IDP would continue to be implemented in the cantonment area. Like the Proposed Action, development occurring under the No-Action Alternative would be sited in areas that avoid biological resources to the extent possible. The No-Action

Alternative would not implement the Greenspace Network Plan and would also be designed using the most current Landscape Standards. For these reasons, the No-Action Alternative would have **similar effects** on biological resources compared to the Proposed Action.

6.7 Threatened and Endangered Species

6.7.1 Evaluation Criteria

As a requirement under the ESA, Federal agencies must provide documentation ensuring that agency actions will not adversely affect the existence of any threatened or endangered species. Section 7 of the ESA establishes a consultation process with the USFWS that ends with USFWS concurrence or a determination of the risk of jeopardy from a Federal agency action. A proposed action could have a significant effect with respect to disturbance if the following were to occur:

- "Taking" threatened or endangered species
- Jeopardizing threatened or endangered species habitat

6.7.2 Environmental Consequences

6.7.2.1 Proposed Action

No significant effects on Federal or State threatened and endangered species would be expected from implementing the Proposed Action (i.e., siting and design of future site-specific actions) as these species were considered during preparation of the 2025 IDP. Potential habitat for all the special status species listed in **Section 4.7.2** occurs at FHL, but only potential habitats for the arroyo toad, California condor, San Joaquin kit fox, vernal pool fairy shrimp, purple amole, and little brown bat occur within the cantonment area. Anticipated effects on these species are summarized in the following paragraphs. Section 7 consultations were completed for construction and development of cantonment area facilities, and surveys and mitigation measures would need to be implemented to avoid violating the ESA and the MBTA. Changes to listed species or habitats, and potential effects to these resources, would be reevaluated as different actions are advanced.

Arroyo Toad. Many proposed facilities in the cantonment area would be sited within 1.2 miles of arroyo toad breeding habitat. U.S. Army regulations require that new development use LID techniques such as maintaining vegetated buffers between drainages and development or creating bio-swales for vegetation to trap sediments and pollutants before they can enter a waterway. In accordance with these regulations, the proposed facilities would be designed to comply with LID and EISA requirements, which would minimize impacts on arroyo toad breeding habitat from stormwater runoff.

Southwestern Pond Turtle. Similar to arroyo toad, many proposed facilities in the cantonment area would be sited within 0.3 miles of aquatic habitat suitable for southwestern pond turtle. Little is known about how installation activities may impact or threaten southwestern pond turtle; however, the Western Pond Turtle Range-wide Management Strategy can serve as a roadmap for threat investigation and coordination with range-wide efforts (USFWS 2020). Additionally, U.S. Army regulations require that new development use LID techniques such as maintaining vegetated buffers between drainages and development or creating bio-swales for vegetation to trap sediments and pollutants before they can enter a waterway. In accordance with these regulations, the proposed facilities would be designed to comply with LID and EISA requirements, which would minimize impacts on southwestern pond turtle aquatic habitat from stormwater runoff.

California Condor. The Proposed Action would likely have a potential long-term, beneficial effect on California condors because power lines added or modified in the cantonment area would be buried underground, thereby reducing the potential for powerline-related deaths.

San Joaquin Kit Fox. San Joaquin kit foxes have not been seen in the cantonment area or at FHL since 2000 (USFWS 2010, FHL 2023a); therefore, any effects on habitat from facility siting and design are not expected to impact the species significantly.

Vernal Pool Fairy Shrimp. The Proposed Action would include siting facilities in Mission Valley, which would include a buffer from vernal pools near Gravel Pit Pond and Mission Road. The Proposed Action would also include facility design that would maintain existing hydrologic conditions in accordance with the EISA, which would protect the integrity of the pools. The vernal pools are included in FHL's long-term monitoring actions that evaluate the success of protection measures (USFWS 2010). Impacts on vernal pools and the vernal pool fairy shrimp are not expected to be significant.

Purple Amole. The 2025 IDP would site facilities to avoid disturbances of the purple amole where it is known to occur, primarily in Mission Valley but also marginally in Blackhawk Hills. The places where the plants are known to occur are mainly in areas that are designated as open space by the 2025 IDP, consisting of blue oak woodlands and valley oak savanna. Proposed modification to portions of Infantry Road would be sited to avoid the purple amole to the maximum extent possible. Light human activity does not appear to affect purple amole populations and could help reduce thatch from annual grasses (USFWS 2010). The impacts on the purple amole along Infantry Road would be negligible to minor.

The 2025 IDP would comply with the FHL INRMP (FHL 2022), and State-listed species potentially impacted by facility siting and design would be addressed through the goals and strategies of the INRMP. Any action potentially affecting Federally listed species must be coordinated with the USFWS. The USFWS prepared a programmatic Biological Opinion (BO) addressing the effects on Federally protected species, as required under Section 7 of the ESA, and mitigation measures were determined. FHL would comply with the terms and conditions of the programmatic BO for FHL issued by the USFWS in 2005 (USFWS 2005) and amended in 2010 (USFWS 2010).

Little brown bat. Many of the proposed facilities in the cantonment area would require the demolition of existing facilities. As little brown bats may roost in some of the buildings within the cantonment area, it is recommended that bat surveys be conducted prior to the demolition and redevelopment of these areas. The U.S. Army is subject to both State and Federal regulations regarding bats. Should evidence of roosting bats be found, FHL should proceed with the proper steps for mitigation. The level of impact on this species is dependent on whether the recommended bat surveys identify bat populations within the cantonment area. Should such populations be found within the cantonment area, implementation of a mitigation plan is expected to prevent a significant impact to this species.

6.7.2.2 No-Action Alternative

Under the No-Action Alternative, the 2013 Master Plan, as analyzed in the 2013 EA, along with the 2018 IDP would continue to be implemented in the cantonment area. Development under the No-Action Alternative would consider the presence of threatened and endangered species and their habitat like development under the Proposed Action. The No-Action Alternative would comply with the USFWS programmatic BO issued by the USFWS in 2005 and amended in 2010 and implement applicable mitigation measures of the BO as applicable. For these reasons, implementation of the No-Action Alternative would have **similar effects** on threatened and endangered species as the Proposed Alternative.

6.8 Cultural Resources

6.8.1 Evaluation Criteria

Adverse impacts on cultural resources as defined in 36 CFR Part 800.5(a) can include the following:

- Physically altering, damaging, or destroying all or part of a resource
- Altering characteristics of the surrounding environment that contribute to the resource's significance
- Introducing visual or audible elements that are out of character with the property or that alter its setting
- Neglecting the resource to the extent that it deteriorates or is destroyed
- Selling, transferring, or leasing the property out of agency ownership (or control) without adequate legally enforceable restrictions or conditions to ensure preservation of the property's historic significance

Ground-disturbing activities and visual impacts constitute the most relevant potential effects on cultural resources at FHL.

6.8.2 Environmental Consequences

6.8.2.1 Proposed Action

No significant impacts would be expected because of the Proposed Action. Future site-specific actions would be sited and designed in accordance with the guidelines set forth in the ICRMP and coordinated with the Cultural Resources Manager at FHL for compliance with the NHPA and other appropriate authorities. SHPO and Tribal consultation would be required under the NHPA, under the NAGPRA, and by other authorities. Adverse effects on NRHP-eligible and NRHP-listed cultural resources should be avoided, or if avoidance is not possible, then mitigation of adverse effects would be required in consultation with the SHPO.

Archaeological Resources. There are no NRHP-eligible or NRHP-listed archaeological sites within the cantonment area; therefore, no impacts on archaeological sites are expected from the implementation of the Proposed Action.

Architectural Resources. No long-term, adverse impacts on historic buildings, structures, landscapes, or viewsheds are anticipated because of the Proposed Action. Moreover, the future site-specific actions do not have the potential to alter the viewshed of cultural resources, which would be considered indirect, adverse effects. All future site-specific actions identified in the 2025 IDP would be sited outside of the Mission Viewshed Restricted Building Zone around the Mission San Antonio de Padua (an NRHP-listed property). Additionally, development is not proposed within the viewshed of the Mission. However, particular care would be taken to preserve the viewshed of the Mission and prevent adverse effects on this historic resource.

Resources of Traditional, Religious, or Cultural Significance to Federally Recognized Native American Tribes. No impacts on resources of traditional, religious, or cultural significance to Federally recognized Native American Tribes are expected. FHL would coordinate with the SHPO pursuant to 36 CFR Part 800 regarding ways to avoid, minimize, or mitigate adverse effects of the siting and design of any future site-specific actions. In the event of an inadvertent find of archaeological materials in an area in which a future site-specific action is sited, FHL would follow the procedures for inadvertent discovery outlined in FHL's ICRMP (FHL 2003).

6.8.2.2 No-Action Alternative

Under the No-Action Alternative, the 2013 Master Plan, as analyzed in the 2013 EA, along with the 2018 IDP would continue to be implemented in the cantonment area. No portions of the cantonment area are occupied by known

archaeological resources; however, components of the No-Action Alternative (i.e., the ORTC in Blackhawk Hills and the housing area in Hacienda Heights) may alter viewsheds of architectural resources. Siting and design of development under the No-Action Alternative would follow procedures under the 2013 Master Plan and 2018 IDP and in consultation with SHPO pursuant to the NHPA. Thus, the No-Action Alternative would have a **slightly greater effect** on cultural resources compared to the Proposed Action.

6.9 Infrastructure

6.9.1 Evaluation Criteria

Impacts on infrastructure are evaluated based on their potential for disruption or improvement of existing levels of service and additional infrastructure system needs. A proposed action could have a significant impact with respect to infrastructure if the following were to occur:

- Capacity of a utility exceeded
- A long-term interruption of the utility
- A violation of a permit condition
- A violation of an approved plan for that utility

6.9.2 Environmental Consequences

6.9.2.1 Proposed Action

The 2025 IDP considered the existing utility network in the cantonment area when siting and designing future site-specific actions; therefore, the Proposed Action would not result in any significant effects.

Electrical Systems. Long-term, negligible, adverse impacts on electrical systems in the cantonment area would be expected from implementing the 2025 IDP due to an increase in demand resulting from siting of an additional 3,000,000 square feet of development. A recent action connected all transformers in the cantonment area, which would allow for power to be fed to buildings from multiple directions (UC 2025). Incorporation of the planning principles into building designs would partially offset the increase in demand for electricity, and the proposed solar panel-covered parking areas would contribute to an increase in the supply of electricity at FHL. The installation of EV charging infrastructure would create additional demand for electricity, but this is expected to be met through a combination of existing supply and solar-generated power.

Propane Systems. Long-term, minor, beneficial impacts on propane systems in the cantonment area would be expected under 2025 IDP implementation. Use of solar walls and other green building design techniques as proposed and more efficient building design would partially offset short-term increased demand on the propane system. Additionally, the long-term demand for propane would decrease as new buildings adhering to the 2025 IDP's planning principles (i.e., more efficient heating systems) replace existing less energy-efficient buildings.

Liquid Fuel. No changes to the liquid fuel, including diesel and gasoline, supplies are anticipated.

Water Supply Systems. Long-term, negligible, adverse impacts on water supply systems would be expected from the increased water needed to support the siting of new development in the cantonment area under the 2025 IDP. The potential increased water demand would be minimized through the design of new facilities to be water-efficient and to reuse graywater, when applicable. Additionally, adaptive landscape design identified in the 2025 IDP proposes the use of xeriscape landscapes, which would conserve water while providing attractive landscaping. Existing well capacity would be sufficient to accommodate any increases in demand on the water

supply. Included within the 2025 IDP plans for new buildings is dual plumbing, which allows recycled water to flow for toilet flushing.

Sanitary Sewer/Wastewater Systems. Long-term, negligible, beneficial, and adverse impacts on the sanitary sewer/wastewater systems would be expected from 2025 IDP implementation. While the overall demand on sanitary sewer systems would be expected to increase due to the siting of an additional 3,000,000 square feet of development in the cantonment area, new buildings would incorporate building planning principles that promote graywater recycling and reuse. Graywater recycling would minimize demand on the wastewater system, thereby partially offsetting the increased demand from new development. Additionally, the new WWTP would further support the 2025 IDP needs. Included within the 2025 IDP plans for new buildings is dual plumbing, which allows recycled water to flow for toilet flushing.

Stormwater Systems. Long-term, minor, beneficial impacts on stormwater systems would be expected under 2025 IDP implementation. The 2025 IDP includes stormwater mitigation strategies and recommendations for improving the reliability and safety of storm drainage systems in the cantonment. Although the overall area of impervious surfaces would increase due to full implementation of the 2025 IDP, incorporation of landscape screening, preservation of trees, vegetative buffers, and bioswales identified in the Landscape Design Standards would help reduce stormwater flow, erosion, and potential flooding, thereby improving control of cantonment stormwater flows. Therefore, it is expected that the addition of impervious surface would result in a net-zero effect on stormwater runoff because of these improvements.

