



DEPARTMENT OF THE ARMY
UNITED STATES ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, US ARMY GARRISON, PRESIDIO OF MONTEREY
1759 LEWIS ROAD, SUITE 210
MONTEREY, CA 93944-3223

Office of the Garrison Commander

Dear Interested Parties:

The United States Army Garrison (USAG) Presidio of Monterey invites all interested parties to review and comment on the Draft Environmental Assessment (EA) and Draft Finding of No Significant Impact (FNSI) for the Demolition of Buildings and Construction of a Parking Area in Monterey, CA.

The Draft EA evaluates potential environmental effects from demolishing four existing buildings located in the secured area of the installation and constructing a parking area with Low Impact Development (LID) features. The Proposed Action would demolish buildings 279, 281, 282, and 283, realign Stilwell Road, and construct a parking area entirely within the constraints of the installation boundaries. Following the building demolitions, the existing parking lot would be expanded and upgraded. The parking area design would include LID features, such as bioswales and permeable pavement, to reduce storm water runoff. Additionally, the parking area would be compliant with current Anti-Terrorism/Force Protection policies, and the Americans with Disabilities Act.

The Draft EA was prepared pursuant to the National Environmental Policy Act (NEPA) of 1969 (Public Law 91-190, 42 U.S. Code 4321 et. seq.) the Council on Environmental Quality regulations for implementing NEPA (40 Code of Federal Regulations (CFR), Parts 1500-1508), and Environmental Analysis of Army Actions (32 CFR 651 March 2002). The Draft EA evaluates potential environmental impacts of the Proposed Action and Alternatives and identifies measures to minimize or avoid impacts. Identified mitigations would lower environmental impacts to below significant and would be implemented and monitored.

Draft EA/Draft FNSI comments are due no later than 5:00 p.m. on August 22, 2020.

An electronic version of the Draft EA/Draft FNSI is available on the USAG Presidio website at: <https://home.army.mil/monterey/index.php/about/garrison-directorates/public-works/public-notice-environmental-assessment-and-impact>

A hard copy of the Draft EA/ Draft FNSI is available upon request at SPK-pao@USACE.Army.mil.

Please forward written comments to:

ATTN: Planning Division
U.S. Army Corps of Engineers, Sacramento District,
1325 J Street
Sacramento, CA 95814

Via electronic mail to SPK-pao@USACE.Army.mil

Via facsimile to: 831-242-7019

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Chhoeung', with a small 'vsc' in red ink below it.

Digitally signed by
CHHOEUNG.VARMAN.SOK.1
050078961
Date: 2020.07.17 09:18:40
-07'00'

Varman S. Chhoeung
Colonel, US Army
Garrison Commander

DRAFT
ENVIRONMENTAL
ASSESSMENT
AND
DRAFT FINDING OF
NO SIGNIFICANT
IMPACT

Demolition of Buildings and
Construction of Parking Area

JULY 2020

PRESIDIO OF MONTEREY

U.S. Army Garrison, Presidio of Monterey

Prepared by:

U.S. Army Corps of Engineers

Sacramento District



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DRAFT
ENVIRONMENTAL ASSESSMENT
OF THE
DEMOLITION OF BUILDINGS
AND
CONSTRUCTION OF PARKING AREA,
MONTEREY CA

UNITED STATES ARMY GARRISON
PRESIDIO OF MONTEREY

JULY 2020

DRAFT
ENVIRONMENTAL ASSESSMENT
DEMOLITION OF BUILDINGS AND
CONSTRUCTION OF PARKING AREA

Reviewed by:

Joelle L. Lobo
NEPA Program Manager
Presidio of Monterey

Date: _____

Tania Leisten
Chief, Environmental Division
Presidio of Monterey

Date: _____

Jack P. Poling
Director, Directorate of Public Works
Presidio of Monterey

Date: _____

Approved by:

VARMAN S. CHHOEUNG
COL, SF
Commanding

Date: _____

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Draft Finding of No Significant Impact

This Finding of No Significant Impact (FNSI) has been prepared pursuant to the National Environmental Policy Act (NEPA) of 1969, Public Law 91-190, 42 U.S. Code §4321 et seq.; the Council on Environmental Quality regulations for implementing NEPA, 40 *Code of Federal Regulations* (CFR), Parts 1500-1508; and Environmental Analysis of Army Actions, 32 CFR 651 and Army Regulation 200-2. The FNSI is the decision document for the attached Draft Environmental Assessment (EA) for the Demolition of Buildings and Construction of a Parking Lot at the Presidio of Monterey, Monterey, California (Presidio, 2020). The FNSI is based in part on mitigation measures identified to reduce the level of resource impact to below significant that the Presidio is committed to implementing and monitoring.

Description of the Proposed Action and Alternatives

The Proposed Action (Alternative 1) would demolish buildings 279, 281, 282, and 283, realign Stilwell Road, and construct a parking area entirely within the constraints of the installation boundaries. Following the demolition of the buildings, the existing parking area would be expanded and upgraded. This parking lot would include Low Impact Development (LID) features such as bioswales and permeable pavement to reduce stormwater runoff. Additionally, this lot would be compliant with current Anti-Terrorism/Force Protection (AT/FP) policies, and the Americans with Disabilities Act (ADA).

Under Alternative 2- Construction of a Conventional Parking Lot, a standard parking lot would be built in lieu of a parking area with LID features.

Under Alternative 3- No Action Alternative, the buildings would not be demolished and the existing parking area would not be expanded and upgraded.

Summary of Environmental Consequences

Based on the analysis in this Draft EA, the Proposed Action would result in no impacts or negligible impacts to agricultural resources, environmental justice, land use, population and housing, recreation, socioeconomics, and traffic & transportation. Potential impacts to aesthetics, geology & soils, greenhouse gasses, and utilities and service systems would be less than significant. Potential impacts to biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, and noise would be reduced through incorporation of avoidance, minimization, and/or mitigation measures to achieve compliance with existing regulations.

The following impacts would require mitigation: air quality (during demolition), cultural resources, hazardous materials (during demolition), hydrology & water quality (during construction), and noise (during construction). All of these impacts would be mitigated to

less than significant upon implementation of required mitigation measures (AQ-1, CR-1 through CR-4, HM-1 through HM-6, HW-2, and NM-1).

The Proposed Action would result in beneficial effects related to aesthetics (bioswales), hydrology and water quality (reduction in stormwater runoff and increased infiltration), traffic & transportation (road realignment), and utilities and service systems (reduction in load on existing stormwater systems).

Public Review and Comment

A Notice of Availability of this Draft EA/Draft FNSI (Appendix A) was published on July 23, 2020 in the Monterey County Weekly notifying the public of the availability of the Draft EA/Draft FNSI and initiating the 30-day public comment period.

An electronic version of the Draft EA/Draft FNSI is available on the USAG POM website at: <https://home.army.mil/monterey/index.php/about/garrison-directorates/public-works/public-notice-environmental-assessment-and-impact>

A hard copy of the Draft EA/Draft FNSI is available upon request at SPK-pao@USACE.Army.mil.

In accordance with the Intergovernmental Cooperation Act of 1968 (42 U.S.C. 4231(a)) and the Intergovernmental Review of Federal Programs (Executive Order (EO) 12372), which require federal agencies to cooperate with and consider federal, state, and local interests in implementing a proposal, USAG Presidio of Monterey has provided notice of the Draft EA/Draft FNSI to agencies and organizations. A list of individuals and organizations that have been mailed notices about the availability of the Draft EA/Draft FNSI and how to comment is provided in Appendix A.

The public can send comments to:

ATTN: Planning Division
U.S. Army Corps of Engineers, Sacramento District,
1325 J Street, Sacramento, CA 95804

or via electronic mail to

SPK-pao@USACE.Army.mil

Conclusion

Based on the environmental analysis contained in the Draft EA, it has been determined that carrying out the Proposed Action, with implementation of the identified mitigation measures, would have no significant direct, indirect, or cumulative impacts on the human environment, including the physical and natural environment and the relationship of people with those environments. Because no significant impacts would result from implementing the Proposed Action, preparation of an environmental impact statement is not required and will not be prepared.

Approved by

VARMAN S. CHHOEUNG
COL, SF
Commanding

Date

Executive Summary

The United States Army Garrison (USAG) Presidio of Monterey (Presidio) has prepared this Draft Environmental Assessment (EA) to evaluate the potential environmental effects of a proposed parking lot expansion, road realignment, and improvement on the northwest end of the installation. The Proposed Action is needed to provide sufficient parking for installation personnel, reduce stormwater runoff from the existing structure, and provide parking access for personnel with disabilities. This Draft EA was developed in accordance with National Environmental Policy Act (NEPA) of 1969; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 CFR Parts 1500-1508; and Environmental Analysis of Army Actions, 32 CFR Part 651 and Army Regulation (AR) 200-2. The Draft EA identifies mitigation measures to reduce the level of resource impact to below significant that the Presidio is committed to implementing and monitoring.

ES.1 PROPOSED ACTION

The Proposed Action (Alternative 1) would demolish four buildings 279, 281, 282, and 283 in the Historic District, realign Stilwell Road and construct a parking lot with Low Impact Development features within the installation boundary.

ES. 2 PURPOSE AND NEED FOR THE PROPOSED ACTION

The purpose of the proposed action is to provide adequate, handicap accessible parking within the constraints of the installation boundaries and improve traffic circulation at Presidio of Monterey in a manner which is consistent with long range planning objectives. The proposed action is needed because of lack of sufficient parking and unauthorized parking occurring around buildings 279, 281, 282, and 283 and to meet current antiterrorism force protection standards that mandate parking areas be planned and relocated on the perimeter of the military installations. Use of the unlit and unpaved portions of the unauthorized lots creates unsafe conditions for drivers and pedestrians due to lack of directional pavement markings and signage. Additionally, the unauthorized lot is not handicap accessible. The poor condition of the pavement accelerates wind and water erosion of the underlying soil resulting in runoff which has unnecessary adverse impacts on surface water quality. Further, parking spaces and drive isles are not clearly marked or optimized which results in an inefficient use of space. Base wide, more than 400 spaces are needed. Parking deficiencies are due to inability to meet the prescribed number of spaces per building occupancy. Current deficiencies plus potential for future increase in students and support staff would exacerbate the parking situation.

ES. 3 ALTERNATIVES CONSIDERED

32 CFR Section 651.34 requires consideration of the Proposed Action, a No Action Alternative, and "all other appropriate and reasonable alternatives that can be realistically accomplished." As described below, this Draft EA analyzes the Proposed

Action, Construction of a Conventional Parking Lot (Alternative 2), and a No Action Alternative (Alternative 3). The alternatives analyzed herein are the alternatives selected by the Presidio as the most feasible which satisfy the purpose and need of the project.

The Presidio considered alternative locations for parking, however, due to the cost of land off installation and AT/FP requirements, these alternatives were precluded from further analysis. The Presidio additionally considered the construction of a parking structure, however, this also did not meet AT/FP requirements for this location and may disrupt the character of the historic district.

The two alternatives that are considered in this Draft EA are summarized below and described more fully in Section 2.

Under Alternative 2 – Construction of a Conventional Parking Lot, buildings 279, 281, 282, and 283 would be demolished, Stilwell road would be realigned, and a typical asphalt lot with a connection to the existing stormwater system would be built.

Under Alternative 3 – No Action Alternative, the existing parking lot and buildings 279, 281, 282, and 283 would remain as is, and would not be upgraded with LID features or expanded.

ES.4 SUMMARY OF ENVIRONMENTAL CONSEQUENCES

All potentially relevant resource areas were initially considered for analysis in this Draft EA. In compliance with NEPA and CEQ guidelines, the discussion of the affected environment and the environmental consequences focuses only on those resource areas considered potentially subject to impacts and with potentially significant environmental issues. The Presidio concluded that the Proposed Action would result in no impacts or negligible impacts to the following resource areas: agricultural resources, environmental justice, land use and planning, mineral resources, population and housing, public services and schools, recreation, socioeconomics, and traffic and transportation. Therefore, these resource areas were not carried forward for detailed description and analysis.

The Presidio is finalizing a Memorandum of Agreement (MOA) with the California State Historic Preservation Officer (SHPO) for the demolition of the building and construction of parking area in the Presidio Historic District. The Army and the SHPO concur that the Proposed Action would not adversely impact the Historic District and all buildings would be appropriately recorded through mitigations included herein. Cultural Resource mitigations would reduce impact to less than significant.

Mitigation is also required to reduce impacts to air quality, hydrology & water quality, and hazards to people from hazardous materials below the level of significance. Required mitigation is summarized in Table ES-2.

Measures required to achieve compliance with the Clean Air Act and the Federal Endangered Species Act are necessary to reduce impacts to air quality and biological resources to maintain are summarized in Table ES-3.

Potential impacts related to aesthetic resources, biological resources (lighting only), geology & soils, greenhouse gasses, and utilities would be less than significant. Implementation of Best Management Practices (BMP's) will further minimize environmental impacts and ensure a high quality sustainable project (Table ES-4).

Implementation of all BMP's, avoidance strategies, minimization measures, and mitigation will allow the Proposed Action to result in beneficial effects related to aesthetics (a visually pleasing parking lot), geology and soils (less erosion downslope due to stormwater runoff), hazardous materials (removal of asbestos and lead based paint), hydrology and water quality (less stormwater runoff), and utilities (reduced load on existing utility systems).

A summary of potential impacts for each alternative are summarized in Table ES-1.

ES.5 PUBLIC COMMENT AND REVIEW

A Notice of Availability (Appendix A) of the Draft EA/Draft FNSI was published on July 23, 2020 in the Monterey County Weekly notifying the public of the availability of the Draft EA/Draft FNSI and initiating the 30-day public comment period.

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In accordance with the Intergovernmental Cooperation Act of 1968 (42 U.S.C. 4231(a)) and the Intergovernmental Review of Federal Programs (Executive Order (EO) 12372), which require federal agencies to cooperate with and consider federal, state, and local interests in implementing a proposal, USAG Presidio of Monterey has provided notice of the Draft EA/Draft FNSI to agencies and organizations. A list of individuals and organizations that have been mailed notices about the availability of the Draft EA/Draft FNSI and how to comment is provided in Appendix A.

The public can send comments to

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Table ES-1: Summary of Impacts by Alternative

	Proposed Action (Alternative 1) Parking lot with LID features	Alternative 2- Conventional Parking lot	Alternative 3- No Action Alternative
Aesthetics	Beneficial Impact	Less than significant	No Impact
Air Quality	Less than significant with mitigation	Less than significant with mitigation	No Impact
Agricultural Resources	No Impact	No Impact	No Impact
Biological Resources	Less than significant with measures for other compliance	Less than significant with measures for other compliance	No Impact
Cultural Resources	Less than significant with mitigation	Less than significant with mitigation	No Impact
Environmental Justice	No Impact	No Impact	No Impact
Geology and Soils	Less than significant	Less than significant	No Impact
Greenhouse Gasses	Less than significant	Less than significant	No Impact
Hazards and Hazardous Material	Less than significant with mitigation	Less than significant with mitigation	No Impact
Hydrology and Water Quality	Less than significant with mitigation then Beneficial Impact	Less than significant with mitigation	Less than significant
Land Use and Planning	No Impact	No Impact	No Impact
Mineral Resources	No Impact	No Impact	No Impact
Noise	Less than significant with mitigation	Less than significant with mitigation	No Impact
Population and Housing	No Impact	No Impact	No Impact
Public Services	No Impact	No Impact	No Impact
Recreation	No Impact	No Impact	No Impact
Socioeconomics	No Impact	No Impact	No Impact

	Proposed Action (Alternative 1) Parking lot with LID features	Alternative 2- Conventional Parking lot	Alternative 3- No Action Alternative
Traffic and Transportation	Beneficial Impact	No Impact	No Impact
Utilities and Service Systems	Beneficial Impact	Less than significant	No Impact

Table ES-2: Summary of Required Mitigation

Resource	Mitigation Required
Air Quality	<p><u>Air Quality (AQ) Required Mitigation-1:</u> Adhere to NESHAP rules on standard practices for asbestos emission controls during demolition activities.</p> <ul style="list-style-type: none"> • All building materials that will be disturbed will either be tested to confirm presence of asbestos or if not tested, assumed to contain asbestos. Asbestos Containing Materials (ACM) and assumed ACM will be handled according to applicable laws and regulations with an asbestos certified contractor. • Notification to the MBARD is required. Thresholds and notification are outlined in the Asbestos NESHAPs and District Rule 424 Guidance. • Copies of survey results, abatement plans, and contractor certifications will be submitted to and reviewed by USAG POM Environmental Division prior to commencement of the project. Air monitoring results, reports, and completion reports shall be submitted to USAG POM Environmental Division at the completion of the project for required record keeping and to document ACM removal and handling.
Cultural resources	<p><u>Cultural Resources (CR) Required Mitigation-1:</u> Document Buildings 279, 281, 282 and 283 in accordance with the Historic American Buildings Survey (HABS) documentation standards:</p> <ul style="list-style-type: none"> • In large format (4 inch x 5 inch or larger negative size) photographs showing the resources in context as well as details of their historic architectural features, which shall be processed for archival permanence in accordance with the enclosed photographic specifications. <p>Specifically:</p> <ul style="list-style-type: none"> ○ General contextual views of the buildings showing them in relationship to the surrounding buildings, structures and landscape;

Resource	Mitigation Required
	<ul style="list-style-type: none"> ○ Views of all elevations of each building (oblique views of buildings 279 and 282); ○ Views of exterior architectural details, including windows, entryways, siding, roof, and any other significant elements; ○ Views of interior spaces and interior historic detailing; ○ A separate photographic index shall be prepared for each building; ○ Provide 8 inch by 10 inch photographic reproductions of original construction drawings; ○ Provide three written historical and descriptive reports shall be prepared for each building according to HABS guidelines; <p><u>CR-2:</u> Donate the HABS to the National Park Service, where it will be accessible to the public at the Library of Congress. The HABS will also be accessible to the public in the Historic Records Collection (archives), of the U.S. Army's Defense Language Institute Foreign Language Center, Monterey, California.</p> <p><u>CR-3:</u> An archaeologist meeting the Secretary of Interior Standards (per 36 CFR § 61) and a Native American consultant will be on-site during ground disturbing activities associated with this Undertaking to ensure a prompt response in the event of an unanticipated discovery of cultural resources. If, during the course of the Undertaking, there is an unanticipated discovery of cultural resources, all construction activity within 30-meters (100-feet) of the resource shall immediately halt. Any exposed archaeological or historic resource will be protected from further harm. The Army will inspect the discovery and will apply the National Register criteria to determine if the discovery is eligible for listing in the NRHP. The Presidio may assume a property to be eligible pursuant to 36 CFR 800.13(c). The Presidio shall notify the SHPO, the ACHP, and Native American tribe(s), as appropriate, within 48 hours of the discovery and shall provide formal notification of the Army's assessment of National Register eligibility and proposed actions to resolve any adverse effects.</p>

Resource	Mitigation Required
	<p>The SHPO and the Native American tribe(s) shall respond within 48 hours of the notification. The Presidio shall take into account their recommendations regarding National Register eligibility and the proposed actions, and then carry out the appropriate actions. The Presidio shall provide the Consulting Parties a report of the actions when they are completed. Should the discovered cultural resource be identified by Native Americans as a property of traditional cultural or religious significance, the Presidio will consult with the appropriate Tribe regarding eligibility and treatment. Post-review discoveries which are not being adversely affected by the activity and which can be avoided, will be protected, monitored, and to the extent possible, avoided by future operations.</p> <p><u>CR-4:</u> If an inadvertent discovery of human remains occurs, work shall cease within 30-meters of the find for 30 days and immediate notification must be made to the Presidio Cultural Resources Program Manager (CRM). The Presidio CRM will preliminarily determine if the remains are from a recent crime scene (50 years old or less) or are of Native American descent and will immediately notify the Presidio Garrison Commander. If the remains appear 50 years old or less, the Army's Criminal Investigation Command will assume control of the crime scene. If the remains appear to be of Native American descent, the Presidio will coordinate with the appropriate Native American tribes. An inadvertent discovery of human remains, funerary objects, sacred objects, or objects of cultural patrimony will require implementation of procedures set forth in the ICRMP and AR 200-1, which includes consultation procedures and planning requirements in accordance with Section 3 of NAGPRA; 25 U.S.C. 3001 et seq.; 43 CFR 10).</p>
Hazards and Hazardous Material	<p><u>Hazardous Materials (HM) Required Mitigation-1:</u> A spill contingency and containment plan would be prepared and implemented in the event that hazardous materials are accidentally spilled during construction. Engineering controls that may be used during construction to protect water resources may include, but would not be limited to: hay bales and silt fencing. In addition, inspection and monitoring for compliance with the permit requirements would be implemented.</p>

Resource	Mitigation Required
	<p><u>HM-2</u>: In the event the that MEC is suspected or encountered, there shall be no attempt to disturb, remove, or destroy it, but shall cease any intrusive or ground-disturbing activities being conducted at the project and immediately notify the Presidio police or fire department so that appropriate personnel can be dispatched to address such MEC.</p> <p><u>HM-3</u>: Conduct surveys for the presence of ACM, LBP, PCBs, and other hazardous and toxic substances prior to demolition. Utilize licensed contractors to remove or encapsulate ACM, LBP, PCBs, and other hazardous and toxic substances during demolition in accordance with all federal, state, and local laws and regulations.</p> <p><u>HM-4</u>: Soils in the vicinity of Building 281 should be tested for potential contaminants. Should the soil be contaminated, it should be handled and disposed of in accordance with Presidio of Monterey procedures and all federal, state, and local laws and regulations.</p> <p><u>HM-5</u>: Conduct construction activities in accordance with applicable health and safety requirements (e.g., use of personal protective equipment, establishment of dedicated smoking areas, etc.) to minimize the potential for adverse effects to workers.</p> <p><u>HM-6</u>: All hazardous and toxic substances must be properly disposed of in accordance with Presidio of Monterey procedures all federal, state, and local laws and regulations.</p>
Hydrology & Water Quality	<p><u>Hydrology & Water (HW) Quality Required Mitigation- 1</u>: Disturbance of one acre or more requires enrollment under the Construction General Permit, which requires the preparation of a SWPPP and implementation of stormwater BMPs.</p> <p>Typical BMP's depending on the requirements of the permit might include, but are not limited to:</p> <p><u>HW-2a</u>: Schedule work to minimize soil disturbing activities during predicted rain events. Consider rescheduling activities for dry periods to minimize maintenance requirements.</p>

Resource	Mitigation Required
	<p><u>HW-2b</u>: Develop the sequencing and timetable for the start and completion of each item such as site clearing and grubbing, grading, excavation, paving, pouring foundations, installing utilities, etc., to minimize the active construction area.</p> <p><u>HW-2c</u>: Schedule major grading operations during dryer months when practical.</p> <p><u>HW-2d</u>: Stabilize inactive areas within 15 days from the cessation of soil-disturbing activities or one day prior to the onset of precipitation, whichever occurs first.</p> <p><u>HW-2e</u>: Monitor the weather forecast for storm events, which are storms that produce or are forecasted to produce at least 0.1 inch of precipitation within a 24-hour period. When rainfall is predicted, adjust the construction schedule to allow the implementation of soil stabilization, sediment controls, and, if applicable, sediment treatment controls on all disturbed areas prior to the onset of rain.</p> <p><u>HW-2f</u>: Preserve existing vegetation that provides erosion and sediment control benefits to the extent practicable, protect tree trunks, identify sensitive areas, and consider vegetation preservation when establishing staging areas.</p> <p><u>HW-2g</u>: Utilize a stabilizing compound such as hydraulic mulch, hydroseeding, cellulose fiber, or soil binders.</p> <p><u>HW-2h</u>: Install silt fencing around soil stockpiles and at the toe of steep slopes.</p>
Noise	<p><u>Noise Required Mitigation N-1</u>: The following construction-related noise measures shall be implemented during the proposed action:</p> <ul style="list-style-type: none"> • The construction contractor shall ensure that all equipment has the manufacturers' recommended noise abatement measures, such as mufflers, engine enclosures, and engine vibration isolators, intact and operational. Further, all construction equipment shall be inspected at periodic intervals to ensure proper maintenance and presence of noise control devices. • Construction activities shall be limited to daytime hours (8:00 A.M. to 5:00 P.M.). In addition, the POM currently promotes quiet hours during the normal workweek for some construction projects. This could include quiet hours between 6:00 A.M. and 10:00 A.M. on specific workdays, if requested by affected staff.