Green Infrastructure. The 2025 IDP contains a Green Infrastructure Network Plan that illustrates portions of the cantonment area being left undeveloped for the purpose of addressing stormwater runoff onsite. These undeveloped areas will contain open space, grassland detention areas, landscaped areas and stormwater features that would counteract the impact of the added impervious surface. It is anticipated that with the implementation of the Green Infrastructure Network Plan, the proposed action would have a net zero impact on stormwater runoff.

Communications. No impacts on communications systems would be expected from implementation of the IDP. Communications infrastructure would be incorporated into the new facilities, and the existing communications capacity would not be exceeded by demand.

Solid Waste Management. Long-term, negligible, adverse impacts on solid waste management would be expected from the future site-specific actions implemented under the 2025 IDP. The increased development would be expected to result in an increase in solid waste generation. However, regional landfill capacity would be sufficient to accommodate the additional solid waste.

6.9.2.2 No-Action Alternative

Under the No-Action Alternative, the 2013 Master Plan, as analyzed in the 2013 EA, along with the 2018 IDP would continue to be implemented in the cantonment area. Development occurring under the No-Action Alternative, like the Proposed Action, would be sited in areas where infrastructure exists and in proximity to existing utility connections. As more building space would be developed under the No-Action Alternative compared to the Proposed Alternative, slightly higher amounts of drinking water would be demanded, and a slightly higher amount of wastewater would be generated. Additionally, slightly higher amounts of solid waste would be generated by the No-Action Alternative compared to the Proposed Action. Even so, the existing utility infrastructure and landfills serving the cantonment area would be able to adequately serve development under the No-Action Alternative. Therefore, implementation of the No-Action Alternative would have **slightly greater effects** on infrastructure compared to the Proposed Action.

6.10 Traffic and Transportation Systems

6.10.1 Evaluation Criteria

Impacts on traffic and transportation systems are evaluated by how well existing roadways can accommodate increases in traffic. Adverse effects result if the following were to occur:

- Increases in traffic volume and congestion
- Decrease in level of service
- Disruption of traffic
- Road traffic conflicts

6.10.2 Environmental Consequences

6.10.2.1 Proposed Action

Development of the cantonment area based on the siting and design proposed in the 2025 IDP would result in long-term, moderate, beneficial impacts on traffic and transportation systems. While up to approximately 3,000,000 square feet of development is proposed in the 2025 IDP, roadways would be widened and realigned, additional roadways would be built, and existing laydown and parking areas would be consolidated along with the addition of more parking (up to 3,628 spaces) throughout the cantonment area to support the siting of the proposed new facilities. One of the main objectives of the 2025 IDP is to centralize tactical vehicle parking in Mission Valley and Blackhawk Hills, thereby discontinuing the use of tactical vehicle parking in Hacienda Heights.

The district design principles laid out in the 2025 IDP include walkable, transit-oriented development, with an emphasis on building sidewalk connections throughout the cantonment area. Design principles aimed at reducing traffic include the incorporation of planting strips, street trees, and other vegetation, as well as connected road and sidewalk networks, wide roads with medians, clear signage, and adequate parking areas integrated into the overall street and development plan to support these district design principles. Collectively, these considerations would reduce congestion by offering clear rights-of-way for vehicles, pedestrians, and cyclists and by better integrating the transportation system into the developed portions of the cantonment area. Wider roadways and increased off-street parking areas, including parking on the perimeter of developed areas, would also lessen congestion from parallel parking on the street. Additionally, providing safe and viable routes for pedestrians and cyclists would reduce the number of vehicle trips in the cantonment area roadways, as non-motorized transportation would become an increasingly attractive option to residents and workers. This would reduce the number of vehicle trips on the installation's roadways, ultimately reducing maintenance costs.

6.10.2.2 No-Action Alternative

Under the No-Action Alternative, the 2013 Master Plan, as analyzed in the 2013 EA, along with the 2018 IDP would continue to be implemented in the cantonment area. Development in the cantonment area under the No-Action Alternative would include a larger amount of building space and smaller amount of parking spaces compared to the Proposed Action. Therefore, it could be assumed that a slightly greater amount of vehicle volume would be added to the cantonment area compared to that occurring under the Proposed Action. Roads would be realigned, and additional roadways would be built in the cantonment area to accommodate the slight increase. Similar to the Proposed Action, the No-Action Alternative would be designed to include walkable/bikeable, transit-oriented development with an emphasis on a 10-minute walk as a viable transit option for most trips in the cantonment area. Commercial and tactical vehicle routes would also be diverted out of residential and commercial areas of the cantonment area. Because the No-Action Alternative would generate more traffic volume due to more building

development than the Proposed Action, the No-Action Alternative would have **slightly greater effects** on FHL traffic and transportation systems.

6.11 Hazardous Materials and Waste

6.11.1 Evaluation Criteria

A proposed action could have a significant effect with respect to hazardous materials and waste if the following were to occur:

- Noncompliance with applicable Federal and State regulations because of a proposed action
- Disturbance of or creation of contaminated sites resulting in adverse effects on human health or the environment
- Established management policies, procedures, and handling capacities unable to accommodate the proposed action.

6.11.2 Environmental Consequences

6.11.2.1 Proposed Action

Pollution Prevention. No effects on pollution prevention would be expected. Implementation of the Proposed Action would require changes to the SPCC Plan, SWPPP, and IHMWMP, which would be complied with. The 2025 IDP would include some design features included in these plans, such as use of vegetative buffers identified in the SWPPP, to prevent pollution runoff.

Hazardous Materials and Petroleum Products. Long-term, minor, beneficial effects would be expected from the Proposed Action. Relocation of all industrial areas to Mission Valley would consolidate industrial activities, including the use of hazardous materials and petroleum products, into one location in the southern portion of the cantonment area that is separated from other land uses such as residential, commercial, and recreation.

Defense Environmental Restoration Program. The Proposed Action would not involve the disturbance of any DERP sites and, therefore, would not be expected to result in effects. Future site-specific actions would be sited in the cantonment area at and adjacent to the contaminated groundwater plumes associated with IRP Site FTHE-28 and CR Site CCFHL001. However, siting alone would not result in an impact as the contamination at these IRP sites is underground, in the groundwater. The future site-specific actions would be designed so as to not extend to the depth of groundwater or disturb these plumes. Additionally, a Vapor Intrusion Study conducted at Sites FTHE-28 and CCFHL001 revealed concentrations that were well below applicable residential screening levels published by both the USEPA and California Department of Toxic Substances Control, which suggests that soil vapor intrusion would not present an unacceptable cancer risk or non-cancer hazard to the building occupants at those locations.

Army Cleanup Program. The Proposed Action would remove the Tin Barn and replace the structure with a park. The soil and groundwater are known to be contaminated with PFOS and PFAS-related chemicals. These emerging contaminants have very low risk thresholds, and upon delineation, the future site-specific actions would be designed to avoid these areas prior to and during remedial activities. Land Use Controls would be established to memorialize the presence of these compounds in soil and groundwater and to provide assurance to all parties that exposure to these chemicals is prevented.

Asbestos-Containing Material and Lead-Based Paint. Any facilities constructed before 1990 that are proposed for demolition under the FHL IDP could contain ACM. Compliance with Monterey Bay Unified Air Pollution Control District Rule 424 would be required. Rule 424 outlines investigation and reporting requirements for asbestos.

Siting of the proposed land uses and facilities and implementation of various planning principles would not create a hazard to the public or the environment due to exposure to ACM. Any facilities constructed before 1978 that are proposed for demolition under the FHP IDP could contain LBP. All Federal, State, and local regulations and installation management plans would be adhered to during demolition to avoid ACM and LBP effects.

Polychlorinated Biphenyls. The Proposed Action would not be expected to create a hazard to the public or environment due to exposure to PCBs. No PCB-containing electrical transformers would be installed or removed under the Proposed Action. Any PCB-containing equipment that might be within buildings proposed for demolition would be handled and disposed of in accordance with Federal, State, and local regulations. Siting of the proposed land uses and facilities and implementation of various planning principles would not disrupt PCBs.

Pesticides. No effects from the management or use of pesticides would be expected. The primary uses of pesticides in the cantonment area would not increase due to siting and design proposed in the 2025 IDP.

Radon. The Proposed Action would not be expected to create a hazard to the public or environment due to radon exposure. The Proposed Action is in Radon Zone 2; thus, indoor radon concentrations are not expected to be a concern as a result of future site-specific actions.

6.11.2.2 No-Action Alternative

Under the No-Action Alternative, the 2013 Master Plan, as analyzed in the 2013 EA, along with the 2018 IDP would continue to be implemented in the cantonment area. Like the Proposed Action, development occurring under the No-Action Alternative would implement and comply with the current SPCC Plan, SWPPP, and IHMWMP. Industrial uses that generate hazardous wastes and petroleum products would be sited away from and separated from residential, recreation, and commercial land uses. Development sited under the No-Action Alternative would not be adversely affected by contaminated plumes associated with IRP Site FTHE-29 and CR Site CCFHL001, as they would not reach contaminated groundwater. Buildings constructed before 1990 and 1978 proposed for demolition under the No-Action Alternative may have ACM and LBP, respectively. Demolition of such buildings would comply with Monterey Bay Unified Air Pollution Control District Rule 424 and all Federal, State, and local regulations regarding the release of ACM and LBP. Overall, the No-Action Alternative would have **similar effects** regarding hazards and hazardous waste compared to the Proposed Action.

6.12 Health and Safety

6.12.1 Evaluation Criteria

Any increase in safety risks would be considered an adverse effect on safety. A proposed action could have a significant effect with respect to health and safety if the following were to occur:

- Substantial increase in the risks associated with the safety of contractors or the local community
- Substantial hindrance in the ability to respond to an emergency
- Introduction of a new health or safety risk for which the installation is not prepared or does not have adequate management and response plans in place
- Decrease safety to helicopter pilots and ground personnel at Tusi AHP.

6.12.2 Environmental Consequences

6.12.2.1 Proposed Action

The Proposed Action would not be expected to result in significant effects on health and safety.

Contractor Safety. No adverse effects on contractor safety would be expected. Construction, demolition, and operation activities associated with future site-specific actions would be evaluated in future individual NEPA documents as future site-specific actions advance and are not included in the Proposed Action. Safety risks were considered during the siting and design of these future site-specific actions in the 2025 IDP, and all risks would be managed by adherence to established Federal, State, and local safety regulations.

Military Personnel Safety. Long-term, minor, beneficial effects on military personnel safety would be expected. Soldiers would be expected to comply with all U.S. Army safety regulations and policies to ensure that safety risks are minimized. Beneficial effects are expected to result from improved transportation planning, such as separate routes and parking for military vehicles and commercial vehicles, reducing the safety risk associated with military activities, commercial use, and public road uses. Additional beneficial effects are expected from the walkable paths and upgraded transportation paths, which would allow for improved emergency evacuation routes.

Relocation and consolidation of industrial uses in Mission Valley would result in beneficial effects on military personnel safety. By separating sensitive land uses from industrial uses, safety risks to military personnel from potentially hazardous industrial activities would be reduced.

Public Safety. Long-term, minor, beneficial effects would be expected. Beneficial effects on public safety would result from the incorporation of current AT/FP standards into the design of future site-specific actions within the cantonment area. Furthermore, separation of sensitive land uses from industrial uses and creation of single-purpose roadways would reduce the safety risk to the public by limiting unnecessary exposure to military activities. The creation of walkable pathways would also reduce safety risks by reducing traffic and providing clear emergency evacuation routes. Relocation and consolidation of industrial uses in Mission Valley would result in beneficial effects on public safety. Safety risks to visitors, contractors, and non-military residents from potentially hazardous industrial activities would be reduced.

Tusi AHP Safety. Long-term, beneficial effects would be expected at Tusi AHP with implementation of the 2025 IDP. The 2025 IDP proposes to design safer helicopter parking that would accommodate existing and future larger aircraft. Specifically, the Proposed Action would add 12 new helicopter parking spaces in the short-term and 8 new MV-22 helicopter parking spaces in the mid-term implementation timing of the 2025 IDP. Providing new larger parking spaces at Tusi AHP would reduce the potential of helicopter-to-helicopter damage and reduce on-ground crew accidents from on-ground helicopter maneuvers as more space would accommodate larger designed aircraft. Thus, safety risks to helicopters and personnel would be reduced with improvements under the Proposed Action.

It should be noted that the 2025 IDP also includes potential development of an Air Traffic Control Tower (ATC) and hangars at Tusi AHP if a future squadron is stationed at FHL. Since the size and timing of squadron stationing are speculative, development of an ATC and hangars at Tusi AHP would be analyzed in separate site-specific environmental documents when the size of the squadron is determined.

6.12.2.2 No-Action Alternative

Under the No-Action Alternative, the 2013 Master Plan, as analyzed in the 2013 EA, along with the 2018 IDP would continue to be implemented in the cantonment area. The No-Action Alternative would be required to comply with all current safety standards as development of the cantonment area occurs. Thus, implementation of the No-Action Alternative would have **similar effects** on safety as the Proposed Alternative.

7. CUMULATIVE EFFECTS, BEST MANAGEMENT PRACTICES, AND ADVERSE EFFECTS

7.1 Cumulative Effects

In analyzing the cumulative effects for this EA, FHL has considered the potential environmental effects resulting from the incremental impacts of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. As one of the first steps in assessing cumulative effects, FHL has defined the scope of other actions and their interrelationship with the proposed action. This scope considers other actions that coincide with the location and timetable of a proposed action and other actions. Cumulative effects analyses must also evaluate the nature of interactions among these actions (CEQ 1997).

7.1.1 Actions Identified with the Potential for Cumulative Effects

The geographic region of influence (ROI) is an important consideration when discussing cumulative effects. For the purposes of this analysis, the ROI was determined to be FHL and the adjacent communities, including the community of Lockwood.

An effort was undertaken to identify other actions for evaluation in the context of the cumulative effects analysis. This was further developed through review of public documents and information gained from coordination with various applicable agencies.

Activity within the adjacent communities was negligible. Planning for the ROI was undertaken by the Monterey County Planning Department. The South County Planning Area is the largest and least populated of the planning areas in the Monterey County General Plan. Overall, the future vision for the South County Planning Area would be to maintain its rural character and expand the agriculture-based economy while enhancing infrastructure and community services for the small, unincorporated communities. The vision for the South County Planning Area would be to achieve a balance between the two perspectives of restricting additional subdivisions and maintaining property rights. The vision includes the development of the proposed Jolon Road winery corridor, providing revenue and jobs in the area. However, the development of this corridor is dependent upon concurrent improvement of the Planning Area's infrastructure. The Monterey County General Plan also specifically calls for low-density development in areas adjacent to FHL to avoid encroachment issues (Monterey County 2010). The County updated the definitions of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) in 2020; however, the ordinance did not change zoning or restricted areas. Therefore, the areas within the non-coastal portions of the County that allow or restrict ADUs and JADUs did not change. Industry within the ROI appears to be limited to some gas and oil exploration.

The past, ongoing, and reasonably foreseeable future actions identified with the potential for cumulative effects were reviewed with respect to the latest available information. The USAG FHL cantonment area was selected as the primary focus for potential cumulative effects because the IDP would provide a strategy for guiding proposed future development activities in the cantonment area. Because the Proposed Action is the siting and design of future site-specific actions whose construction and operation were previously analyzed in the 2010 IDTEA, the 2013 EA, and supplemental documents, the Proposed Action would be a refinement of previously analyzed future site-specific actions. An effort was undertaken to identify actions in the areas surrounding the FHL cantonment area (including activities on training lands) for evaluation in the context of the cumulative effects analysis. Proposals from FHL's Range Complex Master Plan, training plans, and the Monterey County General Plan were all reviewed.

7.1.2 Cumulative Effects Analysis

Table 7-1 summarizes potential cumulative effects on resources from the Proposed Action when combined with other past, present, and future activities. Only those actions that are additive to the Proposed Action are considered.

7.2 Reasonable and Prudent Measures and Best Management Practices

The Proposed Action would not result in significant adverse effects on the land or the surrounding area. Common BMPs and other impact minimization measures are incorporated into the 2025 IDP as design features. Therefore, implementation of the Proposed Action would eliminate or reduce the adverse effects of the future site-specific actions within the cantonment area that were previously analyzed in the 2010 IDTEA and the 2013 EA. General BMPs that would be implemented as part of the Proposed Action are summarized below:

- Incorporation of stormwater management as appropriate during future site-specific action design to minimize offsite runoff. Stormwater management systems included in the future site-specific action design would ensure that predevelopment site hydrology is maintained or restored to the maximum extent technically feasible with respect to temperature, rate, volume, and duration of flow in accordance with Section 438 of the EISA. The existing riverine monitoring program would be continued for the San Antonio and Nacimiento Rivers to monitor sites at each river for water quality parameters on a quarterly basis. Inclusion of these BMPs in the RPMP and implementation of the Proposed Action would minimize adverse effects on water resources associated with construction and operation as part of future site-specific actions implemented through the 2025 IDP.
- Minimization of disturbance of environmental resources and topography by integrating existing vegetation, trees, and topography into site design. Inclusion of these design principles in the RPMP and implementation of the Proposed Action would minimize adverse effects on soil and biological resources associated with construction and operation as part of future site-specific actions implemented through the 2025 IDP.
- Implementation of the FHL SWPPP, which includes implementation of good housekeeping, scheduling to minimize outdoor storage of materials, and effective use of dry sweep and drip pans, to reduce contamination of nearby surface waters.
- Comply with Federal, State, and local standards for storing and managing hazardous materials and hazardous wastes associated with construction and operation as part of future site-specific actions implemented through the 2025 IDP on FHL.
- Compliance with Federal, State, and local regulations regarding demolition of structures containing ACM and LBP.
- Minimization of impervious surfaces through use of shared parking, compact development, increased building height (i.e., multi-story buildings), or other measures, as appropriate. Inclusion of these BMPs would minimize adverse effects on soil and water resources associated with construction and operation as part of future site-specific actions implemented through the 2025 IDP.
- FHL would comply with the terms and conditions of the programmatic BO for FHL issued by the USFWS in 2005 and amended in 2010.
- Compliance with applicable Federal laws and installation (FHL)-specific regulatory documents.

It should be noted that all installation-specific documents (such as the INRMP and ICRMP) and all Federal laws will be followed.

7.3 Unavoidable Adverse Effects

As discussed in detail in **Section 5** and summarized in **Section 7**, the Proposed Action would result in short- and long-term adverse effects, including those related to siting of proposed facilities in undeveloped portions of the cantonment area, thereby increasing impervious surfaces and converting undeveloped, vegetated land to urban land. Additional long-term non-significant impacts would also result from implementation of the Proposed Action, including impacts on noise, land use, air quality, geological resources, biological resources, threatened and endangered species, cultural resources, infrastructure, hazardous materials and waste, health and safety, and airspace management and safety. None of these effects would be significant.

Table 7-1. Cumulative Effects of the Proposed Action on Resources

Resources	Past Actions	Current Background Activities	Proposed Action	Known Future Actions	Cumulative Effects
Noise	Helicopter and aircraft activities and heavy artillery use during division-level training were the dominant noise sources, and other support activities produced noise in the cantonment area as it developed.	Helicopters and aircraft activities in addition to small arms fire are the dominant noise sources.	Long-term, minor, beneficial effects would be anticipated from consolidation of industrial uses farther from noise-sensitive uses, facilitation of decreased vehicle use, shifting traffic to the exterior of the cantonment area, and use of trees and other vegetation as buffers to dampen noise along roads and near surrounding industrial uses.	Continued increases in training operations could result in increased noise. Tusi Heliport improvements and future use of larger helicopters would increase operational noise levels in Mission Valley. Industrial uses consolidated and sited in southern portion of Mission Valley. Convoy route shifting away from sensitive receivers.	Aircraft and helicopter activities along with small arms fire would remain the dominant noise sources. Selective siting and design identified in the FHL 2025 IDP would minimize adverse noise effects from the operation of future actions in the cantonment area.
Land Use	Past development has extensively modified land use.	Military installation land uses, including urban uses and training, in the cantonment area.	Proposed siting would consider existing environmental and land uses conditions and constraints by collocating or relocating uses. Use of structural and landscape design standards in the Regulation	Construction and operation of future site-specific actions in the cantonment area that would be sited and designed according to the FHL 2025 IDP. No changes in training lands or	Proposed Action would enhance land use compatibility in Hacienda Heights, Blackhawk Hills, and Mission Valley through strategic siting and design of future site-specific actions. Mission Valley would be

Resources	Past Actions	Current Background Activities	Proposed Action	Known Future Actions	Cumulative Effects
			Plan would further make land uses more compatible and strengthen the walkable, small-town feel of the three districts, resulting in a long-term beneficial effect.	adjacent communities outside of FHL jurisdictional boundaries.	developed with the improved Tusi Heliport and industrial uses, away from sensitive residential land uses. Proposed Action would reduce adverse effects of construction and operation of known future actions, resulting in beneficial cumulative effects.
Air Quality	Emissions from aircraft, vehicles, and stationary sources could have resulted in some degradation of air quality . Nevertheless, the North Central Coast Intrastate AQCR would have continued to be in nonattainment for O_3 and PM_{10} emissions.	Emissions from aircraft, vehicles, and stationary sources such as dust generated from construction and training activities on unpaved surfaces.	Reduction in air emissions through design of walkable districts that would decrease vehicle operations and through the replacement of older, less-energy-efficient buildings with newer, more-energy-efficient buildings to reduce emissions.	Combustion air emissions and dust generation during construction and demolition activities and emissions due to asphalt paving activities. Increases in field training and small arms range use and increases in aircraft in adjacent training areas and helicopter operations at Tusi Heliport.	Minor, short- and long-term, cumulative effects on air quality. The Proposed Action would cause a small reduction in emissions to affect overall cumulative effects.
Geological Resources	Past development and training activities have modified topography and soils and resulted in increased erosion and sedimentation.	Existing impervious surfaces in the districts can lead to locally increased storm runoff and erosion and sedimentation. Training activities contribute to	Effects from the siting of future site-specific actions on soils with limited load-bearing capabilities and from overall increased impervious surfaces could	Continued impacts on topography and soils and increased erosion and sedimentation from construction and operation of future site-	Long-term, minor cumulative effects on soils due to modification by development and training activities and increased erosion and sedimentation, although these would be offset by

Resources	Past Actions	Current Background Activities	Proposed Action	Known Future Actions	Cumulative Effects
		ongoing modification of topography and soils and to erosion and sedimentation.	increase runoff and erosion. Appropriate design and BMP implementation can minimize soil limitation and effects from erosion.	specific actions in Hacienda Heights, Blackhawk Hills, and Mission Valley.	siting and design standards identified in the 2025 IDP and BMPs in numerous management plans (i.e., SWPPP).
Water Resources	Groundwater and surface water quality moderately impacted by past development and training activity.	Pollution from industrial and municipal sources is generally low. Contaminated groundwater plumes are present in the cantonment area.	Effects on groundwater and surface water quality could result from increased impervious surfaces under full implementation of the FHL 2025 IDP that leads to erosion and sedimentation and possible contamination of stormwater runoff. Use of design standards in the 2025 IDP would incorporate LID features and other measures into future site-specific actions' design to help minimize effects. Long-term, beneficial effects would be anticipated from the removal of structures from the 100-year floodplain and by avoiding siting new structures in the floodplain.	Development would result in sedimentation from construction activities, potentially affecting water quality, and increases in impervious surfaces, resulting in increased stormwater runoff. Areas where building demolition is proposed would increase pervious surfaces within the districts.	Increased impervious surface area would have minor cumulative effects on stormwater discharges and water quality. Proposed Action would not induce further degradation of water quality. Cumulative effects would not be significant due to implementation of future site-specific actions' design features, including LID and BMPs from numerous other management plans (i.e., SWPPP, Green Infrastructure Network Plan, Construction General Permits).
Biological Resources	Degraded habitat of wildlife and plant species.	Presence and operation of facilities and training lands impact wildlife	Short- and long-term, minor, adverse effects on vegetation and wildlife would be	Development of the area and construction of future site-specific actions	Permanent loss of vegetation and other habitat would be minor in scale, and impacts

Resources	Past Actions	Current Background Activities	Proposed Action	Known Future Actions	Cumulative Effects
		and their habitats as well as plants.	anticipated from siting future site-specific actions in undeveloped portions of the districts; however, beneficial effects would be anticipated from minimization of vegetation clearing and replacement and addition of native vegetation in accordance with the Street Tree Plan and Landscape Design Standards. Large swathes of land in the eastern cantonment areas would be maintained as open spaces and parks, reducing effects on biological resources from potential development. Potential for wetland damage due to siting new facilities in the cantonment area, but all future site-specific actions would be sited to maintain an appropriate buffer from wetlands. Indirect effects on vernal pools could occur due to siting new facilities near vernal pools. Natural resources management practices would be	in the cantonment area would impact vegetation communities and wildlife habitat.	would be minimized by selective siting and future site-specific action design as per the FHL 2025 IDP and careful management and monitoring. Cumulative effects would not be significant.