Resource	Mitigation Required
	<ul style="list-style-type: none">Local neighborhoods shall be notified of the project, and signs should be posted that provide a phone number to call to register complaints about construction-related noise. <p><u>N-2</u>: In the event of exceedances beyond allowable peaks, or excessive complaints use temporary noise barriers at project boundary.</p>

Table ES-3: Summary of Required Measures Driven by other Regulatory Requirements

Resource	Avoidance or Minimization Measure
Air Quality	<p><u>Air Quality (AQ) Required Measure 1</u>- Compliance with Standard MBARD Emission Control Measures. Construction activity would be required to comply with the following standard MBARD emission control measures to reduce fugitive dust and construction related emissions of PM10:</p> <ul style="list-style-type: none"> • Water all active construction areas as required with acceptable non-potable water sources to the extent feasible, with frequency based on the type of operation, soil, and wind exposure, and minimized to prevent wasteful use of water. • Prohibit all grading activities during periods of high wind (over 15 mph). • Apply chemical soil stabilizers on inactive construction areas (disturbed lands within Construction Projects that are unused for at least four consecutive days). • Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydro seed area. • Haul trucks shall maintain at least 2'0" of freeboard. • Cover all trucks hauling dirt, sand, or loose materials. • Plant vegetative ground cover in disturbed areas as soon as possible with Presidio approved plants or utilize another approved stabilization method to minimize erosion. • Cover inactive storage piles. • Install wheel washers at the entrance to construction sites for all exiting trucks. • Sweep streets if visible soil material is carried out from the construction site. • Where feasible, use construction equipment that conforms to MBARD's Tier 3 or Tier 4 standards. • Whenever feasible, construction equipment shall use alternative fuels such as compressed natural gas, propane, electricity, or biodiesel. • If any trees or vegetation are disposed of via wood chipping, the operator shall contact MBARD's Engineering Division at (831) 647-9411 to discuss if a Portable Registration is necessary for the wood chipper being utilized for the project.

	Time spent on exposed soil surfaces shall be minimized, where possible, machinery should operate from paved surfaces.
Biological resources	<p><u>Biological Resources (BR) Required Measure-1: Worker Environmental Awareness Program (WEAP).</u> Prior to initiation of construction activities (including staging and mobilization), all personnel associated with project construction shall attend WEAP training, conducted by a qualified biologist, to aid workers in recognizing special status resources that may occur in the project area, including Yadon's piperia. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, review of the limits of construction and mitigation measures required to reduce impacts to biological resources in the work area, and penalties for non-compliance. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employees, and other personnel involved with construction of the project. All personnel shall sign a form, provided by the trainer, documenting they have attended the WEAP training and understand the information presented to them.</p> <p><u>BR-2: Nesting Bird Protection</u> - For projects that may result in tree felling or removal of trees or vegetation that may contain a nesting bird, construction activities should occur outside of the nesting season, if feasible, generally between September 1 and January 31. If construction activities must occur during the nesting season (generally February 1 to August 31), surveys for nesting birds covered under the Migratory Bird Treaty Act shall be conducted by a Directorate of Public Works Environmental Division- (DPWE) approved biologist no more than 10 days prior to vegetation removal. The surveys shall include the entire disturbance area plus a 500-foot buffer around the site, as feasible. If active nests are found, all construction work shall be conducted outside a buffer zone from the nest to be determined by the approved biologist and DPWE. Typical buffer distances consist of up to 250 feet for non-raptor bird species and up to 500 feet for raptor species. Larger buffers may be required based upon the species, status of the nest, and type of construction activities occurring near the nest. The buffer area(s) shall be closed to all</p>

	<p>construction personnel and equipment until the adults and young no longer rely on the nest site. A DPWE-approved biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the buffer.</p> <p><u>BR-3:</u> Invasive Weed Prevention/Reseeding –</p> <ul style="list-style-type: none"> • Plant species used for landscaping shall not include invasive or noxious species. If invasive species such as French broom, Eucalyptus sp., pampas grass (<i>Cortaderia</i> spp.), or ice plant (<i>Carpobrotus edulis</i>) are discovered in area proposed for disturbance they shall be removed. All equipment, including clothes and shoes, shall be free of seeds prior to entering the work area. All invasive plant seeds shall be contained (in plastic bags) and taken to an appropriate disposal facility. • If disturbed areas require reseeded or hydroseeding, a DWPE approved mix of locally native species shall be used. <p><u>BR-4:</u> Avoid negative impacts to protected trees (including Monterey pine, coast live oak, and Monterey cypress) to the maximum extent feasible, by installing temporary fencing around all trees identified for preservation prior to work. Generally fencing shall be located at the edge of the root zone, located out a distance 15 times the DBH in all directions. Fencing shall be rigidly supported and maintained during the project. Fenced areas shall not be used for material stockpile, or equipment.</p> <p><u>BR-5:</u> Ensure that no irrigation, trenching, compaction, or other soil condition altering activities occur within the drip line of naturally occurring Monterey pine, coast live oak trees, Monterey cypress, and horticultural trees unless necessary or unavoidable. Such activities can compromise the health and structural stability of the tree, and can create a safety hazard. If unavoidable, the proponent shall coordinate the activity with an ISA-certified arborist and Presidio of Monterey Environmental Division.</p> <p><u>BR-6:</u> Tree replacement would be per the Presidio INRMP as assessed by the Presidio Natural Resource Manager (NRM). Final landscape design must be in accordance with the INRMP and approved by the NRM.</p>
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Table ES-4: Summary of BMP's to increase project sustainability

Resource	BMP
Aesthetic resources	<u>Aesthetic Resources (AR) BMP -1</u> : Retention of mature large trees and use of night-sky friendly parking lot lighting will reduce the geographic area of impacts to aesthetic resources.
Biological Resources	<u>BR BMP-1</u> : To the extent feasible, as permitted by with FP/ATP, night sky friendly parking lot lighting should be used. Specifications for this lighting can be found in International Dark Sky Association and Illuminating Engineering Society of North America's Model Lighting Ordinance (2011).
Geology and Soils	<p><u>Geology and Soils (GS) BMP 1</u>- Modified hillslopes associated with the constructed project shall be constructed to ensure stable post-construction conditions. Soil stabilization may include, but is not limited to:</p> <ul style="list-style-type: none"> • Reinforcement measures, such as anchors or micropiles, to increase the shear strength of the hillslope. • Surface stabilization, such as shotcrete, to increase the surface strength of the hillslope. • Drainage mechanisms to reduce the water pressure in the vicinity of the hillslope and to prevent over-saturation of soils. • Geometry modifications to reduce the angle of the hillslope and minimize the potential for landslide.
Greenhouse Gasses	<p><u>Greenhouse Gas (GHG) BMP 1</u>- Retain mature trees where feasible.</p> <p><u>GHG BMP 2</u>- Consider the installation of bike racks to encourage the use of more carbon friendly methods of transportation.</p>
Utilities & Service Systems	<u>Utility and Service Systems BMP-1</u> : Use energy efficient lighting where possible.

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Appendix A – Public & Outside Agency Involvement Record

Appendix B – Air Quality Calculations from CalEEMod

Appendix C – Soil Inventory Report from NRCS

1. Purpose and Need for the Proposed Action

1.1 INTRODUCTION

The Presidio of Monterey (Presidio) is a small installation covering less than 400 acres nestled in between the City of Monterey and City of Pacific Grove, California, one of five installation sites managed by the United States Army Garrison Presidio of Monterey (USAG Presidio). Vehicle parking at Presidio is so limited that some areas of the installation have become “unofficial” parking locations leading to resource damage and inefficient use of valuable installation space. Due to the need for added vehicle parking capacity and a rise in the creation of unofficial parking locations, the USAG Presidio seeks to construct a parking lot in the northeast part of the installation. In addition, Stilwell road which runs adjacent to the parking area will be realigned to allow a safer turn on to Bolio road, simultaneously reducing congestion. Currently, this section of the Presidio is served by a small parking area which accommodates approximately 30 vehicles. Overflow parking occurs on the street and on any other flattened accessible space. The USAG Presidio is proposing to demolish four existing buildings and construct an American with Disabilities Act (ADA) compliant parking lot with Low Impact Development (LID) features and improve traffic circulation surrounding the parking lot. This Draft Environmental Assessment (EA), evaluates the potential environmental impacts resulting from the Proposed Action, Alternatives, and the No Action Alternative.

The Draft EA was developed in accordance with the National Environmental Policy Act (NEPA) and implementing regulations in Title 40 Code of Federal Regulations (CFR) Parts 1500 through 1508 (40 CFR 1500–1508) (President’s Council on Environmental Quality [CEQ], 2002), 32 CFR 651 (Office of the Deputy Assistant Secretary of the Army, 2002), and Army Regulation (AR) 200-2. The purpose of the Draft EA is to inform decision-makers and the public of the likely consequences to the human environment of the proposed action and alternative actions. The Draft EA identifies mitigation measures to reduce the level of resource impact to below significant.

1.2 PROJECT LOCATION AND PRESIDIO OF MONTEREY BACKGROUND

The Presidio has been under some form of military control since 1770. Consequently, it remains considerably undeveloped as opposed to the dense municipalities which have enveloped it. The Presidio is located in Monterey County on the Central Coast of California (Figure 1-1).

The Monterey Bay is one of the largest bays in California, second only to San Francisco Bay which is located just 75 miles to the north. It is unmatched however, in diversity. Extending from Santa Cruz in the north to the southern end of the Monterey Peninsula, the shoreline covers approximately 45 miles. Located on the Pacific Ocean, this area enjoys a Mediterranean climate which experiences warm to hot dry summers and cool, wet winters. The entire peninsula lies over the Salinian block, which is composed of granite. However, the overlying sand dunes and exposed cliffs are highly erodible. The Presidio lies within the Central Coast subregion of the Central Western Region of the California Floristic Province. This subregion is characterized by coastal bluffs on the coast, with salt marshes, coastal prairie, and coastal-sage scrub occurring inland.

Draft Environmental Assessment
Demolition of Buildings and Construction of Parking Area



Figure 1-1: Installation boundary and regional context

Draft Environmental Assessment
Demolition of Buildings and Construction of Parking Area

The Presidio covers 392 acres (Figure 1-2) and contains the 75 acre Presidio of Monterey Historic District (Figure 1-3), which is eligible for listing on the National Register of Historic Places (NRHP) and the California Register of Historic Places (CRHP). The historic district includes the Lower Presidio Historic Park, which is listed on the NRHP and is also a state listed Native American Sacred Site. The historic district is managed via a Programmatic Agreement between the U.S. Army, the Advisory Council on Historic Preservation and the California State Historic Preservation Officer.



Figure 1-2: Installation boundary

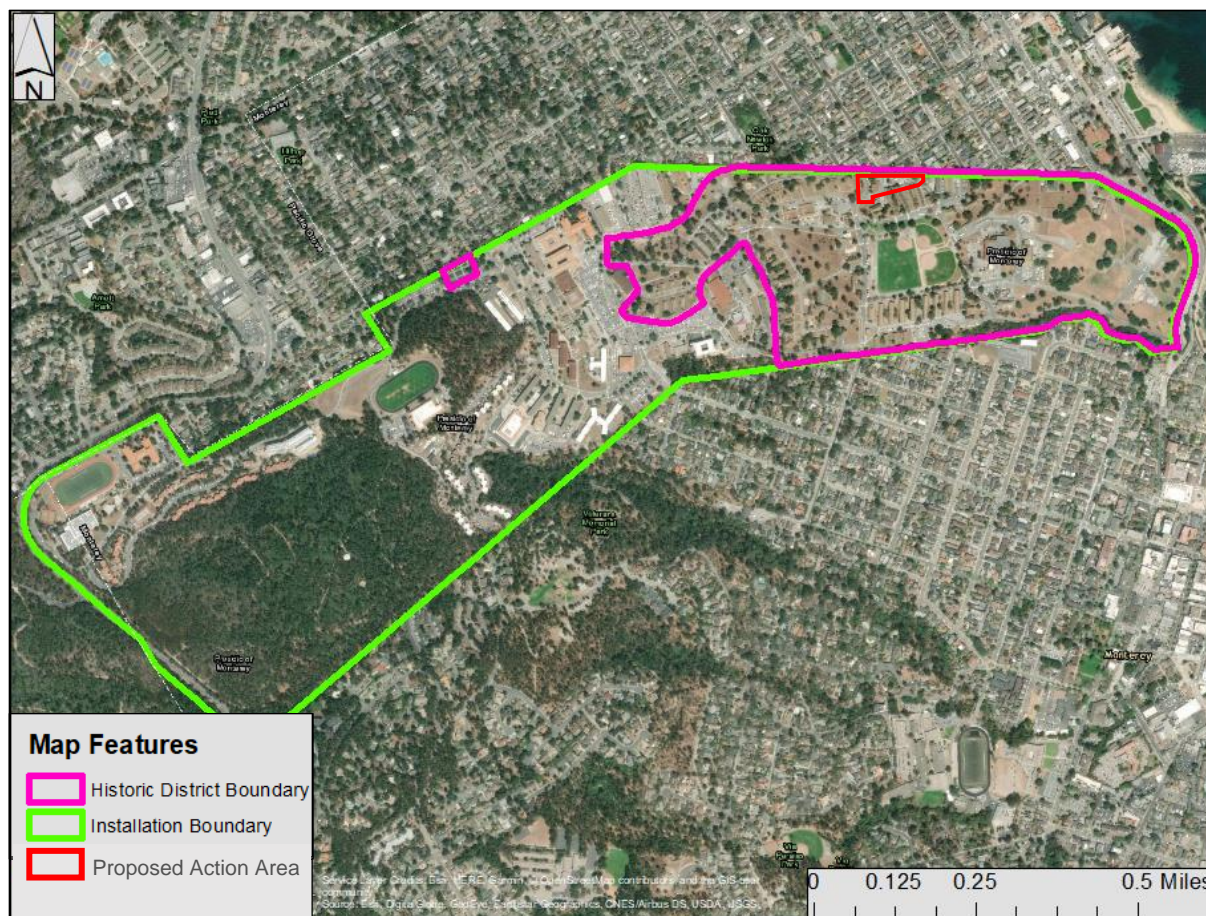


Figure 1-3: Extent of the historic district on the installation

For over 10,000 years, Native Americans stewarded the lands that now comprise the Presidio. In approximately 1770, the Spanish took control of the area and established a military fort, which was then passed to the newly independent nation of Mexico in 1822. In 1846, the United States took control of the area along with the rest of California and designated the existing fort as Federal Lands to maintain military control of the post which possessed a commanding view shed and thereby strategic advantage of Monterey Bay. Within the Presidio historic district, structures representative of the 1902-1939 American period Infantry, Calvary, and Artillery cantonment include 76 buildings, 20 structures, three monuments, roads, rock walls, surface stormwater conveyance systems, and cultural landscapes that have been preserved and are still in use (Presidio, 2018). Remnants related to the Native American occupation of the area and Spanish, Mexican and U.S. military redoubts, in conjunction with the adjacent City of Monterey's "Old Town Historic District," which is a National Historic Landmark, create a rich and storied landscape upon which future development must be carefully considered.

While many of the historic structures on the Presidio are still in use today some of the buildings are in need of repair. Buildings in the Historic District on the Presidio that are considered in this Draft EA include buildings 279, 281, 282, and 283, which are

contributing elements to the Presidio Historic District. The buildings are described in detail in section 4.6 of this document.

Currently the Presidio is home to the Defense Language Institute Foreign Language Center (DLIFLC). The DLIFLC is the largest foreign language training facility in the western world. The mission of the DLIFLC is to provide culturally based foreign language education and training for Department of Defense (DoD) personnel. This military operation helps ensure success of the defense language program and enhance national security. Attendance at DLIFLC could increase over the coming years due to the increased prevalence of reconstruction and intelligence missions.

1.3 PURPOSE AND NEED

The purpose of the proposed action is to efficiently utilize limited installation space while providing adequate, ADA accessible parking within the constraints of the installation boundaries and improve traffic circulation at Presidio in a manner which is protective of the environment and consistent with AT/FP and long range planning objectives. The proposed action is needed because of unauthorized parking occurring around buildings 279, 281, 282, and 283. This unofficial parking is out of compliance with anti-terrorism force protection standards and is not ADA compliant. Current antiterrorism force protection standards mandate parking areas be planned and relocated on the perimeter of the military installations. Use of the unlit and unpaved portions of the unauthorized lots creates unsafe conditions for drivers and pedestrians due to lack of directional pavement markings and signage. The alignment of the road serving this parking area also contributes to unsafe conditions for drivers, due to a sharp turn, which also exacerbates traffic congestion. Additionally, the poor condition of the pavement accelerates wind and water erosion of the underlying soil resulting in runoff which has unnecessary adverse impacts on surface water quality. Further, parking spaces and drive isles are not clearly marked or optimized which results in an inefficient use of space. There are currently approximately 3,625 available parking spaces on the installation. Base wide, more than 400 spaces are needed. Parking deficiencies are due to inability to meet the prescribed number of spaces per building occupancy. Current deficiencies plus potential for future increase in students and support staff would exacerbate the parking situation.

1.4 SCOPE AND CONTENT OF THE EA/EIS

The scope of the EA includes the actions proposed; alternatives considered; a description of the existing environment; and direct, indirect, and cumulative impacts. The scope of the Proposed Action and the range of alternatives to be considered are presented in Section 2. U.S. Army NEPA-implementing regulations, 32 CFR § 651 (as amended), require consideration of the No Action Alternative, which is analyzed to provide the baseline against which the environmental impacts of implementing the range of alternatives addressed can be compared. The Draft EA identifies appropriate measures that are not already included in the Proposed Action or alternatives in order to avoid, minimize, or reduce adverse environmental impacts. The Draft EA identifies mitigation measures to reduce the level of resource impact to below significant.

The Draft EA identifies the environmental impacts of the Proposed Action and No Action Alternative on affected resource areas. Per CEQ regulations (40 CFR § 1501.7[a][3]), only those resource areas that apply to the Proposed Action and alternatives will be analyzed in detail. The following resource areas will be analyzed and discussed for potential impacts from implementation of the Proposed Action and No Action Alternative: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases and Climate Change, Hazards and Hazardous Material, Hydrology and Water Quality, Noise, Traffic & Transportation, and Utilities and Service Systems. No impacts are anticipated for the areas of Agriculture and Forestry, Environmental Justice, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation or Socioeconomics.

1.5 PUBLIC PARTICIPATION

NEPA encourages lead agencies responsible for preparation of an EA to coordinate with the public and other governmental agencies and to solicit input on their Proposed Action early in the decision-making process. This section discusses planned agency, tribal, and public review of the Draft EA and Draft FNSI and consultations on the Proposed Action.

1.5.1 Public/Agency Review of Draft EA and Draft FNSI

Public participation opportunities with respect to the Draft EA/Draft FNSI, and decision making on the Proposed Action are guided by 32 CFR Part 651.14. A Notice of Availability (NOA) of the Draft EA/Draft FNSI has been published in the Monterey County Weekly. The publication of the NOA will initiate a 30-day review period.

The Draft EA/Draft FNSI will be available for review beginning on July 23, 2020.

An electronic version of the Draft EA/Draft FNSI is available on the USAG POM website at: <https://home.army.mil/monterey/index.php/about/garrison-directorates/public-works/public-notice-environmental-assessment-and-impact>

A hard copy of the Draft EA/Draft FNSI is available upon request at SPK-pao@USACE.Army.mil.

Comments on the Draft EA/Draft FNSI should be sent to:

ATTN: Planning Division
U.S. Army Corps of Engineers, Sacramento District,
1325 J Street, Sacramento, CA 95814
or via electronic mail to
SPK-pao@USACE.Army.mil

At the closing of the public review period, applicable comments from the general public and interagency and intergovernmental coordination/consultation will be incorporated into the analysis of potential environmental impacts performed as part of the EA, where applicable, and included in Appendix A of the Final EA.