Resources	Past Actions	Current Background Activities	Proposed Action	Known Future Actions	Cumulative Effects
			implemented, and coordination with regulatory agencies would be conducted, as appropriate.		
Threatened and Endangered Species	Degraded habitat of Federally threatened and endangered species.	Presence and operation of facilities and training lands impact Federally listed species and their habitat.	Siting of facilities in the cantonment area near arroyo toad, California condor, San Joaquin kit fox, and vernal pool fairy shrimp habitats could result in minor, adverse impacts on Federally listed species. Siting of facilities to avoid purple amole habitat could result in a beneficial impact. The 2025 IDP proposes facility design that would comply with EISA and MBTA requirements, including LID, which could result in a beneficial impact on Federally listed species.	Development of the area and construction and operation of new facilities in the districts could have continuing minor effects on Federally threatened and endangered species' habitats.	Permanent loss of threatened and endangered species' habitats would be minimized through continued natural resources management. The Proposed Action could have a minor cumulative effect from the siting of new facilities near arroyo toad, California condor, San Joaquin kit fox, and vernal pool fairy shrimp habitats but could have beneficial cumulative effects due to avoiding purple amole habitat and implementing LID features that could benefit Federally listed species.
Cultural Resources	Possible destruction of eligible historic properties and archaeological sites. Unknown impacts on traditional cultural properties.	Presence and operation of facilities and training lands have no significant effects.	No effects on archaeological resources or resources of traditional, religious, or cultural significance to Federally recognized Native American Tribes would be anticipated. No	General development and training activities are not anticipated to have an effect on archaeological and Tribal resources or architectural resources. Should siting	Implementation of procedures in the ICRMP including survey, monitoring, and site protection and coordination with the SHPO pursuant to 36 CFR Part 800 would help minimize cumulative

Resources	Past Actions	Current Background Activities	Proposed Action	Known Future Actions	Cumulative Effects
			long-term adverse impacts on historic buildings, structures, landscapes, or viewsheds are anticipated because of the Proposed Action. All future site-specific actions identified in the FHL IDP would be sited outside of the Mission Viewshed Restricted Building Zone around the Mission San Antonio de Padua.	and design of any future site-specific actions have the potential to impact the Hacienda or Mission San Antonio de Padua, FHL would need to coordinate with the SHPO pursuant to 36 CFR Part 800 regarding ways to avoid, minimize, or mitigate adverse effects. In the event of an inadvertent find of archaeological materials in an area in which a future site-specific action was sited, FHL would follow the procedures for inadvertent discovery outlined in the installation's ICRMP.	effects. The Proposed Action would not significantly contribute to cumulative effects on cultural resources.
Infrastructure	Infrastructure developed to support the current FHL cantonment area.	FHL continues to improve the infrastructure system as new development occurs within the Hacienda Heights, Blackhawk Hills, and Mission Valley Districts.	Siting of an additional two to three million square feet of structures under full implementation of the FHL RPMP would result in negligible, adverse effects on some utilities and infrastructure due to increased demand. Long-	Utility and infrastructure improvements and additions would occur within Hacienda Heights, Blackhawk Hills, and Mission Valley as built-out per the 2025 IDP. Demolition of buildings at FHL would require	Construction and operation of new facilities in the cantonment area and training facility upgrades combined with local development would have an adverse cumulative effect on some aspects of infrastructure. The Proposed Action would

Resources	Past Actions	Current Background Activities	Proposed Action	Known Future Actions	Cumulative Effects
			term, beneficial effects on propane systems, sanitary sewer/wastewater systems, and stormwater systems would be anticipated due to the use of more efficient systems, graywater recycling, and incorporation of vegetation buffers and preparation of a stormwater master plan that would offset the increased demand.	disconnection of infrastructure, which would be used in new development or renovated buildings per the 2025 IDP.	minimize some of these effects through the design of future site-specific actions to be more efficient in terms of energy and water use.
Traffic and Transportation Systems	Past division-level training exercises resulted in heavy convoy activity that impacted local traffic flows and affected sensitive land uses such as residential land uses.	Current traffic flow is related to daily operations and various training activities.	The Proposed Action includes roadway widening and realignment, additional roadway development, and consolidation of existing laydown and parking areas along with additional development of 3,628 parking spaces. Centralized tactical vehicle parking would be moved from Hacienda Heights to Mission Valley and Blackhawk Hills, farther from sensitive land uses.	Clear rights-of-way for vehicles, pedestrians, and cyclists. Improved integration of the internal circulation system into developed portions of all three districts. Incorporation of planting strips, street trees, and other vegetation, as well as connected road and sidewalk networks, wide roads with medians, clear signage, and adequate parking areas.	Past division-level training exercises resulted in heavy convoy activity that impacted local traffic flows. Implementation of the Proposed Action would incorporate a circulation system that directs tactical vehicles away from sensitive land uses and into areas of Blackhawk Hills and Mission Valley where compatible industrial uses would be implemented. The design of the circulation system promotes shorter trips at FHL and promotes various modes of transportation including walking and bicycling.

Resources	Past Actions	Current Background Activities	Proposed Action	Known Future Actions	Cumulative Effects
					These changes would occur solely within the boundary of FHL and would not cumulatively contribute to degradation of the existing circulation system in adjacent communities or unincorporated County areas.
Hazardous Materials and Waste	Thirty-four IRP sites, one active CR site, and 12 MMRP sites have been identified.	Presence and operation of facilities and training operations.	Beneficial effects would result from siting industrial uses in a consolidated area away from sensitive land uses in the southern portion of the Mission Valley District. The presence of ACM and LBP in old buildings that would be demolished due to siting of new facilities would need to be considered.	Exposure to hazardous materials and waste during the demolition of existing buildings.	FHL would implement improvements to the SPCC Plan, SWPPP, and IHMWMP to ensure adequate compliance. Industrial activities would be confined to the southern area of Mission Valley, resulting in design improvements to site sensitive receptors away from hazardous material and petroleum-producing uses. Design of future site-specific actions implemented through the 2025 IDP would not require grading depths that would reach known groundwater plumes. Overall, the Proposed Action would be confined to FHL and thus would not result in a

Resources	Past Actions	Current Background Activities	Proposed Action	Known Future Actions	Cumulative Effects
					considerable cumulative effect.
Airspace Management and Safety	Aircraft and helicopter use within the FHL boundary.	Aircraft and helicopters currently operate at Schoonover Airfield and Tusi Heliport. The use of imaginary flight surfaces during aircraft and helicopter operation.	The Proposed Action would improve Tusi Heliport in order to allow for the use of larger fixed-wing aircraft to use the facility, increase annual flights, and ready the facility for a future tenant air battalion. Airspace above Tusi Heliport and imaginary flight surfaces would be improved to accommodate the increase in annual flights and larger helicopters.	Improvements to Tusi Heliport, airspace, and imaginary flight surfaces. Eventual construction of a control tower.	The Proposed Action would require re-evaluation of the airspace and imaginary flight surfaces of Tusi Heliport with the increased annual helicopter activity. Flight operations would continue to implement AR 385-10, reducing the potential for accidents. FHL would coordinate with civilian airspace around the Proposed Action to ensure continued airspace management and safety. Tusi Heliport improvements would increase flight activity in the Proposed Action area; however, guidelines and regulations are in place to reduce a cumulative contribution to Airspace Management and Safety.

7.4 Compatibility of the Proposed Action and Alternatives with the Objectives of Federal, Regional, State, and Local Land Use Plans, Policies, and Controls

Effects on the ground surface from the Proposed Action would occur entirely within the boundaries of FHL. Implementation of the FHL 2025 IDP would not result in any significant or incompatible land use changes on or off the installation. The proposed 2025 IDP would be developed in a manner that fully considers the existing conditions and constraints at FHL through the use of spatial design standards in the Regulation Plan. Land uses are sited to strengthen the specific vision of each district through the addition or removal of land uses and planning features. Consequently, implementation of the 2025 IDP would not conflict with the FHL land use policies or objectives but would establish new procedures for the cantonment area. The Proposed Action would not conflict with designated clear zones or any applicable off-FHL land use ordinances.

7.5 Relationship Between the Short-Term Use of the Environment and Long-Term Productivity

Short-term uses of the biophysical components of the human environment include direct construction-related disturbances and direct effects associated with an increase in activity that occurs over a period of less than five years. Long-term uses of the human environment are those effects occurring over a period of more than five years, including permanent resource loss.

The Proposed Action would not result in an intensification of land use in the surrounding area. Construction as part of the Proposed Action would not represent a significant loss of open space. The long-term, beneficial effects of creating a flexible training environment surrounding an attractive small town with walkable main streets and usable squares, where soldiers, civilians, and their families enjoy living and working, would support FHL's ongoing and future mission requirements and national security objectives.

7.6 Irreversible and Irretrievable Commitments of Resources

Irreversible and irretrievable resource commitments are related to the use of nonrenewable resources and the effects that use of these resources would have on future generations. Irreversible effects primarily result from the use or destruction of a specific resource that cannot be replaced within a reasonable timeframe (e.g., energy and minerals).

Land Use. The Proposed Action would result in the commitment of land for future proposed facilities.

Biological Resources. Full implementation of the Proposed Action would include siting of additional facilities in undeveloped portions of the cantonment area that would result in the loss of some vegetation and habitat.

8. CONCLUSIONS AND RECOMMENDATIONS

This EA contains a comprehensive evaluation of the existing conditions and potential environmental consequences of the Proposed Action. The conclusions in this section are limited to the Proposed Action and the No-Action Alternative, as required under NEPA.

8.1 Impacts Identified

No significant effects on cultural resources (archaeological resources or resources of traditional, religious, or cultural significance to Federally recognized Native American Tribes) would be anticipated. Long-term, beneficial effects on noise, land use, air quality, water resources, biological resources, threatened and endangered species, infrastructure, traffic and transportation, hazardous materials and waste, and health and safety would be expected. Resources with the potential to be adversely affected by the Proposed Action include geological resources, water resources, biological resources, threatened and endangered species, and hazardous materials and waste. In all instances, effects on these resources are expected to be negligible to minor in significance. In the event that impacts are unavoidable, they would be mitigated as described for each of the environmental disciplines discussed above. The setting of new facilities in the cantonment area could result in adverse impacts on the arroyo toad and vernal pool fairy shrimp. Common BMPs and impact minimization measures are included as part of the action of implementing the FHL 2025 IDP as future site-specific action design features. Use of these design features and selective siting identified in the IDP, and other BMPs identified in FHL's SWPPP, SPCC Plan, and other management plans, would help minimize effects on surface and groundwater resources, including wetlands and vernal pools. Implementation of the No-Action Alternative would not result in a change in how the cantonment area is developed; therefore, development would occur in an ad hoc fashion, and future site-specific actions would not be sited and designed to reduce adverse effects associated with their construction and operation as analyzed in the 2010 IDTEA. While the No-Action Alternative would result in associated adverse effects, no significant direct or indirect effects would occur.

Table 8-1 summarizes the effects of the Proposed Action and the activities that could be conducted during implementation to avoid or minimize these effects. Activities to minimize effects would be required by Federal or State regulations. Evaluation of each of the effect categories during preparation of this EA resulted in negligible to minor adverse effects, which can be classified as "insignificant" or "no effect." No significant effects would be anticipated from implementing the Proposed Action.

8.2 Cumulative Effects Identified

The potential for cumulative effects on the environment was evaluated by reviewing other actions in the vicinity of the FHL that could affect the same environmental resources as the Proposed Action. Although some cumulative effects could occur, they are expected to be negligible to minor in significance. Implementation of the No-Action Alternative would not result in a change in how the cantonment area is developed; therefore, continued ad hoc development of the cantonment area could result in long-term, adverse cumulative effects on the quality of the human or natural environment when compared to the Proposed Action.

8.3 NEPA Determination

This EA has been prepared in accordance with NEPA of 1969, as amended (42 United States Code [USC] §§ 4321 et seq.); HQDA Interim Policy Guidance (July 1, 2024); DOD Instruction 4715.9, Environmental Planning and Analysis; and the United States Army implementing NEPA regulations (32 CFR Part 651).

Based upon the findings of this EA, implementation of the Proposed Action would not have a significant adverse direct, indirect, or cumulative effect on the quality of the human or natural environment at FHL or on adjacent properties. Implementation of the Proposed Action would ensure that development of the FHL cantonment area occurs in accordance with FHL's vision to create a flexible training environment surrounding an attractive small town with walkable districts and usable town squares, where soldiers, civilians, and their families enjoy living and working, while also continuing to meet FHL's mission requirements and national security objectives.

Based upon the analysis of potential effects, it has been determined that the Proposed Action does not constitute a major Federal action affecting the quality of human health or the environment. Because there would be no significant effect resulting from the implementation of the Proposed Action, a Draft FONSI will be prepared to accompany this EA and will conclude that an Environmental Impact Statement (EIS), the next-highest level of environmental effect investigation under NEPA, is not required for this action.