In accordance with the Intergovernmental Cooperation Act of 1968 (42 U.S.C. 4231(a)) and the Intergovernmental Review of Federal Programs (Executive Order [EO] 12372)

that require federal agencies to cooperate with and consider federal, state, and local interests in implementing a proposal, a notice of the Draft EA/Draft FNSI will be provided to interested agencies and organizations. A list of individuals and organizations which may be interested will be generated from previous documents. A copy of the notice of availability, which provides instructions on how to comment, will be included in the appendices of the final document.

1.5.2 National Historic Preservation Act

Per the requirements of Section 106 of the National Historic Preservation Act (NHPA) (54 U.S.C. 306108) and implementing regulations (36 CFR § 800), federal agencies are required to evaluate the effects of their undertakings on historical, archaeological, and cultural resources. In accordance with 36 CFR 800.2(d), the Army invited the public to participate in consultation under the NHPA by publishing a notice of availability in the Monterey Herald on November 4 and 5, 2013 that allowed for a 30-day public comment period. The notice identified four locations where the consultation could be reviewed: the Presidio website, the Monterey Public Library, the Chamberlain Library and the Presidio Directorate of Public Works; however, the Army did not receive any public comments. The Army also invited the City of Monterey, the Alliance of Monterey Area Preservationists and the Ohlone/Costanoan-Esselen Nation (OCEN) to participate in consultation. The OCEN requested that a Native American consultant monitor ground disturbance associated with this Undertaking.

In accordance with Section 106 of the NHPA, the Presidio is nearing completion of consultation with the California State Historic Preservation Officer (SHPO) and is in the process of finalizing a memorandum of agreement (MOA). The MOA was available for public review from January 09, 2020 to March 09, 2020. The full details of the consultation history can be found in the Section 106 consultation and are included in Appendix A. The Army and the SHPO concur that the Undertaking would not adversely impact the Presidio Historic District and all buildings would be appropriately recorded.

1.5.3 EO 13175- Consultation and Coordination with Indian Tribal Governments

EO 13175, Consultation and Coordination with Indian Tribal Governments, directs federal agencies to coordinate and consult with Native American tribal governments whose interests might be directly and substantially affected by activities on federally administered lands. Consistent with that EO, DoD Instruction 4710.02, and DoD Interactions with Federally-Recognized Tribes, federally recognized tribes that are historically affiliated with the Presidio geographic region will be invited to consult on all proposed undertakings that potentially affect properties of cultural, historical, or religious significance to the tribes.

The tribal consultation process is distinct from NEPA consultation or the intergovernmental coordination process, and it requires separate consultation with all relevant tribes on a government-to-government basis. The timelines for tribal consultation are also distinct from those of other consultations.

In accordance with 36 CFR 800.2(c)(2)(ii)(D), the Army consulted on the proposed undertaking with the following federally recognized tribes: Picayune Rancheria of the Chukchansi Indians, Santa Rosa Indian Community of the Santa Rosa Rancheria, Table Mountain Rancheria, Tule River Indian Tribe of the Tule River Reservation, and

the Tuolumne Band of Me-Wuk Indians of the Tuolumne Rancheria of California. These five tribes were recently determined to be aboriginal land tribes associated with the installation. On August 26, 2019, hard copy letters were sent to the tribes and follow up phone calls and e-mails were sent November 8, 2019. On November 8, 2019, Table Mountain Rancheria responded via e-mail requesting that a Native American consultant from the Ohlone/Costanoan-Esselen Nation be on-site to monitor ground disturbing activities associated with this project. Details of the consultations are included in Appendix A.

1.5.4 Endangered Species Act

The actions proposed in this Draft EA are wholly covered under the Formal Consultation for the Presidio of Monterey Real Property Master Plan, Monterey County, California (8-8-13-F-29) dated July 18, 2013. As the proposed action is a minor construction project as specifically described by the Biological Opinion (BO) the requirements of Section 7 of the Endangered Species Act and implementing regulations (50 CFR § 17), including the Migratory Bird Treaty Act, are considered complete. This project is bound by the applicable conservation measures described as a part of the Proposed Action as well as the non-discretionary Terms and Conditions. The BO is included in Appendix A.

1.5.5 Coastal Zone Management Act

The Coastal Zone Management Act (CZMA) provides for the management of the nation's coastal resources, with the goal to "preserve, protect, develop, and where possible, to restore or enhance the resources of the nation's coastal zone." The Proposed Action is not located within the coastal zone and is not anticipated to have any direct or spillover effects on the coastal zone, with implementation of proposed mitigation measures, as discussed in Land Use and Planning, Table 4.2.

2. Proposed Action and Alternatives

2.1 DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES

The USAG Presidio is analyzing alternatives to address the need to remedy haphazard parking and improve traffic circulation at the Presidio. Alternatives must meet screening criteria that include consideration of environmental factors that appropriately minimize avoidable impacts while providing adequate, ADA compliant parking, within the constraints of the installation boundaries in accordance with AT/FP and long range planning policies. The USAG Presidio proposes to demolish buildings 279, 281, 282, and 283 and construct a parking lot within the footprint of the demolished buildings (Figure 2-1). Stilwell road will be concurrently realigned to support the new parking area, increase driver safety, and reduce traffic congestion (Figure 2-2). The two types of parking lots being considered are a parking lot with Low Impact Development (LID) features, and a conventional parking lot. While the No Action Alternative does not meet the USAG Presidio's purpose and need, it is considered in the Draft EA pursuant to CEQ regulations to provide a baseline against which the impacts of the Proposed Action Alternative can be evaluated. Other alternatives which were considered but eliminated from further analysis, discussed in section 2.6, include the construction of a parking garage, leasing space off site, and expanding parking in the Lower Presidio Historic Park.

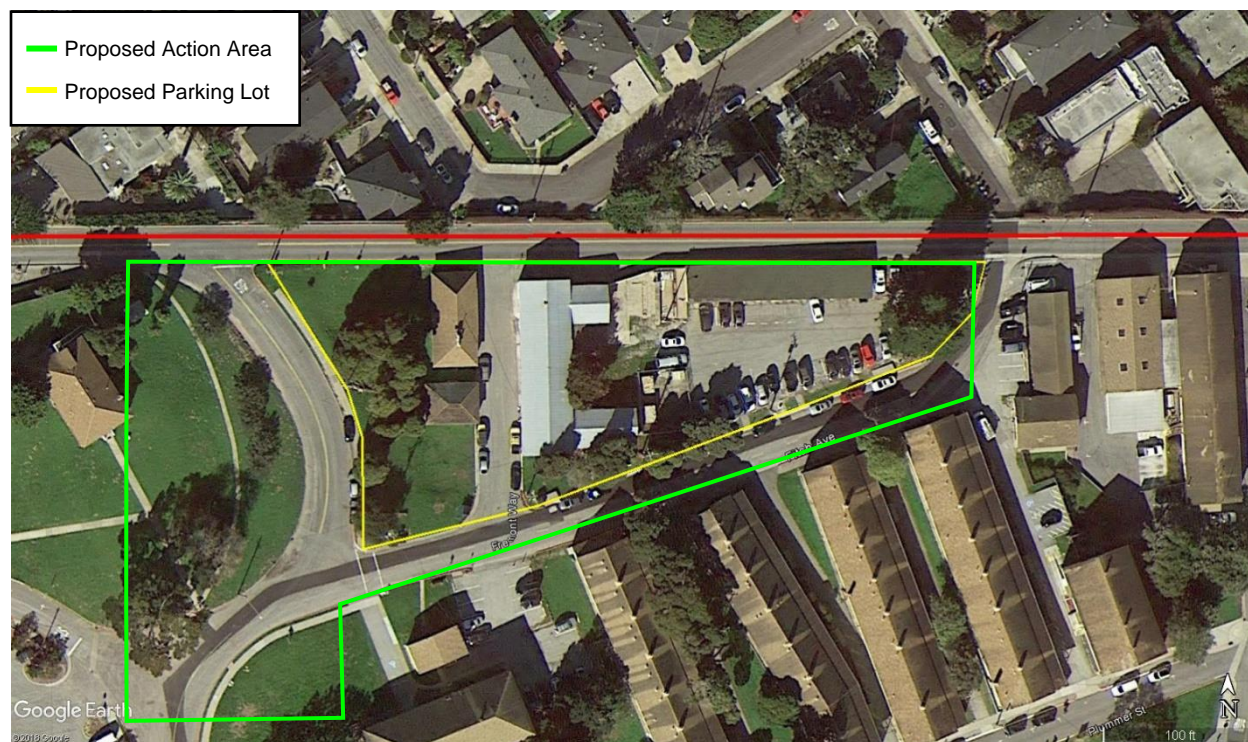


Figure 2-1: Area showing overall project footprint and buildings proposed for demolition: 279, 281, 282, and 283

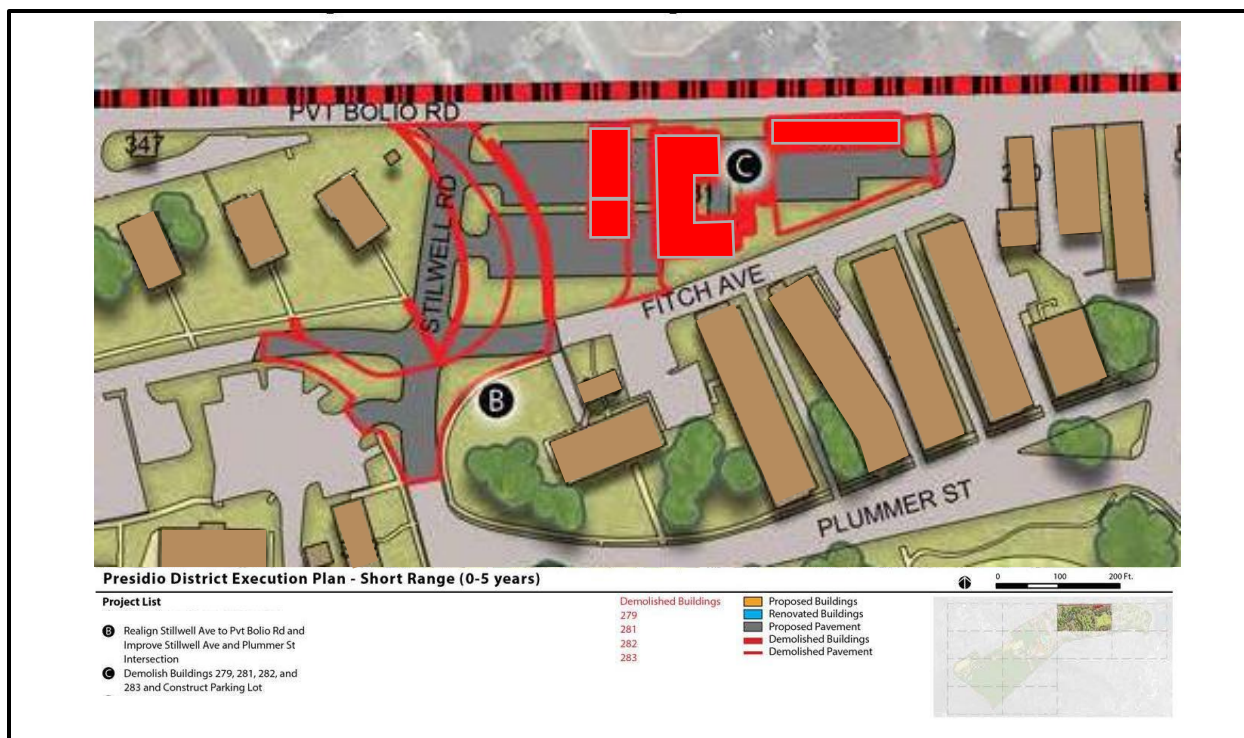


Figure 2-2: Conceptual drawing showing proposed road realignment

2.2 SCREENING CRITERIA

Screening criteria enable the Army to critically evaluate whether all reasonable alternatives are included in the scope. Screening criteria which must be met by alternatives carried forward for analysis include:

- Mission Compatibility – Alternatives must support the mission of the USAG Presidio, the DLI FLC and other tenants.
- Land Constraint Considerations – Alternatives must fit within multiple land constraints as given.
- Master Plan/Area Development Plan Conformance – Alternatives must be consistent with long term planning objectives of the Presidio.
- Feasibility – Alternatives must be capable of being implemented.
- Purpose and Need – Alternative must meet the purpose and need for the action to improve parking and traffic circulation.

2.3 ALTERNATIVE 1 – LID PARKING LOT (PROPOSED ACTION)

The USAG Presidio is proposing to demolish four buildings in the Presidio Historic District, realign Stilwell Road to improve traffic circulation, and construct a parking lot with LID features entirely within the constraints of the Presidio.

The location for the proposed action is along the northern border of the installation bounded by Private Bolio Road to the north, Building 345 to the west and Fitch Avenue to the south and east, within the Historic District.

In summary, the proposed action includes:

- Building demolition
- Pavement demolition
- Removal of approximately 10,000 square feet of vegetation
- All necessary grading and site preparation work
- Construction of a permeable pavement surface
- Construct sidewalks
- Road Realignment
- Construction of bioswales
- Planting of trees and vegetation
- Installation of curb cuts, markings, signage, stall and roadway delineation
- Installation of lighting and required support cabling

The proposed action consists of the demolition of four buildings, 279, 281, 282, 283, construction of a parking area in the footprint of the demolished buildings, and realignment of Stilwell Road surrounding the parking lot. The proposed demolition would consist of removing the existing wooden structures, demolishing the foundations and slabs. Construction of the parking area would include grading and installation of a parking surface with concrete curbs and wheel stops. LID features would be installed to manage stormwater runoff. LID features would include landscaping and/or bioretention swale in the islands between the parking lanes, permeable pavement, curb cuts to redirect water flow to reduce amount of runoff (Figure 2-3) and improve quality of runoff flowing to the Monterey Harbor, a CWA 303d impaired water body, and the Monterey Bay National Marine Sanctuary. Roadway improvements would allow for right turn onto Bolio Rd. from Stilwell Ave and a left turn onto Stilwell Ave. from Bolio Rd. These turns can't currently be made due to the sharp angles of the roadways and cause increased traffic on Fitch Avenue.

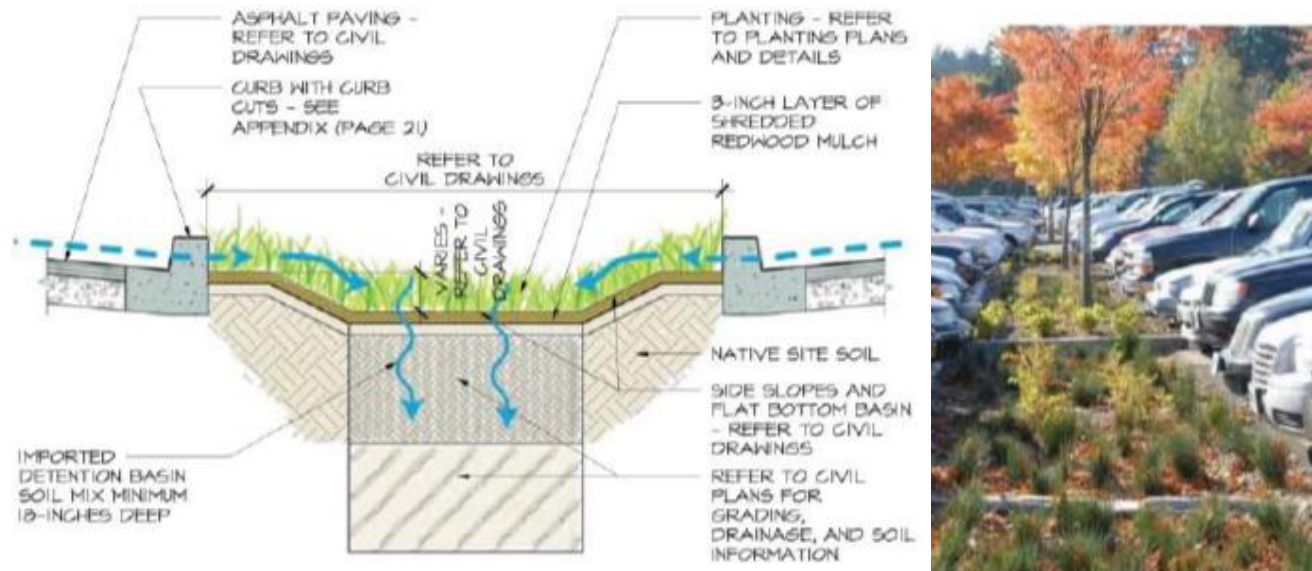


Figure 2-3: Conceptual and example bioswale

Provided funding is available, the project is anticipated to occur within the 2021-2022 timeframe. All actions would take place within the constraints of the installation and construction would likely take a single dry season to complete, however, the exact timeline is contingent on funding. Stormwater best management practices (BMPs) would be implemented both during demolition and construction phases. Access routes would be along existing roadways, construction would not likely impact flow of traffic on Bolio Road (to the north of the project area). Construction may impact traffic flow on Fitch but this traffic could be re-routed. Parking within the project area and along Fitch would be disrupted during construction. Staging and laydown would be on existing impervious surfaces and need not impact Presidio operations.

Full implementation of the action would commence with the demolition of the existing buildings with consideration given to the potential for asbestos containing material and lead based paint, which would be handled and removed in accordance with applicable laws and regulations. Following building demolition and debris disposal at a permitted landfill, existing pavement would need to be demolished and disposed of to allow the site to be graded. After demolition and grading the site could be constructed as designed. Permeable pavement and additional LID features would be installed to manage stormwater runoff, potentially including landscaping and/or bioretention swale in the islands between the parking lanes and curb cuts to redirect water flow to reduce amount of runoff. Overflow water will be directed to overland channels leading to the existing stormwater system for rare high flow events which may overwhelm the LID features. As the site is surrounded by paved roads, standard construction equipment should be sufficient to complete the demolition, grading, and construction. Watering for dust control, grading and other construction uses would be done with acceptable non-potable water sources to the extent feasible, with frequency based on the type of operation, soil, and wind exposure, and minimized to prevent wasteful use of water.

Temporary construction lighting, waste receptacles, portable toilets and support trailers would also need to be staged as these elements are not readily available on the Presidio. Stilwell Road would be realigned to improve area traffic circulation. No new permanent roadways or other transportation lines would be required as a part of this project, however a permanent electrical source may need to be upgraded to provide lighting; no other permanent utility installations are expected.

Once the site is operational, it is expected to cover approximately 1 acre and to provide 120 standard sized parking stalls measuring 9 feet by 20 feet demarcated by painted lines and cement curbs with accompanying appropriate ingress and egress roads. The number of ADA spaces designated will be consistent with the requirements of the law, of an estimated 120 standard spaces, five shall be ADA compliant with a minimum of one van accessible parking spot (ADA, 2010). Sufficient lighting would be provided in accordance with installation standards. After construction, the site is expected to remain in operation for the foreseeable future with only minimal maintenance on bioswales, air cleaning of permeable pavement, refreshing painted surfaces and maintenance of appurtenant landscaping, as required.

2.4 ALTERNATIVE 2 – CONVENTIONAL PARKING LOT

Similar to construction of the Proposed Action, construction of a conventional parking lot with asphalt pavement and an underground storm water system would necessitate the demolition of the four buildings, 279, 281, 282, and 283 realignment of Stilwell road, and construction of a parking area in the footprint of the demolished buildings. Construction of the conventional parking lot would proceed along the same schedule and timeframe as the Proposed Action, however, additional grading and excavation would be required to expand the existing storm drain network to encompass the new parking lot. Post construction maintenance of a conventional parking lot includes refreshing painted surfaces, periodic repaving, storm drain cleaning and maintenance, and maintenance of any landscaped vegetation.

2.5 ALTERNATIVE 3 - NO ACTION ALTERNATIVE

32 CFR Part 651 requires the alternative of no action be included in the analysis for all Army EAs. Inclusion of the No Action alternative “provides a benchmark, enabling decision makers to compare the magnitude of environmental effects of the action alternatives. Under the No Action Alternative, the parking lot would not be built and unauthorized parking would continue in and around the historic structures. Additional funds would be required to continue maintenance of the four buildings, 279, 281, 282, and 283. Parking would continue to be insufficient to meet the needs of the installation. Vehicle and pedestrian safety issues would continue and potentially increase. No additional ADA accessible parking would be created. The pavement would continue deteriorating water quality of the Monterey Bay National Marine Sanctuary and the 303d listed Monterey Harbor.

2.6 ALTERNATIVES ELIMINATED FROM FURTHER CONSIDERATION

Alternative parking solutions including the construction of a multi-level parking garage, construction or use of offsite lots and establishment of a parking area within the Lower

Presidio Historic Park (LPHP) were considered. However, after considering the purpose of and need for the action applying the selection criteria and considering cost, these were determined non-viable alternatives.

2.6.1 Construction of a Multi-Level Parking Garage

Construction of a multi-level parking structure in the footprint of the demolished buildings was considered. The existing buildings are single story to two stories in height. However, a structure taller than two stories could potentially affect views of Monterey Bay from private residences. Further, the slope of the proposed project area is such that design of a parking structure would be costly. Finally, existence of a modern parking structure within the historic district would disrupt the character of the historic district. Based on these factors, this alternative was removed from further consideration.

2.6.2 Construction or Lease of a Parking Structure or Lot Off-Site

Construction or lease of an offsite parking structure or lot was considered. This alternative would avoid impacts to buildings in the historic district on the installation, however, would require acquisition of land (e.g. through a lease) which could take considerable time and involve considerable, potentially reoccurring, costs, in addition to any construction costs. This alternative would not meet the goal of enhancing AT/FP. Shuttles from the offsite lot would also incur additional costs. Finally, due to the constrained nature of the surrounding community, expanding outward is would be extremely challenging. As a result, the alternative to construct or lease space off-post was not carried forward for additional analysis.

2.6.3 New Parking Lot in Lower Presidio Historic Park

A parking area was considered within the LPHP. There is currently some parking available in this area and the proposed parking lot would increase parking to approximately 600 parking spaces. The LPHP is currently leased to the City of Monterey to maintain as a historic park open to the public and is known to contain sensitive cultural resources. Based on these factors, this alternative was removed from further consideration.

3. Resource Definitions, Applicable Regulations, and Approach to Analysis

3.1 AESTHETICS

Visual and aesthetic resources include natural and manmade physical features that provide the landscape its character and value as an environmental resource.