Table 8-1. Summary of Environmental Consequences for the Proposed Action

Resource Area	Proposed Action	No Action
Noise	Long-term, minor, beneficial effects would be anticipated from consolidation of industrial uses farther from noise-sensitive uses, facilitation of decreased vehicle use, shifting traffic to the exterior of the cantonment area, and use of trees and other vegetation as buffers to dampen noise along roads and surrounding industrial uses.	Similar effects.
Land Use	Long-term, moderate, beneficial effects would be anticipated from siting and design of proposed facilities in a manner that considers the existing conditions and constraints in the FHL cantonment area to effectively support the installation's current missions while also making the three districts functional, easy to navigate, and aesthetically pleasing to work and live in. Land uses are sited to strengthen the specific vision of each district through the addition or removal of uses and planning features.	Slightly greater effects. Cantonment area development would continue but would not be sited according to FHL's 2025 IDP planning vision and would not incorporate new/current standards (i.e., form-based code) that adhere to the 2025 IDP.
Air Quality	Long-term, minor, beneficial effects would be anticipated from indirectly reducing air emissions through the design of a denser, more walkable cantonment area that would decrease vehicle operations and through the replacement of older, less energy-efficient buildings with newer, more energy-efficient buildings. The Proposed Action would not result in the direct production of air emissions.	Slightly greater effects. The No-Action Alternative would develop more energy-efficient buildings; however, it may not be designed to meet stricter current air quality standards compared to those of 2013 and 2018. The No-Action Alternative does not include EV infrastructure that would encourage the use of electric vehicles rather than gasoline-powered vehicles.

Resource Area	Proposed Action	No Action
Geological Resources	Long-term, negligible, adverse effects on topography would be anticipated due to siting facilities on slopes that could require grading or other alterations to accommodate development. Long-term, minor, adverse effects on soils would be anticipated from siting of development on soils with limited load-bearing capabilities and from overall increased impervious surfaces that could increase runoff and erosion. Special action design can minimize soil limitations and effects from erosion. Long-term, minor, adverse effects on humans and property could occur in the event of earthquake activity. Future site-specific actions proposed within the three districts would be designed in accordance with requirements established under UFC 3-310-01, Structural Engineering, with Change 3, EO 13717, Establishing a Federal Earthquake Risk Management Standard, and seismic hazard codes found in the Guidelines for Evaluating and Mitigating Seismic Hazards in California. Further, ERP activation would reduce the potential for mass casualties at the Proposed Action area and FHL generated by a seismic event.	Similar effects.
Water Resources	Short- and long-term, minor, adverse effects could occur from full implementation of the future site-specific actions siting and design in the IDP that would result in increased impervious surfaces and stormwater runoff. Effects on groundwater recharge and water quality from increased impervious surfaces could result from increased erosion and sedimentation and possible contamination of runoff. Use of specific action designs that are identified in the IDP, including LID features, other BMPs in the installation's SPCC Plan and SWPPP, and other plans would minimize effects. Long-term, beneficial effects would be anticipated from not siting new facilities in and removing existing structures from the 100-year floodplain. Through the use of engineered bioswales, planting strips, and drainage zones, the impacts of adding impervious surface are expected to be negated.	Slightly lesser effects. The No-Action Alternative would develop more building space (1,900,000 square feet) and less total impervious surface (7,892,883.64 square feet) compared to the Proposed Action (1,700,000 square feet of building and 13,200,099.77 square feet of total impervious surfaces); therefore, implementation of the No-Action Alternative would result in a slight increase in potable water demand and a slight decrease in runoff from imperious surfaces.

Resource Area	Proposed Action	No Action
Biological Resources	Short- and long-term, minor, adverse effects on vegetation and wildlife would be anticipated from siting future site-specific actions in undeveloped portions of the cantonment area. However, beneficial effects would be anticipated from future site-specific actions designed to minimize vegetation clearing and replace/add native vegetation in accordance with the Street Tree Plan and the Landscape Design Standards. Potential for damaging wetlands could occur due to siting new facilities in the cantonment area, but all future site-specific actions would be sited to maintain an appropriate buffer from wetlands. Indirect effects on vernal pools could occur due to siting new facilities near vernal pools. Natural resource management practices would be implemented and coordination with regulatory agencies would be conducted to avoid or minimize impacts, as appropriate.	Similar effects.
Threatened and Endangered Species	Siting of facilities in the cantonment area near arroyo toad and vernal pool fairy shrimp habitats could result in minor, adverse impacts on Federally listed species. Beneficial impacts on threatened and endangered species could occur due to specifically siting facilities to avoid purple amole habitat and implementing facility design that would comply with EISA requirements, including LID. Designing to comply with LID and EISA requirements would minimize impacts on arroyo toad breeding habitat from stormwater runoff and protect the integrity of the pools.	Similar effects.

Resource Area	Proposed Action	No Action
Cultural Resources	No effects on archaeological resources or resources of traditional, religious, or cultural significance to Federally recognized Native American Tribes would be anticipated. The future site-specific actions do not have the potential to alter the viewshed of cultural resources, which would be considered indirect adverse effects. All future site-specific actions identified in the FHL 2025 IDP would be sited outside of the Mission Viewshed Restricted Building Zone around the Mission San Antonio de Padua (an NRHP-listed property). Facilities are not proposed within the viewshed of the Mission; however, particular attention would be given to preserving the viewshed of the Mission to prevent adverse effects on this historic resource. Should the siting or design of a future site-specific action have the potential to impact the Hacienda or Mission San Antonio de Padua, FHL would coordinate with the SHPO pursuant to 36 CFR Part 800 regarding ways to avoid, minimize, or mitigate adverse effects. If there is an inadvertent find of archaeological materials in an area in which a future site-specific action is sited, FHL would follow procedures for inadvertent discovery outlined in the installation's ICRMP.	Slightly greater effects. Components of the No Action Alternative (i.e., the Operational Readiness Training Complex - ORTC in Blackhawk Hills and the housing area in Hacienda Heights) may alter viewsheds of architectural resources.
Infrastructure	Long-term, negligible, adverse impacts on electrical systems, liquid fuel supplies, water supply systems, and solid waste management resulting from siting of additional development and increased demand for JP-8 for heating. Long-term, minor, beneficial impacts on propane systems, sanitary sewer/wastewater systems, and stormwater systems due to a decrease in propane demand, incorporation of the landscape screening, preservation of trees, vegetative buffers, and bioswales, and new proposed buildings that would incorporate long-term building planning principles.	Slightly greater effects. As more building space would be developed under the No-Action Alternative compared to the Proposed Alternative, slightly higher amounts of drinking water would be demanded, and a slightly higher amount of wastewater would be generated. Additionally, slightly higher amounts of solid waste would be generated by the No-Action Alternative compared to the Proposed Action.
Traffic and Transportation	Long-term, moderate, beneficial effects due to realignment of cantonment area roadways, increased parking, and better integrating the transportation system into the developed portions of the cantonment area that would reduce vehicle trips, traffic congestion, and maintenance costs.	Slightly greater effects. Development in the cantonment area under the No-Action Alternative would include a larger amount of building space and smaller number of parking spaces compared to the Proposed Action. Therefore, it could be assumed that a slightly greater amount of vehicle volume would be added to the cantonment area compared to that occurring under the Proposed Action.

Resource Area	Proposed Action	No Action
Hazardous Materials and Waste	No expected effects on pollution prevention. Anticipated long-term, beneficial effects from consolidating and relocating industrial uses, which use hazardous materials and generate hazardous wastes, away from other land uses. Old structures that would be removed due to siting of new facilities could contain ACM or LBP, and removal would need to be performed in accordance with appropriate regulations. No effects on pollution prevention, DERP, PCBs, pesticides, or radon would be anticipated. Future site-specific actions would be sited at and adjacent to contaminated groundwater plumes; however, design of these actions would prevent disturbance of the plumes. The Proposed Action would not involve the disturbance of PFOS and PFAS-related chemicals in soil and underlying groundwater.	Similar effects.
Health and Safety	Long-term, minor, beneficial effects on military personnel and public safety from an improved road network that separates commercial and tactical vehicles from other traffic and the relocation of industrial uses away from sensitive land uses.	Similar effects.

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11. ABBREVIATIONS, ACRONYMS, AND INITIALISMS

$\mu g/m^3$	Micrograms per Cubic Meter
ACM	Asbestos-Containing Material
ACP	Access Control Point
AHP	Army Heliport
AGL	Above Ground Level
AICUZ	Air Installations Compatible Use Zone
AQCR	Air Quality Control Region
AR	Army Regulation
ATC	Air Traffic Control
AT/FP	Anti-terrorism Force Protection
BMP	Best Management Practice
BO	Biological Opinion
CAA	Clean Air Act
CEQ	Council on Environmental Quality
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Data Base
CO	Carbon Monoxide
CO_2	Carbon Dioxide
COA	Course of Action (COA)
CR	Compliance Restoration
CWA	Clean Water Act
dBA	A-Weighted Decibel
DA PAM	Department of the Army Pamphlet
DERP	Defense Environmental Restoration Program
DNL	Day-Night Average Sound Level
DOD	Department of Defense
DPW	Directorate of Public Works
DPTMS	Directorate of Plans, Training, Mobilization and Security
EA	Environmental Assessment
ECS	Equipment Concentration Site
EISA	Energy Independence and Security Act
EMS	Environmental Management System
EO	Executive Order
ESA	Endangered Species Act
FARs	Federal Aviation Regulations
FEMA	Federal Emergency Management Agency
FHL	Fort Hunter Liggett
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
FOD	Foreign Object Damage
FPPA	Farmland Protection Policy Act
FY	Fiscal Year
gpm	Gallons per Minute
HAP	Hazardous Air Pollutant
ICRMP	Integrated Cultural Resources Management Plan
IDTEA	Environmental Assessment Addressing Installation Development and Training
IHMWMP	Integrated Hazardous Material and Waste Management Plan
IFR	Instrument Flight Rule
INRMP	Integrated Natural Resources Management Plan

IRP	Installation Restoration Program
ITAM	Integrated Training Area Management
LBP	Lead-Based Paint
LID	Low-Impact Development
LRC	Logistics Readiness Center
LSB	Logistics Support Battalion
LUPZ	Land Use Planning Zone
MBTA	Migratory Bird Treaty Act
mg/m^3	Milligrams per Cubic Meter
MGD	Million Gallons per Day
MMRP	Military Munitions Response Program
MOAs	Military Operations Areas
MS4	Municipal Separate Storm Sewer System
MSL	Mean Sea Level
MVA	Million-Volt Amperes
MX	Maintenance
NAAQSs	National Ambient Air Quality Standards
NAGPRA	Native American Graves Protection and Repatriation Act
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NO_2	Nitrogen Dioxide
NOA	Notice of Availability
NOTAM	Notice to Airmen
NO_x	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
NSR	New Source Review
O_3	Ozone
ORTC	Operational Readiness Training Complex
OSH	Occupational Safety and Health
OSHA	Occupational Safety and Health Administration
Pb	Lead
PCB	Polychlorinated Biphenyl
PCC	Portland Cement Concrete
pCi/L	Picocuries per Liter
percent g	Percentage of the Force of Gravity
PG&E	Pacific Gas and Electric
PM_{10}	Particulate Matter Equal to or Less Than 10 Microns in Diameter
$PM_{2.5}$	Particulate Matter Equal to or Less Than 2.5 Microns in Diameter
POL	Petroleum, Oil, and Lubricant
POV	Privately Owned Vehicle
ppb	Parts per Billion
ppm	Parts per Million
PFAS	Per- and Polyfluoroalkyl Substance
PFOS	Perfluorooctanesulfonic Acid
PSD	Prevention of Significant Deterioration
RCRA	Resource Conservation and Recovery Act
ROI	Region of Influence
RPMP	Real Property Master Plan
RTC	Regional Training Center
RWQCB	Regional Water Quality Control Board
SHPO	State Historic Preservation Office

SIP	State Implementation Plan
SO_2	Sulfur Dioxide
SO_x	Sulfur Oxides
SPCC	Spill Prevention, Control, and Countermeasures
SUA	Special Use Airspace
SWMP	Storm Water Management Program
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TASS	The Army School System
tpy	Tons per Year
TSC	Training Support Center
TSCA	Toxic Substances Control Act
USC	United States Code
UFC	United Facilities Criteria
USACE	U.S. Army Corp of Engineers
USAR	U.S. Army Reserve
USARC	U.S. Army Reserve Command
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
VOC	Volatile Organic Compound
VFR	Visual Flight Rule
WDR	Waste Discharge Requirement

APPENDIX A

Applicable Laws, Regulations, Policies, and Planning Criteria

Appendix A

Applicable Laws, Regulations, Policies, and Planning Criteria

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When considering the affected environment, the various physical, biological, economic, and social environmental factors must be considered. In addition to the National Environmental Policy Act (NEPA), there are also other environmental laws and executive orders (EOs) to be considered when preparing environmental analyses. These laws are summarized below.

NOTE: This is not a complete list of all applicable laws, regulations, policies, and planning criteria potentially applicable to documents; however, it does provide a general summary for use as a reference.

NEPA

NEPA was enacted by the United States in 1969 under 42 U.S.C § 4321, et seq. NEPA requires federal agencies to assess the environmental effects of their proposed actions prior to making decisions. The range of actions covered by NEPA is broad and includes making decisions on permit applications; adopting federal land management actions; and construction of highways and other publicly owned facilities. Using NEPA process, agencies evaluate the environmental and related social and economic effects of their proposed actions. Agencies also provide opportunities for public review and comment on those evaluations.

Title I of NEPA contains a Declaration of National Environmental Policy. This policy requires the federal government to use all practicable means to create and maintain conditions under which humans and nature can exist in productive harmony. Section 102 in Title I of the Act requires federal agencies to incorporate environmental considerations into their planning and decision-making through a systematic interdisciplinary approach. Specifically, all federal agencies are to prepare detailed statements assessing the environmental impact of and alternatives to major Federal actions significantly affecting the environment. These statements are commonly referred to as Environmental Impact Statements (EISs) and Environmental Assessments (EAs). Title II of NEPA established the Council on Environmental Quality (CEQ) to oversee NEPA implementation. CEQ's duties include issuing guidance to Federal agencies regarding NEPA compliance.

In the case of the Proposed Action, the United States Army is the NEPA Lead Agency. This Draft EA is being circulated for public review from April 30, 2025, to May 30, 2025. Implementation of the Proposed Action would result in either no effects, less than significant effects, or mitigated to a less than significant effect using avoidance, minimization, and/or mitigation measures as indicated in the topical sections. Thus, preparation of an EIS is not necessary.

Noise

Federal, State, and local governments have established noise guidelines and regulations for the purpose of protecting citizens from potential hearing damage and from various other adverse physiological, psychological, and social effects associated with noise. The Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978, requires compliance with State and local noise laws and ordinances.

The U.S. Department of Housing and Urban Development (HUD), in coordination with the Department of Defense (DOD) and the Federal Aviation Administration, has established criteria for acceptable noise levels for aircraft operations relative to various types of land use.

The U.S. Army, through AR 200-1, *Environmental Protection and Enhancement*, implements Federal laws concerning environmental noise from U.S. Army activities. The U.S. Air Force's Air AICUZ Program (AFI 32-7063) provides guidance to air bases and local communities in planning land uses compatible with airfield

operations. The AICUZ program describes existing aircraft noise and flight safety zones on and near U.S. Air Force installations.

Land Use

The term "land use" refers to real property classifications that indicate either natural conditions or the types of human activities occurring on a defined parcel of land. In many cases, land use descriptions are codified in local zoning laws. However, there is no nationally recognized convention or uniform terminology for describing land use categories.

Land use planning in the USAF is guided by *Land Use Planning Bulletin, Base Comprehensive Planning* (HQ USAF/LEEVX, August 1, 1986). This document provides for the use of 12 basic land use types found on a USAF installation. In addition, land use guidelines established by the HUD and based on findings of the Federal Interagency Committee on Aviation Noise (FICAN) are used to recommend acceptable levels of noise exposure for land use. The U.S. Army uses the 12 land use types for installation land use planning, and these land use types roughly parallel those employed by municipalities in the civilian sector.

Air Quality

The Clean Air Act (CAA) of 1970, and Amendments of 1977 and 1990, recognizes that increases in air pollution result in danger to public health and welfare. To protect and enhance the quality of the Nation's air resources, the CAA authorizes the U.S. Environmental Protection Agency (USEPA) to set six National Ambient Air Quality Standards (NAAQSs) that regulate CO, lead, nitrogen dioxide, ozone, sulfur dioxide, and particulate matter pollution emissions. The CAA seeks to reduce or eliminate the creation of pollutants at their source and designates this responsibility to State and local governments. States are directed to utilize financial and technical assistance and leadership from the Federal government to develop implementation plans to achieve NAAQSs. Geographic areas are officially designated by the USEPA as being in attainment or nonattainment for pollutants in relation to their compliance with NAAQSs. Geographic regions established for air quality planning purposes are designated as Air Quality Control Regions (AQCRs). Pollutant concentration levels are measured at designated monitoring stations within the AQCR. An area with insufficient monitoring data is designated as unclassified. Section 309 of the CAA authorizes the USEPA to review and comment on impact statements prepared by other agencies.

An agency should consider what effect an action might have on NAAQSs due to short-term increases in air pollution during construction and long-term increases resulting from changes in traffic patterns. For actions in attainment areas, a Federal agency could also be subject to the USEPA's Prevention of Significant Deterioration (PSD) regulations. These regulations apply to new major stationary sources and modifications to such sources. Although few agency facilities will actually emit pollutants, increases in pollution can result from a change in traffic patterns or volume. Section 118 of the CAA waives Federal immunity from complying with the CAA and states that all Federal agencies will comply with all Federal- and state-approved requirements.

The General Conformity Rule requires that any Federal action meet the requirements of a State Implementation Plan (SIP) or Federal Implementation Plan. More specifically, CAA conformity is ensured when a Federal action does not cause a new violation of the NAAQSs; contribute to an increase in the frequency or severity of violations of NAAQSs; or delay the timely attainment of any NAAQS, interim progress milestones, or other milestones toward achieving compliance with the NAAQSs.

The General Conformity Rule applies only to actions in nonattainment or maintenance areas and considers both direct and indirect emissions. The rule applies only to Federal actions that are considered "regionally significant" or where the total emissions from the action meet or exceed the *de minimis* thresholds presented in 40 CFR 93.153. If a Federal action does not meet or exceed the *de minimis* thresholds and is not considered regionally significant, then a full Conformity Determination is not required.

Health and Safety

Human health and safety relate to workers' health and safety during demolition or construction of facilities or applies to work conditions during operations of a facility that could expose workers to conditions that pose a health or safety risk. The Federal Occupational Safety and Health Administration (OSHA) issues standards to protect persons from such risks, and the DOD and state and local jurisdictions issue guidance to comply with these OSHA standards. Safety also can refer to safe operations of aircraft or other equipment.

U.S. Army regulations in AR 385-10, *Army Safety Program*, prescribe policy, responsibilities, and procedures to protect and preserve U.S. Army personnel and property from accidental loss or injury. AR 40-5, *Preventive Medicine*, provides for the promotion of health and the prevention of disease and injury.

EO 13045, *Protection of Children from Environmental Health Risks and Safety Risks* (April 23, 1997), directs Federal agencies to make it a high priority to identify and assess environmental health risks and safety risks that may disproportionately affect children. Federal agencies must also ensure that their policies, programs, activities, and standards address disproportionate risks to children that result from environmental health or safety risks.

Geology and Soil Resources

Recognizing that millions of acres per year of prime farmland are lost to development, Congress passed the Farmland Protection Policy Act (FPPA) to minimize the extent to which Federal programs contribute to the unnecessary and irreversible conversion of farmland (7 CFR Part 658). Prime farmland is described as soils that have a combination of soil and landscape properties that make them highly suitable for cropland, such as high inherent fertility, good water-holding capacity, and deep or thick effective rooting zones, and that are not subject to periodic flooding. Under the FPPA, agencies are encouraged to conserve prime or unique farmlands when alternatives are practicable. Some activities that are not subject to the FPPA include Federal permitting and licensing, actions on land already in urban development or used for water storage, construction for national defense purposes, or construction of new minor secondary structures such as a garage or storage shed.

Water Resources

The Clean Water Act (CWA) of 1977 is an amendment to the Federal Water Pollution Control Act of 1972, is administered by the USEPA, and sets the basic structure for regulating discharges of pollutants into

The CWA requires the USEPA to establish water quality standards for specified contaminants in surface waters and forbids the discharge of pollutants from a point source into navigable waters without a National Pollutant Discharge Elimination System (NPDES) permit. NPDES permits are issued by the USEPA or the appropriate state if it has assumed responsibility. Section 404 of the CWA establishes a Federal program to regulate the discharge of dredge and fill material into waters of the United States. Section 404 permits are issued by the U.S. Army Corps of Engineers (USACE). Waters of the United States include interstate and intrastate lakes, rivers, streams, and wetlands that are used for commerce, recreation, industry, sources of fish, and other purposes. The objective of the CWA is to restore and maintain the chemical, physical, and biological integrity of the Nation's waters. Each agency should consider the impact on water quality from actions such as the discharge of dredge or fill material into U.S. waters from construction, or the discharge of pollutants because of facility occupation.

Section 303(d) of the CWA requires states and the USEPA to identify waters not meeting state water quality standards and to develop Total Maximum Daily Loads (TMDLs). A TMDL is the maximum amount of a pollutant that a waterbody can receive and still be in compliance with state water quality standards. After determining TMDLs for impaired waters, states are required to identify all point and nonpoint sources of pollution in a watershed that are contributing to the impairment and to develop an implementation plan that will allocate reductions to each source to meet the state standards. The TMDL program is currently the Nation's most comprehensive attempt to restore and improve water quality. The TMDL program does not explicitly require the protection of riparian areas. However, implementation of the TMDL plans typically calls

for restoration of riparian areas as one of the required management measures for achieving reductions in nonpoint source pollutant loadings.

The Coastal Zone Management Act (CZMA) of 1972 declares it a national policy to preserve, protect, develop, and, where possible, restore or enhance the resources of the Nation's coastal zone. The coastal zone refers to the coastal waters and the adjacent shorelines, including islands, transitional and intertidal areas, salt marshes, wetlands, and beaches, including the Great Lakes. The CZMA encourages states to exercise their full authority over the coastal zone through the development of land and water use programs in cooperation with Federal and local governments. States may apply for grants to help develop and implement management programs to achieve wise use of the land and water resources of the coastal zone. Under Section 307, Federal agency activities that affect any land or water use or natural resource of a coastal zone must be consistent to the maximum extent practicable with the enforceable policies of the state's coastal management program.

The Safe Drinking Water Act (SDWA) of 1974 establishes a Federal program to monitor and increase the safety of all commercially and publicly supplied drinking water. Congress amended the SDWA in 1986, mandating dramatic changes in nationwide safeguards for drinking water and establishing new Federal enforcement responsibility on the part of USEPA. The 1986 amendments to the SDWA require the USEPA to establish Maximum Contaminant Levels (MCLs), Maximum Contaminant Level Goals (MCLGs), and Best Available Technology (BAT) treatment techniques for organic, inorganic, radioactive, and microbial contaminants and turbidity. MCLGs are maximum concentrations below which no negative human health effects are known to occur. The 1996 amendments set current Federal MCLs, MCLGs, and BATs for organic, inorganic, microbiological, and radiological contaminants in public drinking water supplies.

The Wild and Scenic Rivers Act of 1968 provides for a wild and scenic river system by recognizing the remarkable values of specific rivers of the Nation. These selected rivers and their immediate environment are preserved in a free-flowing condition, without dams or other construction. The policy not only protects the water quality of the selected rivers but also provides for the enjoyment of present and future generations. Any river in a free-flowing condition is eligible for inclusion and can be authorized as such by an Act of Congress, an act of state legislature, or by the Secretary of the Interior upon the recommendation of the governor of the state(s) through which the river flows.

On October 2, 2023, the Federal Emergency Management Agency (FEMA) published a notice of proposed rulemaking (NPRM) and supplementary policy that proposed to implement the Federal Flood Risk Management Standard (FFRMS) and update the agency's 8-step decision-making process for floodplain reviews by changing how FEMA defines a floodplain with respect to certain actions and how FEMA uses natural systems, ecosystem processes, and nature-based approaches when developing alternatives to locating a proposed action in the floodplain. This rule became effective September 9, 2024, and gives delegation to Office of Chief of Army Reserve (OCAR) of authority to make decisions to avoid floodplains and wetlands.

Biological Resources

The ESA of 1973 establishes a Federal program to conserve, protect, and restore threatened and endangered plants and animals and their habitats. The ESA specifically charges Federal agencies with the responsibility of using their authority to conserve threatened and endangered species. All Federal agencies must ensure that any action they authorize, fund, or carry out is not likely to jeopardize the continued existence of an endangered or threatened species or result in the destruction of critical habitat for these species, unless the agency has been granted an exemption. The Secretary of the Interior, using the best available scientific data, determines which species are officially endangered or threatened, and the U.S. Fish and Wildlife Service (USFWS) maintains the list. A list of Federal endangered species can be obtained from the Endangered Species Division, USFWS (703-358-2171). States might also have their own lists of threatened and endangered species, which can be obtained by calling the appropriate State Fish and Wildlife office. Some species also have laws specifically for their protection (e.g., Bald Eagle Protection Act).