Situated on a sloping hillside above the city of Monterey, the Presidio ranges in elevation from approximately 770 feet above sea level at its highest point in the Upper Presidio, to approximately 30 feet above sea level at its lowest elevation in the Lower Presidio. The Presidio overlooks Monterey Bay, which is the most prevalent view from the installation. The California Coastal Act (CCA) considers and protects scenic and visual qualities of coastal areas as resources of public importance (Section 30251). See Section 3.7.1 for requirements under the Coastal Zone Management Act (CZMA).

3.2 AIR QUALITY

Air resources are defined as breathable and surrounding gases in a given area to include the upper atmosphere. Air resources include volumes which may be polluted by substances which are directly harmful to human health, such as ozone, or indirectly harmful to human health and well-being, such as greenhouse gases. For the purposes of this Draft EA, air resources include any volumes which may be affected directly or indirectly as a result of proposed project actions.

3.2.1 Federal Regulations

The Clean Air Act (CAA) of 1970, as amended (42 U.S.C. § 7401), is a federal law designed to protect public health and welfare from harmful types of air pollution caused by various vectors in the United States. Thresholds are embodied in National Ambient Air Quality Standards (NAAQS) codified in 40 CFR part 50. NAAQS set the baseline wherein primary standards define, with an adequate margin of safety, the level protective of public health, and secondary standards define the level protective of public welfare. Areas are classified as “attainment” if they meet the NAAQS for a criteria pollutant and “nonattainment” if they exceed the NAAQS. NAAQS are established for common pollutants (Table 3-1), called criteria pollutants, including ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), particulate matter equal to or less than 10 microns in diameter (PM₁₀), particulate matter equal to or less than 2.5 microns (PM_{2.5}), and lead (Pb).

TABLE 3-1. SUMMARY OF NATIONAL AMBIENT AIR QUALITY STANDARDS

		National Standards	
Pollutant	Averaging Time	Primary	Secondary
Ozone (O ₃)	1 hour	--	--
	8 hour	0.07 ppm (137 µg/m ³)	0.07 ppm (137 µg/m ³)
Respirable Particulate Matter (PM ₁₀)	24 hour	150 µg/m ³	150 µg/m ³
	Annual		--
Fine Particulate Matter (PM _{2.5})	24 hour	35 µg/m ³	35 µg/m ³
	Annual	12 µg/m ³	15 µg/m ³
Carbon Monoxide (CO)	1 hour	35 ppm (40 mg/m ³)	--
	8 hour	9 ppm (10mg/m ³)	--
Nitrogen Dioxide (NO ₂)	1 hour	100 ppb (188 µg/m ³)	--
	Annual	0.053 ppm (100 µg/m ³)	0.053 ppm (100 µg/m ³)
Sulfur Dioxide (SO ₂)	1 hour	75 ppb (196 µg/m ³)	--
	3 hour	--	0.5 ppm (1300 µg/m ³)
	24 hour	0.14 ppm (for certain areas)	--
	Annual	0.03 ppm (for certain areas)	--
Lead (Pb)	30 day average	--	--
	Calendar quarter	1.5 µg/m ³ (for certain areas)	1.5 µg/m ³ (for certain areas)
	Rolling 3-month average	0.15 µg/m ³	0.15 µg/m ³

Source: CARB 2016

Notes: ppb = parts per billion; ppm = parts per million; µg/m³ = micrograms per cubic meter; mg/m³ = milligrams per cubic meter; -- = no standard exists

According to USEPA's General Conformity Rule (40 CFR Part 51, Subpart W), any proposed federal action with the potential to cause violations in a NAAQS in a nonattainment or maintenance area must undergo a site-specific conformity analysis to determine if de minimis thresholds could be exceeded. For projects not within nonattainment or maintenance areas an analysis is conducted to determine if net annual emissions from a proposed management action or project are likely to remain below applicable de minimis thresholds. If the project is not expected to exceed any limits, Army guidance requires the preparation of a Record of Non-Applicability for CAA conformity if no CAA Conformity Determination to formally document consideration of air resources. However, if it is possible that de minimis thresholds could be exceeded a CAA Conformity Determination is required to ascertain if emissions coincide with the approved State Implementation Plan (SIP). Failure to conform to the SIP would exclude a proposed project site from further consideration.

In addition to the criteria pollutants, USEPA regulates listed hazardous air pollutants (HAP). USEPA has established National Emission Standards for Hazardous Air Pollutants (NESHAP) and regulates emissions of listed HAPs using source categories that must meet maximum achievable control technology standards to demonstrate compliance.

3.2.2 State and Local Regulations

Since the CAA is a delegated law, local air quality control boards are empowered to set standards more stringent than Federal levels and the law is implemented via these regional air quality control boards. The California Air Resources Board (CARB) and Monterey Bay Air Resources District (MBARD) are the state and local agencies responsible for air quality management in the Proposed Action area, and have primary responsibility for the implementation of NAAQS. CARB and MBARD have adopted rules and regulations to reduce emissions throughout the region.

The California Clean Air Act establishes air quality management standards similar to those used by the federal CAA, but with a focus on California Ambient Air Quality Standards (CAAQS). For select pollutants and averaging periods, the state standards are more rigorous than the national standards. The Global Warming Solutions Act of 2006, California Assembly Bill (AB) 32, codified the state's GHG emissions targets established by California EO S-3-05 (June 1, 2005).

Since the Presidio of Monterey is subject to MBARD permit and rule requirements, MBARD air quality guidelines are used in this analysis (MBUAPCD, 2008). The guidelines provide the following:

- Criteria and thresholds for determining if a significant adverse effect on air quality will result from implementation of a project
- Procedures and modeling protocols for quantifying and analyzing effects on air quality
- Mitigation methods for impacts to air quality

Specific rules applicable to the project may include but are not limited to:

- Rule 424, National Emission Standards for Hazardous Air Pollutants
- Rule 439, Building Removals

In 2017, an updated Air Quality Management Plan (AQMP) was adopted by MBARD to support attainment of CAAQS as required by the Clean Air Act (MBARD, 2017).

3.3 BIOLOGICAL RESOURCES (SENSITIVE VEGETATION COMMUNITIES AND SPECIAL STATUS SPECIES)

For the purpose of this Draft EA, special status species include plants and animals that are listed, proposed for listing, or candidates as threatened or endangered, and/or listed as a species of concern by the U.S. Fish and Wildlife Service (USFWS) or National Marine Fisheries Service (NMFS) under the federal Endangered Species Act (ESA). Species identified by the U.S. Army as species at risk (SAR) which are critically imperiled or imperiled across their range according to NatureServe conservation rank

are also provided management consideration on Department of Defense (DoD) lands including the Presidio of Monterey.

3.3.1 Endangered Species Act

The purpose of the ESA is to protect and recover imperiled species and the ecosystems on which they depend. The USFWS and NMFS share responsibility for implementing the ESA (16 U.S.C. § 153 et seq.). USFWS maintains jurisdiction over terrestrial and freshwater species, while the NMFS implements the ESA for marine and anadromous species. To protect imperiled species the ESA prohibits the “take” of any protected species, defined as any action which may harass, harm (including habitat modification), pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Species which are federally listed as threatened or endangered merit full protection from take under the ESA. While proposed or candidate species do not have the full protection of ESA, the USFWS and NMFS advise project applicants that these species could be elevated to listed status at any time, therefore these species are also considered in this Draft EA. Measures to avoid or mitigate impacts to the species are delineated in the issued Biological Opinion (BO) or concurrence letter.

In 2013, the U.S. Army at the Presidio initiated formal consultation in accordance with Section 7 of ESA, and obtained USFWS BO 8-8-13-F-29 (USFWS, 2013) for the Real Property Master Plan. This 2013 BO specifically addresses the Master Plan’s effects on the federally endangered Yadon’s piperia. The Master Plan included small construction projects and maintenance and repair of existing facilities on the Presidio, specifically including enlarging and/or improving a parking lot. As this project is specifically covered under the 2013 BO and occurs in a highly developed area described in the BO, this project is bound to the terms and conditions outlined therein. The conditions of this BO include avoidance and minimization measures, establishment of conservation areas, and relocation of individual plants. Further discussion of these measures is included in Section 2.1.6. The Proposed Action would be conducted under the 2013 BO, and is therefore subject to these conditions. The Proposed Action is not subject to reinitiation of consultation as the action is not different from what was considered in the opinion and no new species have been listed in the area since the opinion was issued. Surveys will be conducted prior to ground disturbing actions to ensure conditions have not changed significantly, or new species have not appeared. The Monarch butterfly is currently listed as under review with a determination due in December of 2020.

3.3.2 Migratory Bird Treaty Act

The USFWS implements the Migratory Bird Treaty Act (MBTA) (16 United States Code [U.S.C.] Section 703-711). Pursuant to the MBTA it is illegal to take, possess, import, export, transport, sell, purchase, barter, or offer for sale, purchase, any migratory bird, or the parts (including feathers), nests, or eggs of such a bird except under the terms of a valid Federal permit. Legitimate activities which may have an impact to species protected under this act are required to confer with USFWS to ensure that such activities are carried out in a manner that safeguards wildlife.

3.3.3 Bald and Golden Eagle Protection Act

Protection of Bald and Golden eagles is provided under the Bald and Golden Eagle Protection Act (16 U.S.C. Section 668) which is under the authority of USFWS. Under

the Bald and Golden Eagle Protection Act “take” of bald or golden eagles, including their parts, nests or eggs, without a permit issued by the Secretary of the Interior, is prohibited and punishable by criminal penalties. Further, it is prohibited to “disturb” an eagle which is defined as “to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior. “Permits for “take” or possession under this act are typically only granted for scientific, exhibition, or Native American religious purposes.

3.3.4 Executive Order 13751, Invasive Species

Enacted in 2016, EO 13751 amends EO 13112 and directs executive departments and agencies to implement steps to prevent the introduction and spread of invasive species, and to eradicate and control populations of established invasive species.

3.3.5 Executive Order 11990 (1977) Protection of Wetlands

The purpose of EO 11990 is to “minimize the destruction, loss or degradation of wetlands and to preserve and enhance the natural and beneficial values of wetlands.” To achieve this aim, Federal agencies are mandated to consider alternatives to wetland sites and limit potential damage if a planned activity may impact a wetland.

3.4 CULTURAL RESOURCES

Cultural resources can be defined as any physical evidence or place of past human activity including the built environment such as sites, structures, objects; but also include landscapes or natural features which have significance to a group of people traditionally associated with it or containing evidence of past human activity. These areas may be designated as historic and protected by federal, state, and/or local laws.

Projects that involve federal funding or permitting must comply with the provisions of the National Historic Protection Act of 1966 (NHPA), as amended (54 U.S.C. 306108). Cultural resources are considered during federal undertakings chiefly under Section 106 of the NHPA through one of its implementing regulations, 36 CFR 800 (Protection of Historic Properties). Properties of traditional religious and cultural importance to Native Americans are considered under Section 101(d)(6)(A) of the NHPA. Other relevant federal laws include the , American Indian Religious Freedom Act of 1978, Archaeological Resources Protection Act of 1979, and Native American Graves Protection and Repatriation Act of 1989.

3.4.1 National Historic Preservation Act of 1966 (54 U.S.C. §§ 300101 Et Seq.)

NHPA is a Federal Act affirming the National interest of preserving National heritage for future generations by harmonizing the requirements of present and future generations and creating a culture of stewardship over historic resources. Public and private entities are thereby encouraged to work in partnership to preserve historic and prehistoric resources and to utilize all usable elements of the Nation’s historic built environment.

Under Section 106 (16 U.S.C. 470f) of the NHPA, Federal agencies having direct or indirect jurisdiction over a proposed Federal or federally assisted undertaking shall take

into account the effect of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the National Register. While the Advisory Council on Historic Preservation previously declined to participate in consultation in a letter dated 27 December 2013, the Federal agency shall afford the ACHP a reasonable opportunity to comment with regard to such undertaking.

3.4.2 National Register of Historic Places

For a resource to qualify for listing in the NRHP, the resources must be deemed worthy of preservation due to its national significance in American history, architecture, archaeology, engineering, and culture. For a resource to qualify for listing in the California Register of Historic Resources (CRHR), or as a locally significant resource, it must be deemed worthy of preservation due to its significance to California history, architecture, archeology, engineering, and culture.

The U.S. Secretary of the Interior is responsible for establishing professional standards and providing guidance related to the preservation and protection of all cultural resources listed in or eligible for listing in the NRHP.

3.4.3 Archeological Resources Protection Act (16 U.S.C. 470 § et. Seq.)

The purpose of the Archeological Resources Protection Act is to prevent the loss and destruction of any material remains of past human life or activities which are of recognized archeological interest for the present and future benefit of the American people. Materials protected must be at least 100 years in age.

3.4.4 Native American Graves Protection and Repatriation Act of 1990 (25 U.S.C. §3001-3013)

The Native American Graves Protection and Repatriation Act of 1990 (NAGPRA) mandates that Federal agencies in possession of human remains, funerary objects, sacred objects, and objects of cultural patrimony consult with Native American lineal descendants, Indian tribes, and Native Hawaiian organizations on the disposition or repatriation of cultural items. Additionally, NAGPRA requires that Indian tribes or Native Hawaiian organizations be immediately notified and consulted whenever ground disturbing excavations may unexpectedly encounter Native American cultural items, or when Native American cultural items are inadvertently discovered during an undertaking.

3.4.5 American Indian Religious Freedom Act of 1978 (42 U.S.C. §§ 1996 and 1996a)

The American Indian Religious Freedom Act of 1978 (AIRFA) protects the traditional religious practices and beliefs, sacred sites, and the use of sacred objects by ensuring access to sites, use and possession of sacred objects, and the freedom to worship through ceremonials and traditional rites.

3.4.6 Paleontological Resources Preservation Act of 2009

The Paleontological Resources Preservation Act directs the U.S. Secretary of the Interior or the U.S. Secretary of Agriculture to manage and protect paleontological resources on federal land, and to develop plans to inventory, monitor, and derive the scientific and educational use of such resources. It prohibits the removal of paleontological resources from federal land without a permit.

3.5 GEOLOGY AND SOILS

Geological resources are defined as the topography, geology, and geological hazards of a given area. Topography typically describes the elevation, slope, aspect, and surface features found in a given area. The geology of an area includes bedrock materials, mineral deposits, soils, paleontological resources, and unique geological features. The value of soil as a geologic resource lies in its potential to support plant growth, especially agriculture. Mineral resources are metallic or non-metallic earth materials that can be extracted for a useful purpose, such as iron ore that can be refined to make steel or gravel that can be used to build roads. The principal geologic hazards influencing the stability of structures are soil stability and seismic activity.

3.6 HAZARDS AND HAZARDOUS MATERIALS

Hazardous materials include all chemicals listed by the USEPA under the Superfund Amendments and Reauthorization Act of 1986 (40 CFR §355 et seq.). Regulation of hazardous materials and treatment and disposal of hazardous and toxic wastes is designed to protect human health and the environment.

The U.S. Army guidance outlines procedures to facilitate early identification and appropriate consideration of Hazardous, Toxic, and Radioactive Waste (HTRW) problems. When problems are identified, response actions must be acceptable to the USEPA and applicable state regulatory agencies. The lead state regulatory agency in the environmental restoration program for the Presidio is the CCRWQCB, and the Department of Toxic Substances Control, agencies that are under the California Environmental Protection Agency (CalEPA). Locally, the lead regulatory agency for hazardous waste management is the Monterey County Department of Health, Environmental Health Division.

3.6.1 Hazardous Materials Releases

The CERCLA of 1980 (42 U.S.C. 9601 et seq.) regulates hazardous materials releases into the environment that occurred before 1986. Along with the Superfund Amendments and Reauthorization Act of 1986, it establishes the Superfund Program to clean up hazardous waste sites. The DoD's implementing program for Superfund is the Installation Restoration Program (IRP) and is limited to cleanups in the United States.

The IRP is a comprehensive program designed to address contamination from past activities and restore Army lands to usable conditions. The IRP requires the Army to identify, investigate, and clean up hazardous substances, pollutants, and contaminants that pose environmental health and safety risks at active military installations and formerly used defense sites. All IRP sites on the Presidio have been cleaned up with the exception of a closed landfill that has been capped to prevent exposure to the underlying soil. The cap is currently functioning as designed and the Proposed Action would have no impact on the functioning of the landfill cap.

3.6.2 Toxic Substances

The Toxic Substances Control Act of 1976 (15 U.S.C. 2601 et seq.) places restrictions on certain chemical substances, such as chlorofluorocarbons (CFC), polychlorinated biphenyls (PCB), and asbestos. The law imposes restrictions to protect human health

and environmental exposure to these highly toxic substances, requires chemical testing, and regulates the release of these chemicals into the environment.

3.6.3 Hazardous Waste

The Resource Conservation and Recovery Act (RCRA) of 1976, with amendments, establishes regulations to characterize hazardous waste and requirements for transporting, storing, and disposing of hazardous waste. RCRA places “cradle to grave” responsibility for hazardous waste on the generator of the waste. RCRA also covers universal wastes, which are hazardous wastes that are more common and pose a lower risk to people and the environment than other hazardous wastes. Examples of common hazardous wastes are florescent lighting tubes that may contain mercury and potential PCBs found in florescent light fixture ballasts. Federal and state regulations identify universal wastes and provide rules for handling, recycling, and disposing of them (40 CFR Part 273; 22 CCR 66273.1 et seq.). All universal wastes are hazardous wastes, but they are managed under less stringent standards than other hazardous wastes.

3.6.4 Hazard Materials Transportation

The Federal Hazardous Materials Transportation Law of 1988 (49 U.S.C. 100 et seq.), as amended, authorizes the U.S. Department of Transportation to issue interstate and intrastate regulations regarding the transportation of hazardous materials and wastes on public roads. These include packaging, handling, labeling, marking, placarding, and transporting.

3.6.5 Lead-based Paint

Federal, state, and local regulations regulate the management of lead-based paint (LBP) and its associated additives and hazards. U.S. Army policy is to manage LBP in place, unless it presents an imminent health threat, as determined by the installation medical officer, or if operational, economic, or regulatory requirements dictate its removal. U.S. Army policy also imposes requirements to reduce the release of lead, lead dust, or LBP into the environment from deteriorating paint surfaces, building maintenance, or other sources on U.S. Army installations or on U.S. Army-controlled property (Presidio, 2013a).

Wastes undergo characterization to determine if they are classifiable under applicable regulations as hazardous, special, or solid. The U.S. Department of Defense developed guidelines for residential property and LBP requirements (Presidio, 2013a) that primarily address the requirements of Title X, the Residential Lead-based Paint Hazard Reduction Act, a portion of the Housing and Community Development Act of 1992. This guide addresses housing built before 1960 and between 1960 and 1978, child-occupied facilities, and other target housing.

The Presidio has developed the LBP Hazard Management Plan to prevent human exposure to lead hazards through proactive policies that comply with all applicable laws and regulations. The LBP Hazard Management Plan applies to lead-containing paint present in housing and non-housing buildings (Presidio, 2013a).

3.6.6 Asbestos

The federal National Emissions Standards for Hazardous Air Pollutants (NESHAP) regulations establish performance standards for the demolition and renovation of

buildings with asbestos-containing material (ACM) (40 CFR Part 61). Federal, state, and local MBARD rules and policies prefer not disturbing potentially friable ACM, which when dry can be crumbled, pulverized, or reduced to power by hand pressure, and provide removal standards for renovation and demolition projects. During demolition, maintenance, repair, remediation, or renovation of buildings, friable asbestos in ACM can be released into the air. Asbestos fibers can also be released from various building materials, such as pipe and boiler wrap and other insulating materials and acoustic ceiling tiles (Presidio, 2013a). The installation has developed an Asbestos Management Plan to prevent human exposure to asbestos hazards through the implementation of proactive policies that comply with all applicable laws and regulations (Presidio, 2013a).

3.6.7 Radon

No federal regulations require radon testing, but California law requires radon testing and mitigation plans for new construction. The effects of human exposure to radon are uncertain primarily because it is difficult to isolate the effects from particular radiation sources. The widely accepted theory called the linear no-threshold hypothesis states that the effects of radiation can occur at any dose, no matter how small. According to this theory, there is no level of exposure below which adverse effects do not occur. If the theory is correct, all exposure to radiation presents some health risk. The risk of lung cancer caused by exposure to radon through its inhalation is currently a topic of concern.

The U.S. Army has implemented a Radon Reduction Program to determine and control the levels of radon exposure to military personnel and their dependents. According to the Presidio Real Property Master Plan Final EIS (2013), the U.S. Army has completed testing of most of its facilities as part of this program.

U.S. Army policy provides for ongoing radon management efforts. In accordance with Army Regulation 200-1, the U.S. Army maintains and updates records of completed radon assessments and includes radon testing results with real property and housing data to notify tenants and transferees of elevated radon levels. U.S. Army policy provides that indoor radon levels in newly constructed units, units converted to housing, and continuously occupied structures, such as hospitals, located in high-level radon areas are to be tested prior to occupancy. Where elevated levels of radon are encountered, U.S. Army facilities managers are to adhere to abatement measures.

3.6.8 Public Health and Safety- General

This section describes existing public health and safety concerns with regard to wildfires or other safety hazards, high volume of pedestrian and motor vehicle interface, unexploded ordnances, emergency services, and emergency evacuation routes.

The Army Safety Program, Army Regulation 385-10 (U.S. Army, 2014), governs U.S. Army policies, responsibilities, and procedures to protect and preserve U.S. Army personnel and property against accidental loss. The regulation provides for operational safety and safe and healthy work places, and ensures compliance with applicable safety laws and regulations.

Workplace safety applies to on-the-job safety and implements the requirements of 29 CFR Part 1920 et seq. (Occupational Safety and Health Standards). These

requirements include the use of protective clothing and equipment, hazard materials communication, health and safety standards for the workplace, on-the-job reporting requirements, and myriad others designed to protect the health and safety of workers.

The Garrison commander is charged with ensuring the health and safety of the people living and working on the Presidio Installation.

3.7 LAND USE

Generally defined, land use describes the physical use of land. Lands at the Presidio are improved, semi-improved, and unimproved. The improved and semi-improved land uses describe the developed portions of the installation, and the unimproved land uses refer primarily to undeveloped open spaces.