The Migratory Bird Treaty Act (MBTA) of 1918, as amended, implements treaties and conventions between the United States, Canada, Japan, Mexico, and the former Soviet Union for the protection of migratory birds. Unless otherwise permitted by regulations, the MBTA makes it unlawful to pursue, hunt, take, capture, or kill; attempt to take, capture, or kill; possess; offer to or sell, barter, purchase, or deliver; or cause to be shipped, exported, imported, transported, carried, or received any migratory bird, part, nest, egg, or product, manufactured or not. The MBTA also makes it unlawful to ship, transport, or carry from one state, territory, or district to another, or through a foreign country, any bird, part, nest, or egg that was captured, killed, taken, shipped, transported, or carried contrary to the laws from where it was obtained; and import from Canada any bird, part, nest, or egg obtained contrary to the laws of the province from which it was obtained. The U.S. Department of the Interior has authority to arrest, with or without a warrant, a person violating the MBTA.

The Sikes Act (16 U.S.C. 670a-670o, 74 Stat. 1052), as amended, Public Law (P.L.) 86-797, approved September 15, 1960, provides for cooperation by the Departments of the Interior and Defense with state agencies in planning, development, and maintenance of fish and wildlife resources on military reservations throughout the United States. In November 1997, the Sikes Act was amended via the Sikes Act Improvement Amendment (P.L. 105-85, Division B, Title XXIX) to require the Secretary of Defense to carry out a program to provide for the conservation and rehabilitation of natural resources on military installations. To facilitate this program, the amendments require the Secretaries of the military departments to prepare and implement Integrated Natural Resources Management Plans (INRMPs) for each military installation in the United States unless the absence of significant natural resources on a particular installation makes preparation of a plan for the installation inappropriate. INRMPs must be reviewed by the USFWS and applicable states every five years. The National Defense Authorization Act of 2004 modified Section 4(a) (3) of the ESA to preclude the designation of critical habitat on DOD lands that are subject to an INRMP, if the Secretary of the Interior determines in writing that such a plan provides a benefit to the species for which critical habitat is proposed for designation.

EO 13186, *Conservation of Migratory Birds* (January 10, 2001), creates a more comprehensive strategy for the conservation of migratory birds by the Federal government. EO 13186 provides a specific framework for the Federal government's compliance with its treaty obligations to Canada, Mexico, Russia, and Japan. EO 13186 provides broad guidelines on conservation responsibilities and requires the development of more detailed guidance in a Memorandum of Understanding (MOU). EO 13186 will be coordinated and implemented by the USFWS. The MOU will outline how Federal agencies will promote conservation of migratory birds. EO 13186 requires the support of various conservation planning efforts already in progress; incorporation of bird conservation considerations into agency planning, including NEPA analyses; and reporting annually on the level of take of migratory birds.

Cultural Resources

The American Indian Religious Freedom Act of 1978 and Amendments of 1994 recognize that freedom of religion for all people is an inherent right and traditional American Indian religions are an indispensable and irreplaceable part of Indian life. It also recognized the lack of Federal policy on this issue and made it the policy of the United States to protect and preserve the inherent right of religious freedom for Native Americans. The 1994 Amendments provide clear legal protection for the religious use of peyote cactus as a religious sacrament. Federal agencies are responsible for evaluating their actions and policies to determine if changes should be made to protect and preserve the religious cultural rights and practices of Native Americans. These evaluations must be made in consultation with native traditional religious leaders.

The Archaeological Resource Protection Act (ARPA) of 1979 protects archaeological resources on public and American Indian lands. It provides felony-level penalties for the unauthorized excavation, removal, damage, alteration, or defacement of any archaeological resource, defined as material remains of past human life or activities that are at least 100 years old. Before archaeological resources are excavated or removed from public lands, the Federal land manager must issue a permit detailing the time, scope, location, and specific purpose of the proposed work. The ARPA also fosters the exchange of information about archaeological resources between governmental agencies, the professional archaeological community, and private individuals. The ARPA is implemented by regulations found in 43 CFR Part 7.

The National Historic Preservation Act (NHPA) of 1966 sets forth national policy to identify and preserve properties of State, local, and National significance. The NHPA establishes the Advisory Council on Historic Preservation (ACHP), State Historic Preservation Officers (SHPOs), and the National Register of Historic Places (NRHP). The ACHP advises the President, Congress, and Federal agencies on historic preservation issues. Section 106 of the NHPA directs Federal agencies to take into account the effects of their undertakings (actions and authorizations) on properties included in or eligible for the NRHP. Section 110 sets inventory, nomination, protection, and preservation responsibilities for Federally owned cultural properties. Section 106 of the Act is implemented by regulations of the ACHP, 36 CFR Part 800. Agencies should coordinate studies and documents prepared under Section 106 with NEPA where appropriate. However, NEPA and NHPA are separate statutes, and compliance with one does not constitute compliance with the other. For example, actions that qualify for a categorical exclusion under NEPA might still require Section 106 review under the NHPA. It is the responsibility of the agency official to identify properties in the area of potential effects and determine whether they are included or eligible for inclusion in the NRHP. Section 110 of the NHPA requires Federal agencies to identify, evaluate, and nominate historic properties under agency control to the NRHP.

The Native American Graves Protection and Repatriation Act (NAGPRA) of 1990 establishes rights of Federally recognized Native American Tribes to claim ownership of certain "cultural items," defined as Native American human remains, funerary objects, sacred objects, and objects of cultural patrimony, held or controlled by Federal agencies. Cultural items discovered on Federal or Tribal lands are, in order of primacy, the property of lineal descendants, if these can be determined, and then the tribe owning the land where the items were discovered or the tribe with the closest cultural affiliation with the items. Discoveries of cultural items on Federal or Tribal land must be reported to the appropriate Federally recognized Native American Tribe and the Federal agency with jurisdiction over the land. If the discovery is made as a result of a land use, activity in the area must stop, and the items must be protected pending the outcome of consultation with the affiliated tribe.

EO 13007, *Indian Sacred Sites* (May 24, 1996), provides that agencies managing Federal lands, to the extent practicable, permitted by law, and not inconsistent with agency functions, shall accommodate American Indian religious practitioners' access to and ceremonial use of American Indian sacred sites, shall avoid adversely affecting the physical integrity of such sites, and shall maintain the confidentiality of such sites. Federal agencies are responsible for informing tribes of proposed actions that could restrict future access to or ceremonial use of, or adversely affect the physical integrity of, sacred sites.

EO 13175, *Consultation and Coordination with Indian Tribal Governments* (November 6, 2000), was issued to provide for regular and meaningful consultation and collaboration with Native American Tribal officials in the development of Federal policies that have Tribal implications and to strengthen the United States government-to-government relationships with Federally recognized Native American Tribes. EO 13175 recognizes the following fundamental principles: Federally recognized Native American Tribes exercise inherent sovereignty over their lands and members, the United States government has a unique trust relationship with Native American Tribes and deals with them on a government-to-government basis, and Native American Tribes have the right to self-government and self-determination.

EO 13287, *Preserve America* (March 3, 2003), orders Federal agencies to take a leadership role in the protection, enhancement, and contemporary use of historic properties owned by the Federal government and promote intergovernmental cooperation and partnerships for the preservation and use of historic properties. EO 13287 established new accountability for agencies with respect to inventories and stewardship.

Community Effects

As discussed under Section 5. AFFECTED ENVIRONMENT, the Proposed Action does not involve activities that would directly affect activities/communities outside of FHL. CEQ has issued an Interim Final Rule which is open for public comment until March 27, 2025. The final rule becomes effective on April 11, 2025.

Hazardous Materials and Waste

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980 authorizes the USEPA to respond to spills and other releases of hazardous substances to the environment and authorizes the National Oil and Hazardous Substances Pollution Contingency Plan. The CERCLA also provides a Federal "Superfund" to respond to emergencies immediately. Although the "Superfund" provides funds for cleanup of sites where potentially responsible parties cannot be identified, the USEPA is authorized to recover funds through damages collected from responsible parties. This funding process places the economic burden for cleanup on polluters. Section 120(h) of the CERCLA requires Federal agencies to notify prospective buyers of contaminated Federal properties regarding the type, quantity, and location of hazardous substances that would be present.

The Pollution Prevention Act (PPA) of 1990 encourages manufacturers to avoid the generation of pollution by modifying equipment and processes; redesigning products; substituting raw materials; and making improvements in management techniques, training, and inventory control. Additionally, in *Federal Register* Volume 58 Number 18 (January 29, 1993), the CEQ provides guidance to Federal agencies on how to "incorporate pollution prevention principles, techniques, and mechanisms into their planning and decision-making processes and to evaluate and report those efforts, as appropriate, in documents pursuant to NEPA."

The Resource Conservation and Recovery Act (RCRA) of 1976 is an amendment to the Solid Waste Disposal Act. The RCRA authorizes the USEPA to provide for "cradle-to-grave" management of hazardous waste and sets a framework for the management of nonhazardous municipal solid waste. Under the RCRA, hazardous waste is controlled from generation to disposal through tracking and permitting systems and through restrictions and controls on the placement of waste on or into the land. Under the RCRA, a waste is defined as hazardous if it is ignitable, corrosive, reactive, toxic, or listed by the USEPA as being hazardous. With the Hazardous and Solid Waste Amendments (HSWA) of 1984, Congress targeted stricter standards for waste disposal and encouraged pollution prevention by prohibiting the land disposal of particular wastes. The HSWA strengthens control of both hazardous and nonhazardous wastes and emphasizes the prevention of groundwater pollution.

The Superfund Amendments and Reauthorization Act (SARA) of 1986 mandates strong clean-up standards and authorizes the USEPA to use a variety of incentives to encourage settlements. Title III of the SARA authorizes the Emergency Planning and Community Right-to-Know Act (EPCRA), which requires facility operators with "hazardous substances" or "extremely hazardous substances" to prepare comprehensive emergency plans and to report accidental releases. If a Federal agency acquires a contaminated site, it can be held liable for cleanup as the property owner/operator. A Federal agency can also incur liability if it leases a property, as the courts have found lessees liable as "owners." However, if the agency exercises due diligence by conducting a Phase I Environmental Site Assessment, it can claim the "innocent purchaser" defense under the CERCLA. According to Title 42 United States Code (U.S.C.) 9601(35), the current owner/operator must show that it undertook "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" before buying the property to use this defense.

The Toxic Substance Control Act (TSCA) of 1976 consists of four titles. Title I established requirements and authorities to identify and control toxic chemical hazards to human health and the environment. The TSCA authorized the USEPA to gather information on chemical risks, require companies to test chemicals for toxic effects, and regulate chemicals with unreasonable risk. The TSCA also singled out polychlorinated biphenyls (PCBs) for regulation, and as a result, PCBs are being phased out. PCBs are persistent when released into the environment and accumulate in the tissues of living organisms. They have been shown to cause adverse health effects on laboratory animals and could cause adverse health effects in humans. The TSCA and its regulations govern the manufacture, processing, distribution, use, marking, storage, disposal, clean-up, and release reporting requirements for numerous chemicals like PCBs. TSCA Title II provides a statutory framework for "Asbestos Hazard Emergency Response," which applies only to schools. TSCA Title III, "Indoor Radon Abatement," states that the indoor air in buildings of the United States should be as free of radon as the outside ambient air. Federal agencies are required to conduct studies on the extent of radon contamination in buildings they own. TSCA Title IV, "Lead Exposure Reduction," directs Federal agencies to "conduct a comprehensive program to promote safe, effective, and affordable monitoring, detection, and

abatement of lead-based paint and other lead exposure hazards." Further, any Federal agency having jurisdiction over a property or facility must comply with all Federal, State, interstate, and local requirements concerning lead-based paint.

Energy

The Energy Policy Act (EPAct) of 2005, P.L. 109-58, amended portions of the National Energy Conservation Policy Act and established energy management goals for Federal facilities and fleets. Section 109 of the EPAct directs that new Federal buildings (commercial or residential) be designed 30 percent below American Society of Heating, Refrigerating, and Air-Conditioning Engineers standards or the International Energy Code. Section 109 requires Federal agencies to identify new buildings in their budget requests that meet or exceed the standards. Section 203 of the EPAct requires that all Federal agencies' renewable electricity consumption meet or exceed three percent from FY 2007 through FY 2009, with increases to at least five percent from FY 2010 through FY 2012 and 7.5 percent in FY 2013 and thereafter.