Situated on a sloping hillside above the City of Monterey, the Presidio ranges in elevation from approximately 770 feet above sea level at its highest point in the western part of the installation (commonly referred to as “upper” Presidio), to approximately 30 feet above sea level at its lowest elevation to the east (commonly referred to as “lower” Presidio). In general, land in the lower portion of the Presidio is considered improved and semi-improved, and land in the upper portion is considered semi-improved and unimproved. Improved grounds include roads, structures, buildings, fields and recreational areas, parking lots, and other fully maintained areas. The central and eastern portions of the Presidio, below the 450-foot elevation contour and commonly known as the middle and lower Presidio, are the most heavily developed and are considered improved grounds. Buildings on the middle and lower Presidio provide classrooms and administrative and support functions for the base mission. The lower Presidio is in the Presidio Historic District and a portion of the lower Presidio is leased to the City of Monterey as part of an historic park.

The unimproved upper portion of the Presidio, known as the Huckleberry Hill Nature Preserve, is designated Community under the U.S. Army Land Use Categories. The City of Monterey currently leases and manages the nature preserve with the goal of retaining the forest while providing a recreation area for residents to enjoy for future generations. The City of Monterey also is permitted to use Soldier Field including adjacent baseball fields, located in the lower Presidio, and operates it for recreational use.

The City of Monterey is currently implementing improvements to the Lower Presidio Historic Park per the 2002 Master Plan. The Lower Presidio Historic Park is envisioned as a multicultural interpretive space that will create new opportunities to communicate a spectrum of archaeological and cultural histories.

Existing U.S. Army land use categories on the Presidio include the following:

- Campus/Flex Use – Includes areas used for educational and nonindustrial support activities
- Community – Includes the natural resource conservation areas; the cemetery; and areas for recreational, medical, and commercial activities
- Housing – Includes on-post accompanied personnel housing

- Barracks – Includes on-post, unaccompanied personnel housing with related support facilities and activities
- Leased Land – Currently leased areas including the Huckleberry Hill Nature Preserve, Lower Presidio Historic Park, and Building 566 and the surrounding area.
- Protected Space – Areas having limited potential for development and designated as permanent open space due to sensitive biological or cultural resources
- Open Space – Areas having limited potential for development and designated as permanent open space.

The Presidio has a mix of land uses, a situation common on most U.S. Army posts. Areas adjacent to the Presidio are under the jurisdictions of the cities of Monterey and Pacific Grove, and are zoned for low-density and medium-density residential use (City of Monterey, 2005 [2016a], City of Pacific Grove, 1994).

3.7.1 Coastal Zone Management Act

The CZMA of 1972 created a federal and state partnership for management of coastal resources, where states were encouraged to develop their own Coastal Zone Management Program (CZMP) in order “to preserve, protect, develop and, where possible, to restore or enhance the resources of the Nation’s coastal zone...” In 1972 the California Coastal Commission (CCC) was established by voter initiative and in 1976 California adopted the California Coastal Act (CCA). In 1977, the federal government certified the California Coastal Management Program (CCMP). The CCMP required each local coastal jurisdiction to prepare a local coastal program that includes a land use plan and an implementation program. In the 1980s, the City of Monterey divided its coastal planning area into five subareas – Cannery Row, Harbor, Del Monte Beach, Skyline, and Laguna Grande. Land use plans were prepared for these areas. The Lower Presidio is located within the Harbor Coastal Zone planning area and the Upper Presidio within the Skyline Land Use planning area.

Per the CZMA section 304(1), federal lands are excluded from the coastal zone. However, federally conducted activities on excluded lands that have ‘spillover effects’ on lands, water use, or natural resources of the coastal zone, must be reviewed for consistency with the approved state CZMP. National Oceanic and Atmospheric Administration’s (NOAA) regulations establish the requirements for consistency determinations.

The Proposed Action is not located within the coastal zone and is not anticipated to have any direct or spillover effects on the coastal zone, with implantation of proposed mitigation measures, as discussed in Land Use and Planning, Table 4.2.

3.8 NOISE

Noise or “unwanted sound” can be intermittent or continuous, steady or impulsive, stationary or transient. Noise emanates from vehicular traffic and from project sites during construction. Ambient noise, or the existing background noise environment, can be generated by a number of noise sources, including mobile sources such as automobiles and trucks and stationary sources such as machinery, or industrial

operations. In addition, there is an existing and variable level of natural ambient noise from sources such as wind, streams and rivers, wildlife, and other sources.

Humans or wildlife can be affected by noise either interfering with normal activities or diminishing the quality of the environment. The impact of noise greatly depends upon its characteristics (e.g., loudness, pitch, time of day, and duration) and the sensitivity or perception of the noise receptor. Noise levels heard by humans or wildlife depend on variables such as distance, percentage, and type of ground cover, and objects or barriers between the noise source and the receiver, as well as the atmospheric conditions.

Many factors affect the perception of noise, including pitch, loudness, and the character of the noise. The standard unit of sound amplitude measurement is the decibel (dB). Because the human ear cannot hear all frequencies, a special scale, the A-weighted decibel (dBA) scale, has been devised to relate noise to human sensitivity. The dBA scale de-emphasizes the low- and high-end frequencies and emphasizes those frequencies the human ear is able to hear. Noise levels for typical human activities are shown in Table 3-2 below.

Table 3-2 Typical Noise Levels

Activity or Occurrence	Noise Level (dBA at 3 ft)
Lowest threshold of human hearing	0
Quiet Urban nighttime	40
Quiet Urban daytime	55
Normal Conversation	60
Heavy Traffic (at 300ft)	60

Source: FHWA Noise Handbook, 2017

Noise is typically analyzed based on the following terms:

- L_{eq} – Equivalent energy level. The A-weighted sound level corresponding to a steady state sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1-, 8-, and 24-hour measurement periods
- L_{max} – The maximum A-weighted sound level during the measurement period
- L_{dn} – Day-night average level. A 24-hour average L_{eq} , with the addition of 10 dBA to the sound level during the hours of 10:00 P.M. to 7:00 A.M., to account for greater noise sensitivity of people at night
- CNEL – Community Noise Equivalent Level. A 24-hour average L_{eq} , with the addition of 5 dBA to sound levels from 7:00 P.M. to 10:00 P.M. and the addition of 10 dBA to sound levels from 10:00 P.M. to 7:00 A.M. CNEL is widely used in California and is similar to L_{dn} , except it increases noise levels by 5 dBA between 7:00 P.M. and 10:00 P.M.

Sound traveling over a distance can be affected by many factors. Temperature, humidity, wind direction, barriers such as walls, forests, hills, and absorbent materials, such as soft ground and light snow, are all factors in how sound is perceived at different distances. Noise attenuates from the divergence of sound waves with distance. In general, this mechanism results in a 6-dBA decrease in the sound level with every doubling of distance from a point source.

3.8.1 Noise Control Act

The Noise Control Act of 1972 (Public Law 92-574) establishes a national policy to promote an environment for all Americans that is free from noise that would jeopardize their health and welfare. The act authorized and directed federal agencies to carry out programs to further the policy declared in the Act. Each federal department or agency must comply with federal, state, interstate, and local requirements regarding control and abatement of environmental noise.

To comply with the Noise Control Act, the U.S. Army has established a noise policy as part of Army Regulation 200-1. The major goals of the Army's noise policy are to:

- Control operational noise to protect the health and welfare of people, on- and off-post, affected by all U.S. Army-produced noise, including on- and off-post noise sources,
- Reduce community annoyance from operational noise to the extent feasible, consistent with U.S. Army training and material testing mission requirements, and
- Actively engage local communities in land use planning in areas subject to high levels of operational noise and a high potential for noise complaints.

The U.S. Army's noise policy establishes noise criteria for land use compatibility planning that are specific to aviation sources, impulsive military sources such as artillery, and small arms firing ranges. None of these categories of noise directly applicable to the types of noise sources associated with the Presidio, which are primarily related to construction and ground-based transportation. The Army's operational noise policy states, "Transportation and industrial noise will be assessed on a case by case basis using appropriate noise metrics, including U.S. Department of Transportation guidelines."

3.8.2 City of Monterey Noise Ordinance

The City of Monterey noise regulations consist of a set of noise performance standards that apply to all land use classifications in all zoning districts. All uses and activities shall comply with the provisions of the Monterey Noise Regulations (Section 38-111). Decibel levels shall be compatible with neighboring uses and no use shall create ambient noise levels, which exceed the noise standards shown in Table 3-3.

Table 3-3 City of Monterey Maximum Noise Level Standard by Land Use

Zone of Property Receiving Noise	Maximum Decibel Noise Level (dBA)
Open Space District	60
Residential District	60
Public and Semi-public District	60
Commercial District	65
Industrial District	70
Planned Development	Study Required

Source: Monterey City Municipal Code Section 38-111

Duration and Timing

The noise standards shall be modified as follows to account for the effects of time and duration on the effect of noise levels:

- In residential districts, the noise standard shall be 5 dBA lower between 10:00 P.M. and 7:00 A.M.
- Noise that is produced for no more than a cumulative period of five minutes in any hour may exceed the standards above by 5 dB.
- Noise that is produced for no more than a cumulative period of one minute in any hour may exceed the standards above by 10 dB.

3.9 UTILITIES AND SERVICE SYSTEMS

Utilities for the purpose of this analysis includes existing regulations governing wastewater, stormwater, and solid waste on the Presidio Installation.

3.9.1 Wastewater and Stormwater

The federal Water Pollution Control Act (Public Law 92-500) or CWA was promulgated in 1972 following a series of legislative efforts to establish water pollution control laws in the CWA Section 402, NPDES Permit Program, authorizes the issuance of individual or general permits to control municipal and industrial point source discharges, including those from wastewater and stormwater. The federal government has full authority to issue NPDES permits but may delegate the permit program to the state. California has the authority to issue NPDES permits.

The Strategic Plan Update 2008-2012 for the SWRCB includes a priority to increase sustainable local water supplies available for meeting existing and future beneficial uses by one million acre feet per year (afy) by 2020 and by at least two million afy, in excess of 2002 levels. The Health and Safety Code, the Water Code, and Title 22 and Title 17 of the California Code of Regulations (CCR) contain regulations for the treatment, use, and distribution of reclaimed water.

California's primary statute governing wastewater is the Porter-Cologne Act with numerous amendments and additions since initial adoption. The Porter-Cologne Act

grants the SWRCB and nine California Regional Water Quality Control Boards (RWQCB) power to protect water quality. The Act is the primary vehicle for implementation of California's responsibilities under the federal CWA. The Porter-Cologne Act grants the SWRCB and RWQCBs authority and responsibility to adopt plans and policies, regulate discharges to surface and groundwater, regulate waste disposal sites, and require cleanup of discharges of hazardous materials and other pollutants.

3.9.2 Solid Waste

The USEPA regulates the management of non-hazardous solid waste according to RCRA, Subtitle D. Under RCRA, the USEPA is also in charge of regulating the handling and disposal of hazardous wastes.

Under the jurisdiction of the CalEPA, the California Integrated Waste Management Board (CIWMB) is charged with managing solid waste. Title 14, Chapter 3, of the CCR addresses minimum standards for solid waste handling and disposal (CIWMB, 2008).

The California Integrated Waste Management Act of 1989 (AB 939) required diversion of 50 percent of all solid waste from landfill disposal or transformation by January 1, 2000, through source reduction, recycling, and composing activities. AB 341 updates this policy goal of not less than 75 percent diversion by 2020.

3.10 WATER RESOURCES

Water resources as defined in this assessment are sources of water available for use by humans, flora, or fauna, including surface water, groundwater, nearshore waters, wetlands, and floodplains. Surface water resources, including but not limited to, stormwater, lakes, streams, rivers, and wetlands, are important for economic, ecological, recreational, and human health reasons. Groundwater is classified as any source of water beneath the ground surface and may be used for potable water, agricultural irrigation, and industrial applications. Near-shore waters can be directly affected by human activity, and are important for human recreation and subsistence. Wetlands are habitats that are subject to permanent or periodic inundation or prolonged soil saturation, and include marshes, swamps, and similar areas. Areas described and mapped as wetland communities may contain small streams or shallow ponds, or pond/lake edges. Water quality describes the chemical and physical composition of water as affected by natural conditions and human activities. Floodplains are relatively flat areas adjacent to rivers, streams, watercourses, bays, or other bodies of water subject to inundations during flood events.

3.10.1 Clean Water Act

The federal CWA includes provisions for improving surface water and stormwater quality. Under the CWA, discharge of pollutants from point sources or non-point sources such as construction sites into navigable waters is prohibited unless the discharges are in compliance with an NPDES permit. The permitting process in California is described below under California Stormwater Permitting.

3.10.2 Safe Drinking Water Act

Enacted in 1974, the Safe Drinking Water Act gave the USEPA the authority to establish drinking water regulations to protect human health from contaminants in the nation's drinking water supply (Title XIV Part B). As a result, the USEPA set primary health-based and secondary aesthetic-based drinking water standards. The primary drinking water standards are contaminant-specific standards and known as Maximum Contaminant Levels. They are enforceable at the federal level. Secondary standards are non-enforceable guidelines for contaminants that may cause cosmetic or aesthetic effects, such as taste or color.

3.10.3 Energy Independence and Security Act

Title IV, Subtitle C, Sections 431 through 437 of EISA (2007) contains goals and requirements for implementation of water conservation technologies that are life-cycle cost-effective. High-performance green building credit is given for promoting efficient and sustainable use of water.

3.10.4 National Marine Sanctuary Act

The Marine Protection, Research, and Sanctuaries Act of 1972, as amended, also known as the National Marine Sanctuaries Act, established the National Marine Sanctuary program to identify, designate, and manage areas of the marine environment of special national, and in some cases international, significance due to their conservation, recreational, ecological, historical, research, educational, or aesthetic qualities. The Monterey Bay National Marine Sanctuary consists of approximately 4,016 square nautical miles of coastal and ocean waters, and submerged land thereunder, in and surrounding Monterey Bay off the central coast of California. The Davidson Seamount Management Zone is also part of the sanctuary. All Department of Defense activities must be carried out in a manner that avoids to the maximum extent practicable any adverse impacts to sanctuary resources and qualities.

3.10.5 Porter-Cologne Water Quality Control Act

California's Porter-Cologne Water Quality Control Act granted statutory authority to the SWRCB and the nine RWQCBs operating under the SWRCB. Per the California Water Code, the SWRCB regulates statewide water quality standards programs and is responsible for the allocation and determination of surface water rights. The Monterey Bay area is under the jurisdiction of the CCRWQCB, which has the authority to implement water quality protection standards by issuing permits for discharges to waters in its jurisdiction. Water quality objectives for receiving waters in Monterey County are specified in the Basin Plan prepared by the CCRWQCB in compliance with the federal CWA and the state Porter-Cologne Act.

3.10.6 Title 22 California Code of Regulations

The California Department of Public Health's recycled water regulations set standards for use of recycled water, including use of recycled water for irrigation, flushing toilets and urinals, among other uses, as given below. The State of California's published codes should be referenced for official and most current standards.

3.10.7 National Sanitation Foundation/American National Standards Institutes (NSF/ANSI-350)

The NSF/ANSI-350 standards was established to set clear, rigid, yet realistic guidelines for water reuse treatment systems. NSF/ANSI-350 sets forth is a comprehensive method of evaluation and effluent quality criteria that has national level recognition (through the American National Standards Institute). NSF/ANSI-350 covers systems that treat greywater (bathing, laundry, etc.) and calls for a high level of water quality testing independent of the treatment methodology used. NSF/ANSI publications should be referenced for official and most current standards.

3.10.8 Sustainable Groundwater Management Act

In September 2014, California Governor Jerry Brown signed a three-bill package known as the Sustainable Groundwater Management Act (SGMA) into law. SGMA establishes a framework for local groundwater management and requires local agencies to bring overdrafted basins into balanced levels of pumping and recharge.

The California Statewide Groundwater Elevation Model (CASGEM) Priority List ranks groundwater basins across the state with assessment rankings of High, Medium, Low, or Very Low. In unmanaged groundwater basins, SGMA requires the formation of locally-controlled Groundwater Sustainability Agencies (GSA). GSAs are responsible for developing and implementing Groundwater Sustainability Plans (GSP) to guide groundwater management decisions and ensure long-term sustainability in their basins. In adjudicated basins, but the court-identified watermaster serves the purpose of the GSA, and the adjudication Judgment serves as the GSP. The Seaside Area Groundwater Subbasin, from which CalAm obtains a portion of its water supply, is an adjudicated basin (Seaside Basin Watermaster, 2016).

3.10.9 California Stormwater Permitting

In California, the Stormwater Construction General Permit authorizes discharges of stormwater associated with construction activities that are in compliance with all requirements and conditions of the Stormwater Construction General Permit. All discharges are prohibited except stormwater and non-stormwater discharges specifically authorized in the General Permit. For each Construction Project that disturbs one acre or more, permit registration documents would be prepared and submitted to the SWRCB and would include a Notice of Intent, risk assessment, site map, SWPPP, a signed certification statement, and payment of fees.

The California Stormwater General Permit is a risk-based permit that establishes three levels of risk possible for a construction site. Risk is calculated in two parts: (1) project sediment risk, and (2) receiving water risk. The findings of the risk assessment would determine the potential pollutant hazards associated with the site (i.e., Risk Level 1, 2, or 3) and establish the specific compliance conditions and requirements of the permit. A SWPPP must be developed prior to construction to address the control of pollutant discharges using BMPs. It must also provide steps to monitor the Construction Project with visual and weekly pre- and post-rain event monitoring. Numerical limits ("action levels") for pollutants in stormwater samples from construction sites would be monitored based on the risk level determined by the risk assessment. Following the completion of the project construction, the site must meet the conditions for Termination of Coverage

through a certification process that ensures the site is stabilized and there is no potential for post-construction-related stormwater discharges.

On September 2, 2012, new post-construction standards went into effect, and post-construction and long-term maintenance plans must be developed (SWRCB Order No. 2012-0006-DWQ; NPDES No. CAS000002) for construction projects on the Presidio. The post-construction standards require dischargers to comply with permit runoff reduction requirements by demonstrating non-structural and structural controls that replicate the pre-project water balance.

In addition to the NPDES Construction General Permit for projects that disturb one or more acres, the Presidio is covered under NPDES General Permit No. CAS000004 (Water Quality Order No. 2013-001-DWQ), Waste Discharge Requirements for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems (MS4). This permit prohibits non-stormwater discharges to the municipal stormwater system. The permit requires permittees to develop, implement, and enforce a program to prevent construction site discharges of pollutants and impacts on beneficial uses of receiving waters. The program shall include the development of an enforceable construction site storm water runoff control ordinance for all projects that disturb less than one acre of soil. The construction site storm water runoff control ordinance shall include, at a minimum, requirements for erosion and sediment controls, soil stabilization, dewatering, source controls, pollution prevention measures and prohibited discharges.

The NPDES Small MS4 General Permit also requires permittees to manage post-construction stormwater. The management program shall include site design measures, source control measures, LID design standards, and hydromodification measures. The site design measures may include stream setbacks and buffers, soil quality improvement and maintenance, tree planting and preservation, rooftop and impervious area disconnection, porous pavement, green roofs, vegetated swales, or rain barrels and cisterns. Source control measures may include controlling or eliminating pollutant discharges from accidental spills or leaks, interior floor drains, parking and storage areas, outdoor pesticide use, pools, spas, ponds, and other water features, food service operations, refuse areas, fuel dispensing areas, or non-storm water discharges. LID design standards include a site assessment to determine areas most suitable for development and areas to be left undisturbed, to preserve areas that can promote infiltration, to limit overall impervious coverage of the site, to set back development from creeks, wetlands, and riparian habitats, to preserve significant trees, to conform the site layout along natural landforms, to avoid excessive grading and disturbance of vegetation and soils, to replicate the site's natural drainage patterns, and to detain and retain runoff throughout the site. The hydromodification measures require that projects that create and/or replace one acre or more of impervious surface shall limit post-project runoff to the pre-project flow rate for the 2-year, 24-hour storm.

3.10.10 State Water Resources Control Board Order No. 95-10

The SWRCB adopted Order No. 95-10, Order on Four Complaints Filed Against the California-American Water Company, Carmel River, Monterey County, in 1995 to address complaints of over-pumping of the Carmel Valley Groundwater Basin

(Department of Water Resources [DWR] Basin #3-7). SWRCB Order No. 95-10 was filed against CalAm, which supplies water to the Monterey Peninsula, including the Presidio, for unauthorized diversion of water from the Carmel River in Monterey County. The Order stated that CalAm was diverting 10,730 afy from the Carmel River without a valid water right and needed to reduce its pumping by that amount. CalAm was thus forced to find an alternate water source to replace approximately 75 percent of its annual supply. CalAm has implemented water conservation measures to reduce demand and has increased its pumping from the nearby Seaside Area Subbasin to supplement its water supply. However, the Seaside Area Subbasin has since been adjudicated and pumping from the aquifer is restricted. CalAm operated in the Monterey district under the terms of SWRCB Order No. 95-10 from July 1995 to October 20, 2009.

3.10.11 Monterey County Superior Court – Seaside Area Subbasin Adjudication

The Seaside Area Subbasin (DWR Basin #3-4.08), part of the Salinas Valley Groundwater Basin, was adjudicated in 2006 due to overdraft conditions (California American Water v. City of Seaside, et al., Super. Ct. Monterey County, 2006, Case No. M66343). In this case, the court decided the amount of groundwater that could rightfully be extracted by each landowner or party overlying the groundwater basin. The court also appointed a watermaster to oversee the judgment. Long-term pumping to meet demands in the Monterey area had caused a long-term decline in water levels that resulted in seawater intrusion in some groundwater aquifers of the Salinas Valley Groundwater Basin. The conditions were exacerbated when SWRCB Order 95-10 limited the available supply from the Carmel Valley Groundwater Basin, resulting in increased production in the nearby Seaside Area Subbasin (Presidio 2013a). CalAm must implement the requirements of the groundwater basin adjudication that include reducing pumping from the Seaside Groundwater Basin from approximately 1,876 afy in 2016 eventually to approximately 1800 to 2060 afy (CalAm's share of the Perennial Natural Safe Yield of the Seaside Groundwater Basin), and replenishing the Seaside Groundwater Basin as required by the adjudication.

3.10.12 State Water Resources Control Board Cease and Desist Order WR 2009-0060

On October 21, 2009, the SWRCB issued CDO WR 2009-0060, Authorizing and Imposing a Moratorium on Certain New or Expanded Water Service Connections for the California-American Water Company in its Monterey District, to prescribe a series of significant cutbacks to CalAm's pumping from the Carmel River alluvial aquifer from 2010 through December 2016. Under the SWRCB CDO, CalAm's customers may be subject to water rationing, a moratorium on water permits for new construction and remodels, and fines if pumping limits are exceeded. For water year 2011, the CDO set a production limit of 10,429 afy, about 856 afy less than water year 2009. In water year 2012, the pumping limit was reduced by another 121 afy. By 2016, CalAm was required to reduce its water withdrawals to 3,376 afy, a 70 percent decrease from the water withdrawal in 2009 of 10,730 afy. Recently, the SWRCB issued an amendment to extend CalAm's CDO until December 31, 2021 (Order WR 2016-0016). The revised order accommodates the anticipated pace of approval and implementation of several proposed projects, including: the Monterey Peninsula Water Supply Project, the Pure Water Monterey Ground Water Replenishment Project, and the Aquifer Storage and

Recovery project. The revised order maintains an Effective Diversion Limit of 8,310 afy through 2021, contingent on the achievement of milestones towards the proposed water supply projects. For each milestone that is missed, the Effective Diversion Limit is reduced by 1,000 afy until the diversion is reduced down to the legal limit.

3.10.13 Regional Water Management Agencies and Local Water Purveyors

Water at the Presidio is supplied by the private water purveyor CalAm within the jurisdiction of the MPWMD and all water users are subject to the City of Monterey's overall water production limit. Water supply is part of the City of Monterey's water allocation from the MPWMD, and new water permits are subject to MPWMD's permit requirements including water efficiency standards (Rule 142) and Water Efficient Landscape Requirements (Rule 23) (MPWMD, 2017).

Other potential water supply sources are regularly evaluated by the regional water management agencies and local water purveyors.

4. Affected Environment and Environmental Consequences

4.1 ANALYSIS APPROACH

In accordance with NEPA guidelines only resources which could be potentially impacted by the proposed action are analyzed in detail in this section. All potentially relevant resources were initially considered, however, those which were unlikely to be affected by the action were excluded from further analysis. Information for this analysis was taken from the Presidio Integrated Water Sustainability Concept Plan Programmatic Environmental Assessment, and from Federal, State, County and local online databases. No new major physical data collection efforts were conducted for this EA.

Significance criteria developed are based on quantitative criteria derived from specific numerical limits established by regulation or industry standard where possible. However, for some resource categories quantitative criteria do not exist. In these instances qualitative criteria were used in establishing significance criteria based on the vision and goals outlined by the regulatory setting. Impacts are classified as significant or not significant based on the significance criteria. Significant impacts are those that would exceed the quantitative or qualitative limits of the established criteria.

In accordance with NEPA, direct, indirect, and cumulative effects are considered in this analysis. CEQ regulations define direct effects as those that are “caused by the action and occur at the same time and place”, whereas indirect effects are those that occur “later in time or farther removed in distance, but are still reasonably foreseeable”(40 CFR 1508.8). Cumulative effects (40 CFR 1508.7) are those that result “from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions.”

4.2 RESOURCE AREAS EXCLUDED FROM FURTHER ANALYSIS

Consistent with NEPA implementation regulations and guidance, this Draft EA analysis focus on those resources most likely to be impacted by the proposed action. Further impacts are discussed in proportion to their significance. The Presidio concluded that the Proposed Action would result in no impacts or negligible impacts to the resource areas identified in Table 4-1 and they are not considered further in this Draft EA.

Table 4-1: Resource areas not discussed further

Resource Area	Rationale
Agriculture and Forestry Resources	The Presidio lies in the middle of a developed area which has not been farmed in quite some time. Maps provided by the California Department of Conservation do not identify any prime farmland, unique farmland, farmland of statewide importance on the Presidio (2016). There is no Williamson Act contract that affects the project site

Resource Area	Rationale
	<p>according to the County Assessor's Office. Likewise, NRCS does not identify any capable agricultural soils on the entirety of the Presidio (2019). There is no active forest land in the vicinity of the Presidio. The County of Monterey identifies the Presidio and the surrounding area as zoned urban and within the city limits (County of Monterey, 2010), except the Huckleberry Nature Preserve, which is zoned as other land. The project does not propose to rezone any areas. Therefore this resource category was excluded from further analysis.</p>
Environmental Justice	<p>According to the American Communities Survey (ACS), the median income of Monterey County is \$63,000 per year, with 11 percent of families living below the poverty line for the last 12 months. According to JusticeMap.org, the average income adjacent to the project area is \$61-69,000 per year, which is in line with the county average. In addition, racial and ethnic distribution adjacent to the project area is consistent with the county distribution (Kreider, 2016). This project would not result in the generation of any disproportionately high, adverse human health or environmental effects on minority, tribal or low income populations. The proposed project would occur within the confines of the installation, and since the area is already used for parking, no new stressors (e.g. light, noise, tailpipe emissions) would be introduced to the area.</p>
Land Use and Planning	<p>The Proposed Action will be conducted entirely within the boundary of the Presidio of Monterey. The Presidio of Monterey Real Property Master Plan (RPMP) and the Presidio of Monterey Integrated Water Sustainability Concept Plan (IWSCP) identify the trajectory and</p>

Resource Area	Rationale
	<p>major goals for development on the installation in addition to higher level governance documents. The RPMP identifies accommodating the growth of DLIFLC as a high priority. The IWSCP identifies the use of stormwater abatement projects as a priority of the installation. Therefore, as the impacts of this project are consistent with the governing plans, no further analysis was conducted.</p> <p>The Proposed Action will not have any direct negative impacts on coastal zone resources as it is located outside of the coastal zone boundary and no spillover effects are anticipated. Public coastal access and recreation will not be affected. Impacts to the marine environment are not anticipated as stormwater Best Management Practices (BMPs) will reduce the risk of runoff during construction and long-term effects of the new LID features would be beneficial to improving the water quality in the Monterey Harbor. Land resources are not anticipated to be affected as the Proposed Action is located within the already disturbed area and will not impact environmentally sensitive habitat areas; long-term effects of adding native vegetation and increasing infiltration will be beneficial to the habitat. Consultation with SHPO and tribes has occurred under NHPA. There are no known archeological or paleontological resources in the project area. Therefore, the Proposed Action does not have the potential to impact coastal zone resources.</p>
Mineral Resources	<p>According to maps prepared by the U.S. Geological Survey, there are no major mineral deposits or critical minerals in the vicinity of the proposed project area. Past mines nearby include the now closed</p>

Resource Area	Rationale
	<p>Jefferson Street Quarry which produced broken and crushed stone (USGS, 2018), less than one mile away, as well as the reclaimed Sand City Pit Mine (CGS, 2016), approximately three linear miles away. Historically, sand was quarried from the upper Presidio, however, these areas are now part of the Huckleberry Nature Preserve, and no future quarry is planned (Presidio, 2013). Therefore, the project is not within the vicinity of a site being used for current or future aggregate or sand production. The nearest active aggregate production site is the Pine Canyon Quarry located in Carmel Valley, approximately 15 miles away. There are no other mining sites for any type of mineral located in the vicinity of the project based on information from the California Geological Survey or the USGS. Therefore, the project has no potential to result in the loss of availability of a known mineral resource.</p>
Population and Housing	<p>This project would not develop new homes or business nor extend infrastructure into underdeveloped or undeveloped areas. The project would not displace any existing housing, change any zoning, or displace any people. The constructed parking lot would be built over an existing parking lot and industrial buildings, and there are no human settlements on the project site. Therefore the project has no potential to result in substantial growth, or have any other impacts on population or housing.</p>
Public Services (including schools)	<p>This project would not trigger an increase in human population to the area, nor an increased human use of the area, nor fundamentally alter traffic routes or patterns. Therefore there would not be any impacts to schools, parks, fire or</p>

Resource Area	Rationale
	police services, or any other public services.
Recreation	Since this project would not trigger an increase in human population to the area, nor an increased human use of the area, and the project of and by itself does not result in the need for new recreational facilities, there would not be any impacts to recreation from the completion of this project.
Socioeconomics	This project would not generate appreciable, new permanent economic activity. Some temporary economic activity would be generated to the extent of completion of construction, however, due to the small scale and short duration of this project, the impact is expected to be negligible.
Traffic and Transportation	The Proposed Action would generate some construction-related vehicle trips within the Presidio and the surrounding area. However, these trips would be minor and short-term. Further, appropriate scheduling and arrangement of detours would make any impacts to traffic negligible, as the installation has multiple ingress and egress routes. Long-term traffic levels would benefit from the realignment of Stilwell road on the Presidio or in the surrounding area.

4.3 AESTHETICS

4.3.1 Affected Environment

The proposed project area is located on the Presidio of Monterey U.S. Army Garrison within Monterey County, California. According to county statistics approximately 3-5 million people visit Monterey County annually. Popular destinations include Fisherman's Wharf, the Cannery and the Monterey Bay Aquarium. Tourism is listed as a core area of the economy, and an economic pillar which supports the community (Monterey County, 2015). In particular, the county lists expansion of eco-recreation which is driven by the natural beauty of the county in addition to agricultural attractions, and edu-tourism, which focuses on tourism which is driven by social interest in historical features,

scientific inquiry, and academic institutions (Monterey County, 2015). The Pacific Coast Highway, California State Route 1, is a federally designated Scenic Byway and Highway 101 is an eligible State Scenic highway.

The Presidio possesses unique visual character due to the presence and arrangement of its contributing features including the designated historic district, Huckleberry Nature Preserve, charismatic military features such as a cemetery and soldier field, large mature trees, landscaping, and some Spanish style architecture.

4.3.2 Environmental Consequences

Potential impacts to aesthetic and visual resources are considered significant if the Proposed Action would substantially degrade the natural or constructed physical features of the Presidio, or other nearby aesthetic resources, which provide the area its character and value as an environmental resource.

Aesthetics are inherently qualitative. Therefore development of quantitative metrics which assess impacts to aesthetics are not always possible. Criteria for significance as well as a summary of impacts by alternative are summarized in Table 4-2.

Criteria for significance to impacts to aesthetics are: number of Presidio areas impacted, distance perceivable, vectors by which the change can be perceived, and duration of impact. Since the aesthetic quality of the Presidio is largely judged as a whole, those actions which impact more than one sector are most likely to have a net negative impact on the visual character. The distance at which a change to the aesthetic character is perceivable directly relates to how many people are likely to be impacted by the change. Similarly, the Presidio may be experienced in more than one way through multiple senses. The ambience of a place is built upon how all of these elements interact to create the distinct look and feel of an area. Therefore, if an action changes the character of a place as perceptible by more than one sense, it is more likely to impact overall character of the place. Finally, short term impacts to areas are less likely to degrade the character of a place than long term or permanent impacts.

Analysis of distance at which a change in viewshed was perceptible was conducted using the Viewshed 3D analyst tool in ArcMap 10.1. Raster data was obtained using Digital Elevation Models (DEM). The Sloat Monument, Oak Newton Park, and Soldier Field were chosen as viewpoints for the analysis. These points are high in elevation, publicly accessible, and/or locations where people would be seeking an aesthetically pleasant experience. Height offset was set at five feet above ground.

Table 4-2: Aesthetic elements impacted by alternative

Action	Number of Presidio aesthetic features impacted		Distance at which changes are perceptible	Vectors by which the change can be detected	Duration of impact
Proposed Action	(1)	Demolition of buildings	Within the Proposed Project Area*	Visually	Temporary and Permanent
Alternative 1	(3)	Demolition of buildings, removal of mature trees, urban heat island effect	Within the Proposed Project Area, and up to 0.15 miles away	Visually, temperature	Permanent
No Action	0		Not applicable	None/ No change	None

4.3.2.1 Alternative 1- Proposed Action

The Proposed Action would demolish buildings 279, 281, 282, 283 and construct a parking lot entirely within the footprint of the demolished buildings and the existing parking area. The new lot would utilize LID features such as landscaping and/or bioretention swale in the islands between the parking lanes, permeable pavement, and curb cuts to redirect water flow to reduce amount of runoff.

The proposed action would impact the Presidio's designated historic district aesthetic feature. The primary vector by which this feature would be impacted is visually. Based on a viewshed analysis conducted in ArcGIS, these changes would be perceptible only within the project area from standard eye level, five feet above ground surface (Figure 4-1). The large mature trees surrounding the area currently screen the project area from viewing. The topography of the installation also contributes to this effort, however, should the trees be removed, the demolition of the buildings would be apparent from Soldier Field and from Oak Newton Park. Due to the hilly topography of the installation, the project area is not visible from Sloat Monument. These changes would also be detectible from remote sensing imagery, however, the change would be imperceptible due to the scale of the landscape being observed.

The short-term visual impacts would result from ground disturbance; the presence of workers, vehicles, and equipment; and the generation of dust and vehicle exhaust associated with the removal of debris and material and project construction. Long term impacts would result from the loss of the four demolished buildings. Adjacent property owners would have an increased view to the south. However, views to the north, east, and west would not be affected by this project.

In addition, installation of the LID features, permeable pavement, bioswales and other landscaping would result in an aesthetically pleasing parking lot, which would be a benefit to the existing area. Use of permeable pavements would result in reducing nighttime urban temperatures as the air voids in the pavement structure provide an insulating effect. In total, this alternative would result in a beneficial impact to aesthetics.

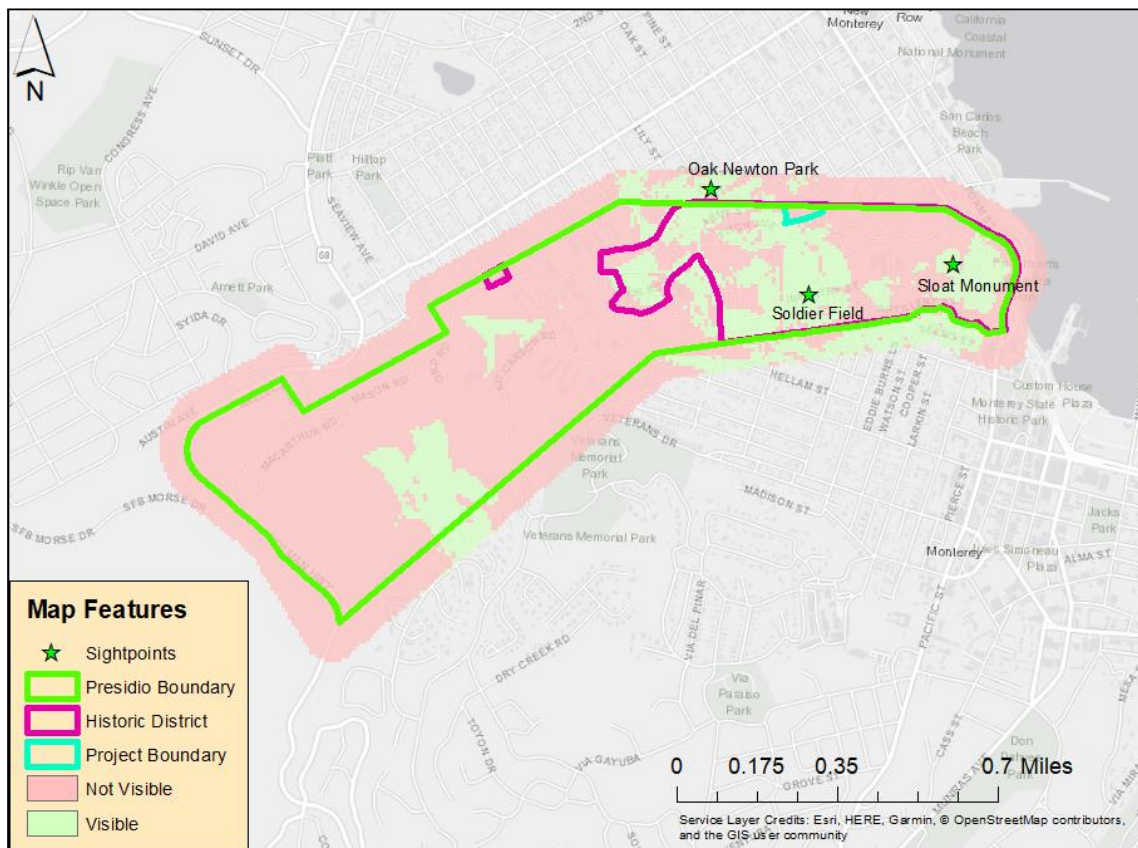


Figure 4-1: Results of viewshed analysis

4.3.2.2 Alternative 2- Conventional Parking Lot

Under alternative 2, the same four buildings would be demolished and a conventional style parking lot would be constructed. The short term construction impacts would be the same; however, the long term impacts would differ. In addition to the loss of the buildings, it is likely that the large mature trees would not be retained, and since the bioswales would not be installed, there would be a permanent impact to the landscaping of the Presidio due to a permanent reduction in greenspaces and an increase in unadorned paved areas. These changes would be detectable visually, however, because standard asphalt would be used in lieu of permeable pavement, the urban heat island effect would also be exacerbated. In total, impacts to aesthetics from this alternative are less than significant.

4.3.2.3 Alternative 3- No Action

Under the No Action Alternative the Presidio would not demolish the four buildings, and parking capacity would remain the same. Haphazard parking would continue,

contributing to a disorderly appearance. No new impacts would occur to aesthetic resources on the Presidio.

4.3.2.4 Avoidance, Minimization, and/or Mitigation Measures

None of the impacts discussed above rise to the level of significance, however, the following best management practices (BMP) could be implemented to further reduce impacts:

Aesthetic Resources (AR) BMP -1: Retention of mature large trees and use of night-sky friendly parking lot lighting would reduce the geographic area of impacts to aesthetic resources.

4.4 AIR QUALITY

4.4.1 Affected Environment

Impacts to the air quality environment require consideration of climate, topography, and local air quality conditions, as these factors interact to create the air volume experienced by sensitive receptors.

4.4.1.1 Climate

The Proposed Action is located in the Monterey Bay Unified Air Pollution Control District (MBUAPCD), now known as MBARD, which includes Monterey, Santa Cruz and San Benito counties. These counties form the North Central Coast Air Basin (NCCAB). The climate of Monterey County is temperate with abundant fog in the summer and clear days in the spring and fall. Average annual rainfall is 19.7 inches (most occurs between November and April). Average annual temperature is 56.5 degrees Fahrenheit (°F), with an average maximum temperature of 65°F and average minimum temperature of 48°F (Western Regional Climate Center 2016).

4.4.1.2 Topography

Monterey County possesses a rugged topography with the lowest elevations ranging from sea level to the highest elevations of over 5000 feet (USGS, 2018). Topographic analysis performed using ArcGIS indicate that elevations are lowest in the west and rise to the south and east due to the presence of the Central California Coast Ranges. Specifically, to the south, the Santa Lucia ranges rise to a maximum of 5,857 feet at Junipero Serra Peak with the Monterey peninsula extending out into the bay. To the east, the Diablo Ranges host elevations of up to 5,241 feet at San Benito Mountain. Nested in between the two mountain ranges is the Salinas valley which hosts rolling hills around the Salinas River.

4.3.1.2 Local Air Quality Conditions

The existing air quality conditions in the Proposed Action area can be characterized by regional monitoring data. Information obtained from the monitoring stations near the Presidio for the three-year time period 2015 through 2018 indicate that air quality in the region is relatively good, with few violations of the NAAQS and CAAQS (CARB 2019). Over time, exceedances have decreased markedly, of the period monitored, only 2016 experienced more than one exceedance for 8 hour ozone.

Areas are classified as either attainment or nonattainment with respect to NAAQS and CAAQS based on local monitoring data. If a pollutant concentration is consistently lower

than the federal or state standard, the area is classified as being in attainment of the standard for that pollutant. If a pollutant violates the standard for several consecutive years, the area is considered a nonattainment area. If an area is in nonattainment for a particular pollutant, but has three or fewer exceedances of the standards for that pollutant in the last year, the area is considered a nonattainment-transitional area. Finally, regions previously designated as nonattainment areas that since have obtained attainment, are designated maintenance areas.

The USEPA has classified the NCCAB, including Monterey County, in attainment for all pollutants under the federal NAAQS. CARB has classified the NCCAB under CAAQS as a nonattainment-transitional area for the state ozone (O₃) standards, a nonattainment area for particulate matter less than 10 microns in diameter (PM₁₀) standard, and an attainment area for the state standards of particulate matter less than 2.5 microns in diameter (PM_{2.5}), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and lead (Pb).

4.4.1.3 Sensitive Receptors

Sensitive receptors or populations are more vulnerable to air pollution effects than the general population. Sensitive receptors near localized air pollution sources are of particular concern. Typically, sensitive receptors include residences, schools, childcare centers, athletic facilities and playgrounds, churches, and long-term care/rehabilitation centers. There are numerous sensitive receptors to the north of the proposed project site including a Kindercare learning facility, two county parks, and residences ranging from 50 feet away to about a quarter of a mile.

4.4.2 Environmental Consequences

Analysis of the project's air quality effects follows the guidance and methodologies recommended in the MBARD CEQA Air Quality Guidelines (2008). The MBARD CEQA Air Quality Guidelines identify potentially significant impacts if the project may:

- Conflict with or obstruct implementation of the applicable air quality plan (MBARD's 2016 Air Quality Management Plan [AQMP]);
- Violate any air quality standards or contribute substantially to an existing or projected air quality violation;
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed qualitative thresholds for ozone precursors);
- Expose sensitive receptors to substantial pollutant concentrations;
- Create objectionable odors affecting a substantial number of people.

Specifically, construction impacts from a project are considered significant if they:

- Cause a violation of PM₁₀ air quality standards nearby or upwind of sensitive receptors, based on whether the project would:
- Emit greater than 82 lbs/day of PM₁₀ if located nearby or upwind of sensitive receptors;

- Use equipment that is not “typical construction equipment” as specified in Section 5.3 of the MBARD CEQA Guidelines.