Section 203 also establishes a double credit bonus for Federal agencies if renewable electricity is produced on-site at a Federal facility, on Federal lands, or on Native American lands. Section 204 of the EPAct establishes a photovoltaic energy commercialization program for Federal buildings.

Energy Independence and Security Act (EISA) Section 438 introduces three key provisions including the Corporate Average Fuel Economy Standards, the Renewable Fuel Standard, and the appliance/lighting efficiency standards.

APPENDIX B

Interagency Coordination and Public Involvement

PUBLIC NOTICE
U.S. Army Garrison Fort Hunter Liggett (USAG FHL)

Notice of Availability Announcement
Environmental Assessment Addressing
Cantonment Area Master Planning at Fort Hunter Liggett, California

The U.S. Army Garrison Fort Hunter Liggett (USAG FHL) has completed an Environmental Assessment (EA) that evaluates the potential effects of cantonment area master planning at Fort Hunter Liggett, California.

The analysis considered in detail potential environmental effects of the Proposed Action and the No Action Alternative. The results, as found in the EA, show that the Proposed Action would not have an adverse impact on the environment, indicating that a Finding of No Significant Impact would be appropriate. An Environmental Impact Statement should not be necessary to implement the Proposed Action.

Copies of the EA showing the analysis are available for review in the following locations: Fort Hunter Liggett Library, Building 291, Room 3, 7th Division Road, Fort Hunter Liggett, Jolon, CA 93928; Monterey County Free Library, Buena Vista Branch, 18250 Tara Drive, Salinas, CA 93908; and Monterey County Free Library, King City Branch, 402 Broadway Avenue, King City, CA 93930.

The document is also available at the following Web site: www.army.mil/liggett

Written comment on the EA is invited and will be received for 30 days from the publication of this notice. Comment for consideration by the USAG FHL and U.S. Army Corps of Engineers, Army Engineering and Support Center, Huntsville, on this document should be provided in writing to:

DPW Environmental Office
233 California Avenue, Fort Hunter Liggett, CA 93928-7090
usarmy.hunterliggett.id-readiness.mbx.nepa@army.mil

SAVE THE DATE FOR PUBLIC COMMENT ON ENVIRONMENTAL ASSESSMENT ADDRESSING MASTER PLANNING

FORT HUNTER LIGGETT, CALIFORNIA

The U.S. Army Garrison Fort Hunter Liggett proposes to implement the 2025 Installation Development Plan, a master planning document providing a framework and strategy for guiding future development of USAG FHL's Main Cantonment.

We request your participation and solicit comments on the Draft Environmental Assessment (EA) and Draft Finding of No Significant Impact (FONSI) for this Proposed Action. Comments may include any issues or concerns related to the Proposed Action.

HOW TO COMMENT

The Draft EA and Draft FONSI are available for review at the following Website:

https://www.army.mil/liggett

Hard copies of the Draft EA and Draft FONSI, can be found at the following locations:

- Fort Hunter Liggett Library, Building 291, Room 3, 7th Division Road, FHL, Jolon, CA 93928
- Monterey County Free Library, Buena Vista Branch, 18250 Tara Drive, Salinas, CA 93908
- Monterey County Free Library, King City Branch, 402 Broadway Avenue, King City, CA 93930

SCHEDULE

Please provide comments or questions by May 30, 2025

Comments can be emailed to:
usarmy.hunterliggett.id-readiness.mbx.nepa@army.mil

Alternatively, please mail written comments to:
DPW Environmental Office
233 California Avenue, Fort Hunter Liggett, CA 93928-7090

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Appendix B

Environmental Assessment Distribution List

Organization	POC/Title	Address	Contact info
BRADLEY			
Hesperia Hall hesperiahall.org First/Third Wed/month 12-2pm Free yoga Tue/month 6-7pm Open Mic 2nd Sat/7-9pm	Ed Buntz, President Barbara Walters, Newsltr	51602 Hesperia Hall Road Bradley, CA 93426	www.hesperiahall.org hesperiahall@yahoo.com Ed: (805) 472-2070 dogtrailers@gmail.com Barbara: bwhallnews@gmail.com Lois Lindley 805-472-9566 Jan Smith 805-472-2268
Hesperia Hall	Beth Winters, past president and interested party		bethwinters@earthlink.net
KING CITY			
King City Chamber of Commerce & Agriculture http://kingcitychamber.com/	Krystal Eddington, President Janet Bessemer, Chamber Office Manager	200 Broadway Street, Ste. 40 King City, CA 93930	831-264-4053 kcchambermanager@kingcitychamber.com 831-385-3814
Santa Lucia Cabin owners Assoc	Karen Jernigan		Karenjernigan2007@gmail.com (831) 385-6112
Hartnell College http://www.hartnell.edu/	Mostafa Ghous, Dean of Academic Affairs	117 N. 2nd Street, King City, CA 93930	(831)-386-7100 mghous@hartnell.edu
King City VFW Post 6747 http://www.vfwpost6747.org/ Open Mon to Fri 9am-5pm	Cliff Williams, CDR	599 Bitterwater Rd, King City CA 93930 (VFW)	Cliffw37@yahoo.com (831) 206-9129
King City VFW Post 6747 http://www.vfwpost6747.org/	Bob Lockwood, Past CDR Sandy Lockwood, Auxiliary	132 3rd Street, Greenfield, CA 93927	(831) 682-1864 r_lockwood@sbcglobal.net

Organization	POC/Title	Address	Contact info
King City VFW Aux. & Repub. Women Club http://www.vfwpost6747.org/	Kathy Merritt	61847 Argyle Rd, King City CA 93930	(831) 385 4634 H (831) 821-9345 C
KING CITY			
Los Padres National Forest https://www.fs.usda.gov/lpnf/	Andrew Madsen/ Supervisors Office	Goleta, CA 93117	(805) 961-5759 andrewmadsen@fs.fed.us
	Lynn Olson – KC District Office PIO	406 S. Mildred Ave, KC	(831) 385-5434 X 71211 lynnolson@fs.fed.us
Mee Memorial Hospital https://meememorial.com/	Rena Salamacha, CEO Elsbeth Wetherill, Community Awareness & Mktg Coordinator; and EA for CEO	300 Canal Street, KC	(831) 385-7233 (direct) ewetherill@meememorial.com
Monterey County Ag Museum http://www.mcarlm.org/	Jessica Potts	PO Box 644, King City, CA 93930	(831) 385-8020 jessica@mcarlm.org
Salinas Valley Fair http://www.salinasvalleyfair.com/	Salinas Valley Fair	625 Division St, King City CA 93930	(831) 385-3243 SVF@SalinasValleyFair.com
Sun Street Center http://sunstreetcenters.org/	Sandy Pineda	399 San Antonio Dr, King City, CA 93930	831.385.0100 spineda@sunstreet.org
LOCKWOOD/SAN ANTONIO/JOLON			
Lockwood Community Ctr San Antonio Community Betterment Assoc. lockwoodnews.org http://www.lockwoodcommunitycenter.com/	Carol Heinsen Rosa Struthers, Secretary Diane Wilkinson, Treasurer Isabel Ballard, Secretary	SACBA, P.O. Box 222, Lockwood, CA 93932	heinsenc@hotmail.com 805-459-2390 rosa@struthersmail.net allamco@inreach.com lockwoodnews.org and lockwoodcommunitycenter.com yzzibella@yahoo.com 408-838-2868
Lockwood San Antonio School	Josh Van Norman, Superintendent/Principal Sarah, Admin Asst	67550 Lockwood - Jolon Rd. PO Box 5000 Lockwood, CA 93932	831.385.3051 jvannorman@sanantoniousd.org

Organization	POC/Title	Address	Contact info
	Dawn Exec Asst		
Nacitone Museum https://www.facebook.com/Nacitone-Foundation-407067179403536/ Monthly meetings 3rd Tuesday Open 1st Sat/M 10-4 or by appt	Donald Gillett, President Kathy McCormack, PR	68901 Jolon Rd Bradley, CA 93426	nwkenworth@gmail.com
St. Luke's Episcopal http://www.stlukesjolon.org/	St. Luke's Episcopal Church	65000 Jolon Rd, Jolon, CA 93928	stlukesjolon@sbcglobal.net (831) 227-1202
San Antonio Mission http://missionsanantonio.net/	Joan Steele, Administrator	Mission Rd, Jolon CA 93928	jsteele@missionsanantonio.net office@missionsanantonio.net 831-385-4478
San Antonio Valley Historical Association https://www.facebook.com/pg/SanAntonioValleyHistoricalAssociation/about/?ref=page_internal	Board: Paul/Paula Getzelman Carol Kenyon John/Karen Jernigan Maria Weinerth Mary Rodgers Patricia Ashe-Woodfill		paula@tregattivineyards.com pcgetzelman@gmail.com carol.tintent@gmail.com mgbjernigan@gmail.com karenjernigan2007@gmail.com mweinerth@yahoo.com marytwohawks@gmail.com patran2@gmail.com
Southern Monterey County Rural Coalition (SMCRC) https://www.facebook.com/pg/Southern-Monterey-County-Rural-Coalition-148570085197008/about/?ref=page_internal	Paul/Paula Getzelman, Chairs Sue Raycraft, Secretary	P.O. Box 165, Lockwood, CA 93932	paula@tregattivineyards.com (831)385-3757 H (831)214-2732 C
Southern Monterey County Emergency Response Team Assoc. montereycert.org Even # months Saint Luke's Church 7pm Every 2nd Monday	Tom Foster, President Carla Martinez, Secretary/Treasurer		blueoak3@gmail.com 831-385-5327 carla@andrewpeterson.com 805-391-3185

Organization	POC/Title	Address	Contact info
Odd # months Hesperia Hall 7pm Every 2nd Monday			
South Monterey City Joint Union High School http://www2.smcjuhsd.org/	Brian Walker, Superintendent	800 Broadway St., King City, CA 93930	(831)385-0606 ext. 4304 bwalker@smcjuhsd.org
True Life Christian Fellowship	Erick Reinstedt, Pastor & Youth Pastor,	50215-50221 Lockwood Rd, Bradley, CA 93426	(805) 472-9325 reinstedts@gmail.com
Joe Roe	AV Ranch resident		Joeroe1942@gmail.com
MONTEREY			
Hearst Castle http://hearstcastle.org/	Dan Falat, District Superintendent California State Parks John Fairweather, Deputy Superintendent Michael Young, Hearst Foundation President	District Superintendent California State Parks SLO Coast District Office 750 Hearst Castle Road San Simeon, CA 93452	Regiena Ibay, Secretary 805/ 927-2065 regiena.ibay@parks.ca.gov dan.falat@parks.ca.gov John.Fairweather@parks.ca.gov michael@foundationathearstcastle.com
Monterey County Military & Veterans Affairs Office www.mvao.org	Jack Murphy Analyst - Military	1200 Aguajito Rd, Suite 003 Monterey, CA 93940	Office: 831-647-7613 Email: murphyJ1@co.monterey.ca.us
Monterey Veterans Transition Center https://www.vtcmonterey.org/about-vtc.htm	Kurt Schake, Exec Dir Marlene Baker, Admin	Martinez Hall 220 12th Street Marina, CA 93933	(831) 883-8387 x229 kschake@vtcmonterey.org (831) 883-8387 x212 mbaker@vtcmonterey.org
PASO ROBLES			
American Legion Post 50 https://www.legion.org/ 4th Tue every month	Commander John Erwin	PO Box 954 Paso Robles 93447	(805)-239-7370 H (805)-286-6187 C John2972@sbcglobal.net Chapter50pasorobles@gmail.com
Estrella Warbirds Museum	Scott Stelzle, CEO	4251 Dry Creek Road Paso Robles, CA, 93446	scottstelzle@ewarbirds.org 805 610 3310

Organization	POC/Title	Address	Contact info
	Ken Nueman, Museum Coordinator/ Hall Rental Coordinator/PR		kenneuman@ewarbirds.org Office: (805)238-9317 Cell: (805)674-3939
Paso Robles VFW Post 10965 *meets 1st Tue 1900hrs https://www.vfw.org/	Commander Salvador Cota	PO Box 954 Paso Robles 93447	805-369-9160 salcota@gmail.com
Paso Robles Chamber of Commerce https://www.pasorobleschamber.com/	Gina Fitzpatrick, President	1225 Park Street Paso Robles, CA 93446	(805) 238-0506 gina@pasorobleschamber.com
OTHER			
Santa Cruz County Vet Center	Dan Sloand	1350 41st Ave, Capitola, CA 95010	Daniel.Sloand@va.gov 831-464-4575
Palo Alto VA Health Care System	Jaime Betancur, MSW Public Affairs Outreach Coordinator		Cell:650-304-5108 Email: Jaime.Betancur@VA.GOV

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APRIL 30, 2025

The UrbanCollaborative
Master Planning + Urban Design + Architecture

Dewberry