MBARD has also issued criteria for determining the level of significance of long-term, operational impacts. However, this project does not propose any operational uses or post-construction activities that would result in long-term impacts to air quality.

A project would conflict with or obstruct implementation of the MBARD 2016 AQMP for the Monterey Bay Region if it is inconsistent with the plan’s growth assumptions, in terms of population, employment, or regional growth in vehicle miles traveled. By extension, projects that result in an increase in population inconsistent with local community plans would also be considered inconsistent with the AQMP. This project would not impact population, employment, or regional growth in vehicle miles traveled, therefore this project is not in conflict with the AQMP.

The California Emissions Estimator Model (CalEEMod), version 2016.3.1, was used to estimate construction emissions from off-road equipment and fugitive dust generated during construction. CalEEMod quantifies emissions associated with the use of off-road equipment, on-road worker commute, and construction delivery and haul trucks. Fugitive dust emissions are quantified for grading and site preparation activities/earthwork, truck loading, demolition, and vehicle trips on paved and unpaved surfaces. The program calculates fugitive dust associated with onsite earthwork, including onsite grading and site preparation phases, based on the construction equipment to be used, hours of use, and the estimated area of disturbance.

4.4.2.1 Alternative 1- Proposed Action

The Proposed Action would generate temporary air pollutant emissions associated with building demolition, exhaust emissions from construction vehicles, exhaust emissions construction equipment, and from laying new cement and asphalt. Activities would generally consist of building demolition, demolition of the old parking lot. Demolition activities could liberate asbestos fibers or lead dust. Construction of the new subbase & laying the permeable pavement, installation of landscape islands, installation of new bioretention swales, lighting, painting and installing support signage would generate emissions. Inherent to construction, the Proposed Action would require grading, clearing, grubbing, excavation, and other earthmoving activities. Construction activity would be required to comply with the standard MBARD emission control measures to reduce fugitive dust and construction related emissions of PM₁₀, described above. Additionally, demolition of the buildings would be subject to the requirements promulgated by NESHAP, OSHA, and MBARD governing building demolition on structures potentially containing asbestos or lead based paints.

Table 4-3 summarizes the estimated maximum daily construction emissions of PM₁₀ and compares estimated emissions to the MBARD’s 82 lbs/day of PM₁₀ guideline for determining the level of impacts due to construction emissions associated with the Parking Lot with LID features project. Assumptions in the model and model output are included in Appendix B. Based on the results of the model, impacts are anticipated to be less than significant with mitigation for the Proposed Action.

Table 4-3: Maximum daily emissions calculated for the construction phase of the proposed action

	ROG	NO _x	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	Fugitive PM _{2.5}	Exhaust PM _{2.5}
Maximum Emissions (lbs/day) Mitigated	16.63	32.01	17.99	0.03	7.54	1.32	1.13	1.22
Unmitigated	16.63	32.01	17.99	0.03	46.17	1.32	4.72	1.22
Threshold	None	None	None	None	82	None	None	None
Threshold Exceeded?	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A

Source: CalEEMod Summer emissions data for Parking Lot with LID Features (Appendix B)

4.4.2.2 Alternative 2- Conventional Parking Lot

Similar to the proposed action, construction of a conventional style parking lot would generate temporary air pollutant emissions associated with building demolition, including asbestos and lead, exhaust emissions from construction vehicles, exhaust emissions construction equipment, and from laying new cement and asphalt. Activities would generally consist of building demolition, demolition of the old parking lot, construction of the new subbase & laying asphalt, installation of lighting, painting, and installing support signage. Inherent to construction, Alternative 2 would require grading, clearing, grubbing, excavation, and other earthmoving activities. Construction activity would be required to comply with the standard MBARD emission control measures to reduce fugitive dust and construction related emissions of PM₁₀, described above. Building demolition would be subject to the requirements promulgated by NESHAP, OSHA, and MBARD governing building demolition on structures potentially containing asbestos or lead based paints.

Table 4-4 summarizes the estimated maximum daily construction emissions of PM₁₀ and compares estimated emissions to the MBARD's 82 lbs/day of PM₁₀ guideline for determining the level of impacts due to construction emissions associated with the Conventional Parking Lot Alternative. Based on the results of the model, impacts are anticipated to be less than significant with mitigation under this alternative.

Table 4-4: Maximum daily emissions calculated for the construction phase of the alternative action

	ROG	NO _x	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	Fugitive PM _{2.5}	Exhaust PM _{2.5}
Maximum Emissions (lbs/day)	12.08	25.27	16.45	0.03	3.85	1.15	1.34	1.08
Unmitigated	12.08	25.27	16.45	0.03	23.19	1.15	3.00	1.08
Threshold	None	None	None	None	82	None	None	None
Threshold Exceeded?	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A

Source: CalEEMod Summer emissions data for Conventional Parking Lot (Appendix B)

4.4.2.3 Alternative 3- No Action Alternative

Under the No Action Alternative, a parking lot would not be built and the buildings would remain. As such, no construction or fugitive dust emissions would be generated. Ongoing activities at the Presidio site would continue to generate emissions and contribute to overall emissions in the county, but no new emissions from construction or related activities would be generated. There would be no impact.

4.4.2.4 Avoidance, Minimization, and/or Mitigation Measures

As described above, air quality impacts associated with the Proposed Action and Alternative 2 would be less than significant with mitigation for hazardous airborne substances. Therefore, the following mitigation measures are required to ensure there are no significant impacts:

Air Quality (AQ) Required Mitigation-1: Adhere to NESHAP rules on standard practices for asbestos emission controls during demolition activities.

- All building materials that will be disturbed will either be tested to confirm presence of asbestos or if not tested, assumed to contain asbestos. Asbestos Containing Materials (ACM) and assumed ACM will be handled according to applicable laws and regulations with an asbestos certified contractor.
- Notification to the MBARD is required. Thresholds and notification are outlined in the Asbestos NESHAPs and District Rule 424 Guidance.
- Copies of survey results, abatement plans, and contractor certifications will be submitted to and reviewed by USAG POM Environmental Division prior to commencement of the project. Air monitoring results, reports, and completion reports shall be submitted to USAG POM Environmental Division at the completion of the project for required record keeping and to document ACM removal and handling.

In addition, regulatory requirements mandate that the following required measures be incorporated into the action for compliance:

Air Quality (AQ) Required Measure 1- Compliance with Standard MBARD Emission Control Measures. Construction activity would be required to comply with the following standard MBARD emission control measures to reduce fugitive dust and construction related emissions of PM10:

- Water all active construction areas as required with acceptable non-potable water sources to the extent feasible, with frequency based on the type of operation, soil, and wind exposure, and minimized to prevent wasteful use of water.
- Prohibit all grading activities during periods of high wind (over 15 mph).
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within Construction Projects that are unused for at least four consecutive days).
- Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydro seed area.
- Haul trucks shall maintain at least 2'0" of freeboard.
- Cover all trucks hauling dirt, sand, or loose materials.
- Plant vegetative ground cover in disturbed areas as soon as possible with Presidio approved plants or utilize another approved stabilization method to minimize erosion.
- Cover inactive storage piles.
- Install wheel washers at the entrance to construction sites for all exiting trucks.
- Sweep streets if visible soil material is carried out from the construction site.
- Where feasible, use construction equipment that conforms to MBARD's Tier 3 or Tier 4 standards.
- Whenever feasible, construction equipment shall use alternative fuels such as compressed natural gas, propane, electricity, or biodiesel.
- If any trees or vegetation are disposed of via wood chipping, the operator shall contact MBARD's Engineering Division at (831) 647-9411 to discuss if a Portable Registration is necessary for the wood chipper being utilized for the project.
- Time spent on exposed soil surfaces shall be minimized, where possible, machinery should operate from paved surfaces.

4.5 BIOLOGICAL RESOURCES

4.5.1 Affected Environment

Impacts to biological resources require consideration of special status species, migratory birds, eagles, vegetative communities, and other species. The following reports were referenced to obtain data about the affected environment:

- Integrated Natural Resources Management Plan (INRMP) for Presidio of Monterey and Ord Military Community, Monterey County, California (Presidio, 2008)
- Final Integrated Water Sustainability Concept Plan (Presidio, 2016b)
- Final Environmental Impact Statement, the Presidio of Monterey Real Property Plan (Presidio, 2013a)
- USFWS Biological Opinion on the Presidio of Monterey Real Property Master Plan (USFWS, 2013)

Additionally, queries of the FWS Environmental Conservation Online System: Information, Planning and Conservation System (USFWS, 2010), Critical Habitat Portal (CDFW, 2019), California Natural Diversity Database (CNDDDB) (CDFW, 2019), and California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants of California (CNPS, 2019) were conducted to obtain comprehensive information regarding federally listed species and federally designated Critical Habitat known to or considered to have potential to occur within the project area. Quantification of impacts was conducted using GIS analysis.

In context, the project area consists largely of already developed surfaces. Most of the project area is paved, however there are a few mature Monterey Pines on the east side of the project area, and an enclosed grassy area to the west. The west side seems to be well used by wildlife, as deer, song birds, and raccoons were observed in the area on the day of the site visit. The trees in this section are ornamentals, however, they appear to be mature.

4.5.1.1 Special Status Species

On the Presidio at large, the only special status species that has been confirmed is Yadon's Piperia. Gowen cypress (*Callitropsis goveniana*), has the potential to occur but has not been recorded on the Presidio (Figure 4-2). The primary threats to Yadon's Piperia include loss of habitat, competition from non-native species, and herbivory (USFWS, 2004; 2009). Extensive mapping and monitoring efforts by the Presidio in connection with the biological opinion indicate that there are no Yadon's Piperia in the project area. The most recent set of surveys were conducted in April and June of 2018 (Presidio, 2017a). Presence of this species is precluded by the existing impervious surface, structures, and maintained lawn in the project area. Surveys for special status species and their habitats will be conducted prior to ground disturbing activities. The monarch butterfly is currently under review for listing by USFWS. Should the species become listed, and should this project be on-going, potential impacts to monarch butterflies will be evaluated.

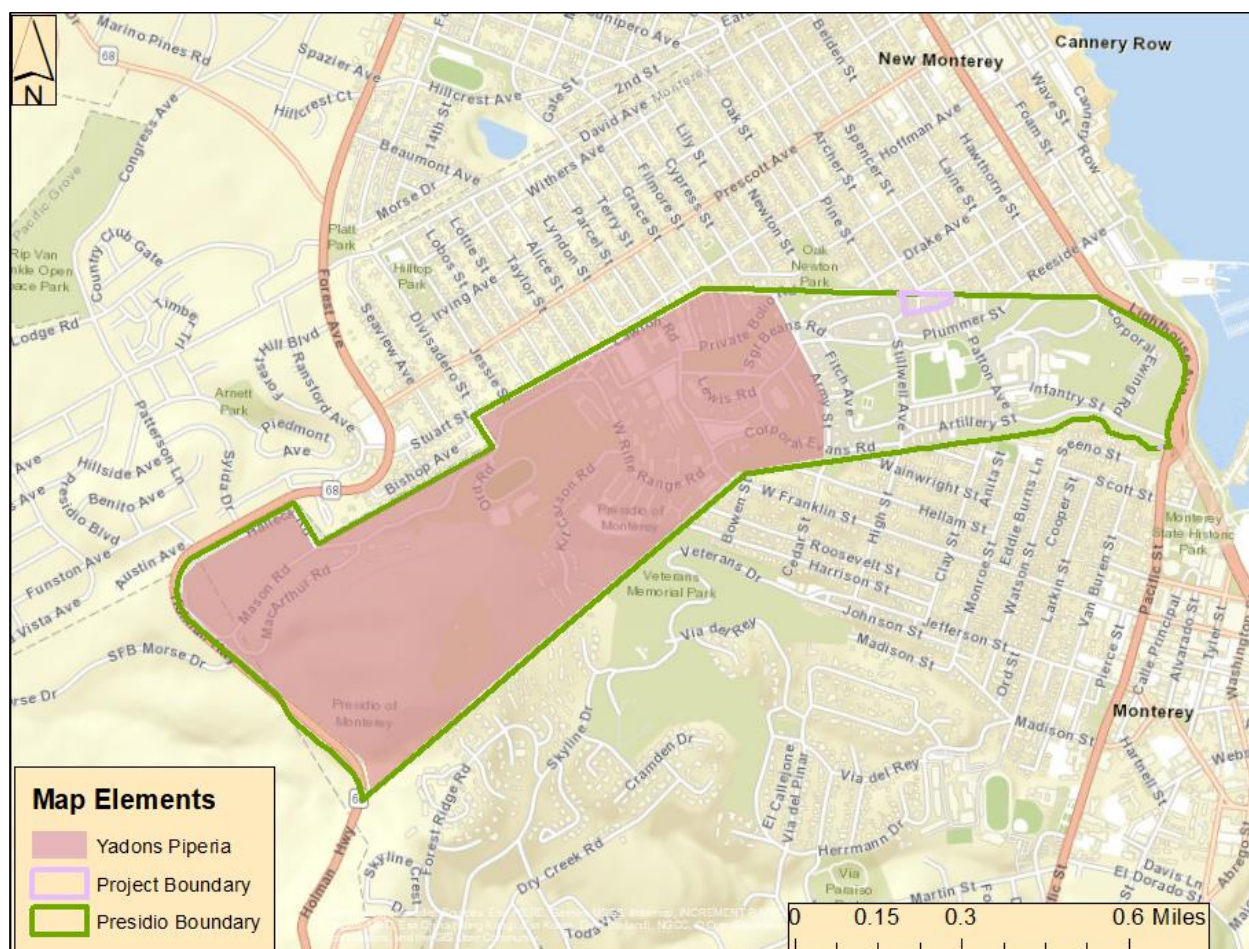


Figure 4-2: General extent of Yadon's Piperia on Presidio of Monterey

4.5.1.2 Migratory Birds

Due to the location of the Presidio, many migratory birds stop nearby to nest and forage. According to online databases 21 species of migratory birds routinely use the surrounding area for nesting or foraging (Figure 4-3). Bird watching databases have recorded their presence in most years with the majority of sightings just outside the installation at Cannery Row. However, Nuttall's Woodpecker, Oak Titmouse, song sparrow, spotted towhee, and Wrentit have been observed at the lower presidio Historic Park and the adjacent Oak Newton Park. Access restrictions likely bar reporting of these species on the installation proper. It is appropriate, therefore, to assume presence if suitable habitat is present.

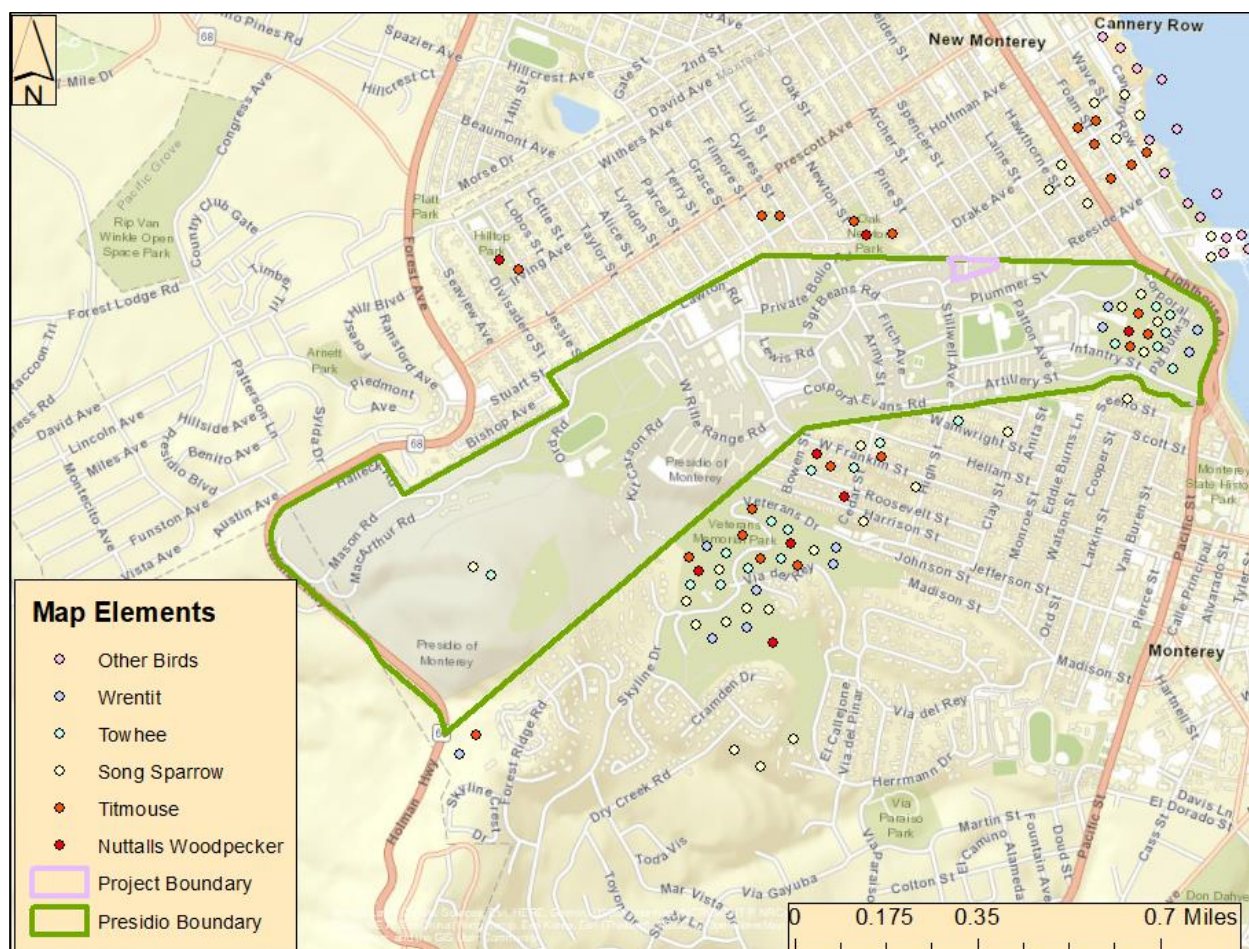


Figure 4-3: Migratory Birds present in the vicinity of the project area

4.5.1.3 Eagles

Bald Eagles have been observed just outside of the bounds of the installation, foraging just offshore. No eagle nests have been noted on the installation or in the immediate vicinity.

4.5.1.4 Vegetative Communities

The IWSCP PEA outlines several types of vegetative communities that occur on the Presidio. In the project area specifically, two types of vegetative communities occur, Developed and Grass Lawn with Scattered Trees (Figure 4-4).

Developed

Developed areas are characterized by impervious surfaces such as roads, parking lots, and buildings. Incidental and landscaped vegetation consisting of native and nonnative turf grasses and forbs, with native and horticultural trees and shrubs occurs or has been planted along borders and between buildings. Most herbaceous vegetation is maintained as a lawn, whereas most woody vegetation is maintained as landscaping. Plant species found in the grass/lawn areas include fescues (*Festuca* spp.), kikuyu grass (*Pennisetum clandestinum*), hare barley (*Hordeum murinum* ssp. *leporinum*), hop clover (*Trifolium campestre*), English daisy (*Bellis perennis*) and cutleaf plaitain

(*Plantago coronopus*). Trees species present include Monterey pine (*Pinus radiata*), coastal live oak (*Quercus agrifolia*), blue gum eucalyptus (*Eucalyptus globulus*), coast redwood (*Sequoia sempervirens*), and Monterey cypress (*Hesperocyparis macrocarpa*) which are in the project area in the landscaped islands. These vegetated areas undergo regular maintenance such as mowing, and pruning (Presidio, 2013b).

Grass Lawn with Scattered Trees

The Grass Lawn with Scattered Trees plant community is composed of the same species as those found in the developed areas, however, they occur together. Grass Lawn with Scattered Trees plant community offers higher quality habitat value to wildlife species due to the presence of trees. Grass and trees provide nesting and foraging opportunities for a variety of migratory birds as well as cover and foraging opportunities for mammals.

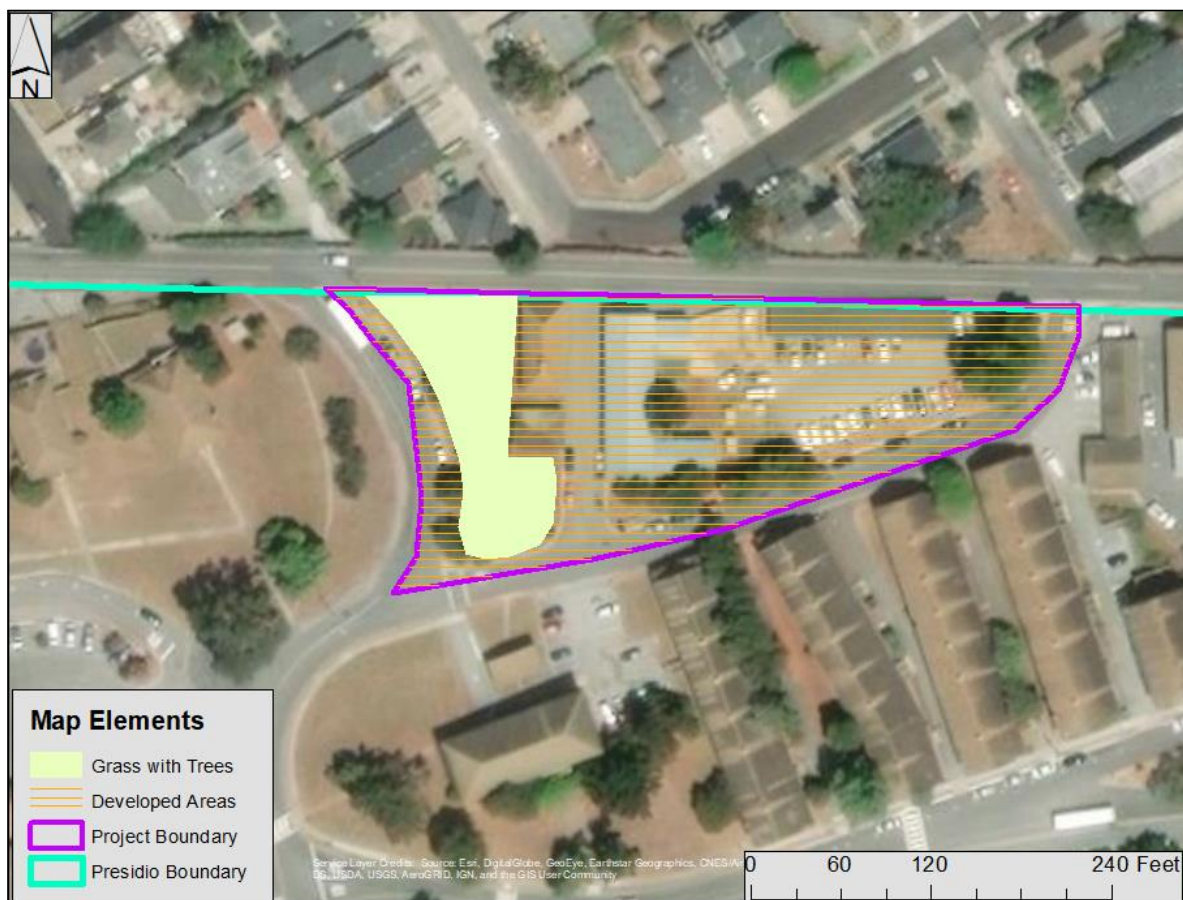


Figure 4-4: Aerial imagery depicting the relative locations of vegetative communities in the project area

4.5.1.5 Other Species

During the field study conducted for the IWSCP EA the following animal species were observed in the Grass Lawn with Scattered Trees habitat type: golden-crowned sparrow, white-crowned sparrow (*Zonotrichia leucophrys*), Anna's hummingbird (*Calypte anna*), American crow (*Corvus brachyrhynchos*), western bluebird (*Sialia mexicana*), turkey vulture (*Cathartes aura*), Say's phoebe (*Sayornis saya*), Townsend's

warbler (*Setophaga townsendi*), yellow-rumped warbler (*Setophaga coronata*), black-tailed deer, Botta's pocket gopher (*Thomomys bottae*), and raccoon. Feral house cat (*Felis catus*) was also observed.

4.5.2 Environmental Consequences

Significance of impacts to biological resources can be determined directly through the number of individuals killed or displaced, or indirectly through the acreage of habitat destroyed or disturbed. The greater the number, the greater the impact. This analysis quantifies the level of impact to each contributing biological resource element as well as the magnitude of that impact, where mortality is considered a more significant impact than displacement. Additionally, permanent impacts have a larger effect than temporary impacts. A summary of the impacts anticipated is summarized in Table 4-5.

Table 4-5: Summary of impacts to biological resources

Action	Number of biological resource elements impacted	Mortality or Displacement	Magnitude of Impact	Duration of impact
Proposed Action	3	Displacement	Less than 1 acre	Temporary and Permanent
Alternative 2	3	Displacement	Less than 1 acre	Temporary and Permanent
No Action	0	Not applicable	Not applicable	None

4.5.2.1 Alternative 1- Proposed Action

The Proposed Action would demolish the existing parking lot, buildings, and appurtenant features and establish a new parking lot with LID features.

This project is located in a developed area of the Presidio, and is bordered to the north by residential neighborhoods in the City of Monterey. It is less likely to support Yadon's piperia, and there are no known occurrences near the project area (Presidio, 2016a), therefore there are unlikely to be any impacts to special status species.

There are no known eagle nests in the area, nor is there foraging habitat for eagles therefore there are unlikely to be any impacts to eagles from this project.

Nesting birds may be disturbed by construction activities, causing them to avoid areas of active construction. This would result in temporary loss of foraging habitat and could result in nest abandonment. Direct impacts (mortality) could also occur during tree removal if active nests were present. Further permanent indirect impacts resulting from a loss of habitat could occur if large mature trees are removed or if lawn and tree vegetative types are removed. Additionally, nighttime lighting in the area could permanently preclude birds from nesting in the area. If it is assumed that all areas with trees are impacted a total of 0.30 acres would be permanently lost.

Similar to nesting birds, if grass/lawn habitat with trees or large mature trees are removed from the project site while constructing the new parking lot, the species who previously used those areas would be permanently displaced. If it is assumed that all areas of this habitat type are removed from the area, a total of 0.25 acres would be permanently lost. Impacts to biological resources would be less than significant. However, incorporation of avoidance and minimization measures is required to maintain compliance with the existing BO to which this project is subject.

4.5.2.2 Alternative 2- Conventional Parking Lot

Since the end product of Alternative 2 is effectively the same as Alternative 1, there is no substantive difference between the environmental impacts from a biological resources standpoint. Both alternatives would displace the same amount of habitat for the same duration. Bioswales and interlandscaping in the LID parking lot would likely be too small, and the trees too young to provide appreciable habitat. Similarly, both alternatives would utilize the same avoidance and minimization measures if implemented. Impacts to biological resources would be less than significant. However, incorporation of avoidance and minimization measures is required to maintain compliance with the existing BO to which this project is subject.

4.5.2.3 Alternative 3- No Action Alternative

The No Action Alternative would result in the project area remaining in its current condition. There would be no impacts to Yadon's piperia, or other special status species, and no trees would be removed. Migratory nesting birds would not be affected by construction activities, assuming construction had occurred during the nesting season. Existing development and maintenance activities would continue to result in periodic disturbance to wildlife and plant species. However, overall, there would be no impact associated with the No Action Alternative.

4.5.2.4 Avoidance, Minimization, and/or Mitigation Measures

To reduce impacts to biological resources the following measures must be implemented with any action alternative as applicable to maintain compliance with the existing BO:

Biological Resources (BR) Required Measure-1: Worker Environmental Awareness

Program (WEAP). Prior to initiation of construction activities (including staging and mobilization), all personnel associated with project construction shall attend WEAP training, conducted by a qualified biologist, to aid workers in recognizing special status resources that may occur in the project area, including Yadon's piperia. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, review of the limits of construction and mitigation measures required to reduce impacts to biological resources in the work area, and penalties for non-compliance. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employees, and other personnel involved with construction of the project. All personnel shall sign a form, provided by the trainer, documenting they have attended the WEAP training and understand the information presented to them.

BR-2: Nesting Bird Protection - For projects that may result in tree felling or removal of trees or vegetation that may contain a nesting bird, construction activities should occur outside of the nesting season, if feasible, generally between September 1 and January 31. If construction activities must occur during the nesting season (generally February 1 to August 31), surveys for nesting birds covered under the Migratory Bird Treaty Act shall be conducted by a Directorate of Public Works Environmental Division- (DPWE) approved biologist no more than 10 days prior to vegetation removal. The surveys shall include the entire disturbance area plus a 500-foot buffer around the site, as feasible. If active nests are found, all construction work shall be conducted outside a buffer zone from the nest to be determined by the approved biologist and DPWE. Typical buffer distances consist of up to 250 feet for non-raptor bird species and up to 500 feet for raptor species. Larger buffers may be required based upon the species, status of the nest, and type of construction activities occurring near the nest. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young no longer rely on the nest site. A DPWE-approved biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the buffer.

BR-3: Invasive Weed Prevention/Reseeding –

- Plant species used for landscaping shall not include invasive or noxious species. If invasive species such as French broom, *Eucalyptus* sp., pampas grass (*Cortaderia* spp.), or ice plant (*Carpobrotus edulis*) are discovered in area proposed for disturbance they shall be removed. All equipment, including clothes and shoes, shall be free of seeds prior to entering the work area. All invasive plant seeds shall be contained (in plastic bags) and taken to an appropriate disposal facility.
- If disturbed areas require reseeded or hydroseeding, a DPWE approved mix of locally native species shall be used.

BR-4: Avoid negative impacts to protected trees (including Monterey pine, coast live oak, and Monterey cypress) to the maximum extent feasible, by installing temporary fencing around all trees identified for preservation prior to work. Generally fencing shall be located at the edge of the root zone, located out a distance 15 times the DBH in all directions. Fencing shall be rigidly supported and maintained during the project. Fenced areas shall not be used for material stockpile, or equipment.

BR-5: Ensure that no irrigation, trenching, compaction, or other soil condition altering activities occur within the drip line of naturally occurring Monterey pine, coast live oak trees, Monterey cypress, and horticultural trees unless necessary or unavoidable. Such activities can compromise the health and structural stability of the tree, and can create a safety hazard. If unavoidable, the proponent shall coordinate the activity with an ISA-certified arborist and Presidio of Monterey Environmental Division.

BR-6: Tree replacement would be per the Presidio INRMP as assessed by the Presidio Natural Resource Manager (NMR). Final landscape design must be in accordance with the INRMP and approved by the NRM.

BR-BMP-1: To the extent feasible, as permitted by with FP/ATP, night sky friendly parking lot lighting should be used. Specifications for this lighting can be found in International Dark Sky Association and Illuminating Engineering Society of North America's Model Lighting Ordinance (2011).

4.6 CULTURAL RESOURCES

The Presidio has a documented history of occupation spanning at least 10,000 years, including occupation by Native Americans, Spanish, and Mexicans. A more detailed description of the Presidio's history is available in the Presidio ICRMP (Presidio 2004). The Presidio contains several significant cultural resources listed on the NRHP and CRHR as well as sites listed in the NAHC's Sacred Lands File. Important cultural resources within the Presidio include the Presidio Historic District, the El Castillo Historic District, archaeological sites and Native American burials.

4.6.1 Affected Environment

The Presidio ICRMP identifies strict protocols for addressing cultural resources during the design phase of any project occurring in the Presidio. These protocols are outlined in the standard operating procedures and cover such items as regulatory compliance and the treatment of cultural resources. Based on a review of records held by the Presidio and by the Northwest Information Center, 12 resources are recorded in the Presidio by the California Historical Resources System (CHRIS), including midden areas, a coastal occupation site, historic-era adobe wall, historic period refuge deposits, a Spanish era military fort (i.e., El Castillo), an American era military fort (i.e., Fort Mervine), and a covered landfill. These resources would not be impacted by the Proposed Action. The Presidio also has an historic district determined eligible for the NRHP and containing 124 historic resources and one individually-listed resource. Historic roads within the Presidio include Lewis Road, Kit Carson Road, Fitch Avenue, Colton Avenue, Sierra Avenue, Plummer Street, Patton Avenue, Artillery Street, Infantry Street, Army Street, and Sergeant Beans Road.

Building 279

The building was constructed between 1903 and 1904 as a wagon shed and is presently used for parking. Alterations include enclosed double doors for part of the façade. The structure requires maintenance. Building 279 was most recently recorded in 1985, and USACE completed an update to the recording of the district elements in 2018. Building 279 appears has some dry rot, as well as chipped and peeling paint visible on the building exterior.

Building 281

This building was constructed in 1921 as a repair shop for use by the motor pool and was subsequently used as a blacksmith shop and temporary fire station. Presently, it is used by installation security personnel to store equipment. The interior of Building 281

has been heavily damaged by pest infestation and the exterior shows signs of dry rot, chipped and peeling paint, and broken and boarded up windows. Building 281 was most recently recorded in 1985, and USACE completed an update to the recording of the district elements in 2018.

Building 282

Originally constructed in 1903 as a coal shed, then subsequently used as a plumbing shed and janitorial office, it is presently vacant. Alterations for Building 282 include the addition of windows at the north and east elevations and the original double equipment door was changed to a fixed smaller door. The interior of Building 282 has been heavily modified and damaged by water. Building 282 was most recently recorded in 1985, and USACE completed an update to the recording of the district elements in 2018. The exterior has chipped paint, dry rot, broken and boarded up windows, and peeling asphalt shingles on the roof.

Building 283

The first use of this building was as a water pump station in 1903. Most of the building is currently vacant but the middle section contains equipment that was previously owned and operated by California American Water. Building 283 was enlarged in 1908 and some alterations were made to the exterior of the building (façade doors added, windows removed, sliding doors removed). Building 283 was most recently recorded in 1985, and USACE completed an update to the recording of the district elements in 2018. Building 283 is in good condition, appearing largely unchanged since 1985.

Presidio of Monterey Historic District

The design of the Historic District is such that the contributing buildings within the district face east toward the Pacific Ocean. The 1903 buildings (279, 282, and 283) were constructed as part of the reactivation of the post to support garrison troops returning from combat in the Philippines. They are three of the eleven surviving utilitarian structures in this section of the post erected at the Presidio between 1903 and 1904. They contribute to the Historic District as examples of the basic form of utilitarian style of the early Presidio and for their association with the events of 1902-1903 that led to the opening of the Presidio and other Army posts on the Pacific Coast. Built in 1921, Building 281 is architecturally undistinguished and significant only for its association with the school for auto mechanics, which was located at the Presidio in 1920.

Archaeological Survey

An archaeological site visit to the Presidio was conducted January 30, 2017, including a full survey of the project locations being analyzed here at the project level. No previously unrecorded cultural resources were identified during the site visit.

4.6.2 Environmental Consequences

Potential impacts to historic properties and/or archaeological resources are considered significant if the Proposed Action or alternatives would alter or destroy any part of a cultural resource or its setting.

4.6.2.1 Alternative 1- Proposed Action

The Proposed Action would demolish buildings 279, 281, 282, and 283. In their place a parking lot with LID features would be constructed. Demolition of buildings 279, 281, 282, and 283 would result in an adverse effect to these buildings, which are contributing elements the Historic District; however, their demolition will not result in an overarching adverse effect to the Historic District's eligibility for listing on the National Register of Historic Places (NRHP). There are other buildings in the Historic District that are representative of the utilitarian function and similar type of construction that retain sufficient integrity of the characteristics that qualify the overall Historic District for listing in the NRHP. As a result, the NRHP eligibility of the Historic District will not be adversely effected by the demolition buildings 279, 281-283.

Buildings 279, 281-283 are not the most visually prominent structures within this part of the Historic District, however, their removal could affect the view shed because the integrity of the original plan and layout of the area would be altered, and the view towards Buildings 279, 281-283 from the surrounding District would be modified. The undertaking will not adversely affect the view shed because, as utilitarian structures, Buildings 279, 281-283 were intentionally not located in a visually prominent area, and hence were constructed on the northern periphery of the District at the base of an eastern facing slope where they cannot be seen from the Officer's Quarters located above. Other buildings and vegetation surrounding the area of direct impact partially obscure buildings 279, 281-283, as they are also some of the shorter buildings within this part of the Historic District. Thus, the overall integrity of setting, feeling, and association of the view shed as it contributes to the eligibility of the Historic District would not be compromised by implementation of the undertaking.

Therefore if the Proposed Action were implemented, mitigation would be required to reduce the impact of demolition of buildings 279, 281-283, contributing elements of the Historic District, to below the level of significance.

4.6.2.2 Alternative 2- Conventional Parking Lot

Under this alternative, the four buildings would still be demolished and there would still be an impact to cultural resources. Mitigation would be required to reduce the impact below the level of significance.

4.6.2.3 Alternative 3- No Action Alternative

Under the No Action Alternative, implementation of the Proposed Action would not occur. No ground disturbance would take place. As such, no cultural resources would be affected. There would be no impact.

4.6.2.4 Avoidance, Minimization and Mitigation Measures

In order to mitigate for the demolition of the four historic buildings, the following mitigation must occur to reduce impacts to less than significant:

Cultural Resources (CR) Required Mitigation-1: Document buildings 279, 281, 282 and 283 in accordance with the Historic American Buildings Survey (HABS) documentation standards:

- In large format (4 inch x 5 inch or larger negative size) photographs showing the resources in context as well as details of their historic architectural features, which shall be processed for archival permanence in accordance with the enclosed photographic specifications. Specifically:
 - General contextual views of the buildings showing them in relationship to the surrounding buildings, structures and landscape;
 - Views of all elevations of each building (oblique views of buildings 279 and 282);
 - Views of exterior architectural details, including windows, entryways, siding, roof, and any other significant elements;
 - Views of interior spaces and interior historic detailing;
 - A separate photographic index shall be prepared for each building;
 - Provide 8 inch by 10 inch photographic reproductions of original construction drawings;
 - Provide three written historical and descriptive reports shall be prepared for each building according to HABS guidelines;

CR-2: Donate the HABS to the National Park Service, where it will be accessible to the public at the Library of Congress. The HABS will also be accessible to the public in the Historic Records Collection (archives), of the U.S. Army's Defense Language Institute Foreign Language Center, Monterey, California.

CR -3: An archaeologist meeting the Secretary of Interior Standards (per 36 CFR § 61) and a Native American consultant will be on-site during ground disturbing activities associated with this Undertaking to ensure a prompt response in the event of an unanticipated discovery of cultural resources. If, during the course of the Undertaking, there is an unanticipated discovery of cultural resources, all construction activity within 30-meters (100-feet) of the resource shall immediately halt. Any exposed archaeological or historic resource will be protected from further harm. The Army will inspect the discovery and will apply the National Register criteria to determine if the discovery is eligible for listing in the NRHP. The Presidio may assume a property to be eligible pursuant to 36 CFR 800.13(c). The Presidio shall notify the SHPO, the ACHP, and Native American tribe(s), as appropriate, within 48 hours of the discovery and shall provide formal notification of the Army's assessment of National Register eligibility and proposed actions to resolve any adverse effects.

The SHPO and the Native American tribe(s) shall respond within 48 hours of the notification. The Presidio shall take into account their recommendations regarding National Register eligibility and the proposed actions, and then carry out the appropriate actions. The Presidio shall provide the Consulting Parties a report of the actions when they are completed. Should the discovered cultural resource be identified by Native Americans as a property of traditional cultural or religious significance, the Presidio will consult with the appropriate Tribe regarding eligibility and treatment. Post-review discoveries which are not being adversely affected by the activity and which can be avoided, will be protected, monitored, and to the extent possible, avoided by future operations.

CR-4: If an inadvertent discovery of human remains occurs, work shall cease within 30-meters of the find for 30 days and immediate notification must be made to the Presidio Cultural Resources Program Manager (CRM). The Presidio CRM will preliminarily determine if the remains are from a recent crime scene (50 years old or less) or are of Native American descent and will immediately notify the Presidio Garrison Commander. If the remains appear 50 years old or less, the Army's Criminal Investigation Command will assume control of the crime scene. If the remains appear to be of Native American descent, the Presidio will coordinate with the appropriate Native American tribes. An inadvertent discovery of human remains, funerary objects, sacred objects, or objects of cultural patrimony will require implementation of procedures set forth in the ICRMP and AR 200-1, which includes consultation procedures and planning requirements in accordance with Section 3 of NAGPRA; 25 U.S.C. 3001 et seq.; 43 CFR 10).

4.7 GEOLOGY & SOILS

4.7.1 Affected Environment

The geologic and soils environment consists of the mineral, rock, soils, and the associated physics that underlie and impact the project area. Impacts to these resources occurs from ground disturbing activities. In addition, however, how these existing resources impact the project, and the dangers they may pose on their own or as exacerbated by the proposed project are considered in this section.

4.7.1.1 Geology

The Presidio is near the boundary of the North American and Pacific plates, along the western margin of the Coast Ranges physiographic province. The province contains many elongated ranges and narrow valleys that generally parallel the coast. The Presidio is located along the southern margin of Monterey Bay and lies at elevations ranging from approximately 30 to 770 feet above mean sea level (Presidio, 2013a).

The Presidio overlies a geologically complex subsurface consisting primarily of variously weathered granites and marine terrace deposits (USACE 2009). The bedrock is weathered to varying degrees, depending on relative location to drainage features, fractures, joints, and rock type. The subsurface profile varies substantially, even over short distances (Presidio, 2013a). Ancient sand dunes also add to the geologic complexity of the Presidio. The ancient dunes were formed as terraces were cut by the rising oceans and covered with beach deposits as the oceans returned to former levels. The raised beach terraces are similar to others that line the Pacific coast.

4.7.1.2 Soils

The two primary soil types encountered on the Presidio are Narlon loamy fine sand and Sheridan coarse sandy loam. Narlon soils are located on the gently sloping dissected marine terraces that occur in most of the developed portions of the Presidio, and underlie the entirety of the project area. Narlon series soils are poorly drained with slow to medium runoff rates. Erosion hazard is considered moderate (Presidio, 2013a). The Narlon soils can pose severe limitations for construction activities because of the low

strength, high shrink-swell potential of the clay subsoil, and acidity that is corrosive to steel and concrete. These soil limitations often require special engineering solutions (Presidio, 2013a).

Soil thickness varies across the site from less than one foot to approximately 30 feet (USACE, 2009). Borings drilled at the Presidio encountered predominantly clayey and silty sands overlying granite bedrock. At some locations, the sands derive from the underlying granite bedrock and grade, with depth, into weathered bedrock. In other locations, clayey and silty sands were deposited directly onto the bedrock surface during formation of the marine terrace platforms during the late Pleistocene.

4.7.1.3 Seismicity

The Presidio is located in a highly seismically active region with several major faults and fault zones in proximity, including the San Andreas Fault Zone, approximately 25 miles northeast; the San Gregorio-Hosgri Fault, approximately 19 miles northwest; and the Palo Colorado Fault, approximately 6 miles west. The Sur-Nacimiento Fault Zone is approximately 10 miles southwest of the Presidio and may exhibit substantial seismic activity. There are lower magnitude fault zones near the site, the closest of which is the Monterey Bay Fault Zone, approximately one mile offshore in Monterey Bay (Presidio, 2013a). This is the closest active mapped fault to the Presidio. No known active faults have been identified in the Presidio boundaries (Presidio, 2013a).

The Monterey Peninsula is in Seismic Risk Zone 4, identified as a seismically active area by the Uniform Building Code. Areas in Zone 4 are expected to experience severe ground shaking and "major destructive damage" in response to seismic activity within the region (Presidio, 2013a). Several moderate to large magnitude historical earthquakes have caused significant ground shaking in the past.

4.7.1.4 Liquefaction

Liquefaction is the process in which water-saturated sand and silt change from a solid to a liquid state. Liquefaction can be caused by strong shaking of the sediments, which happens during an earthquake. Liquefied sediments lose their strength to support overlying structures. Areas with a shallow groundwater table or perched groundwater would be susceptible to liquefaction in a strong earthquake.

The potential for liquefaction of soils during an earthquake at the Presidio is considered minimal because of shallow soils and lack of groundwater.

4.7.1.5 Landslides

Landslide potential is considered minimal for most of the Presidio because the majority of the buildings are on a series of gently dipping marine terrace platforms cut into a bedrock hill adjacent to Monterey Bay. Slopes in the project area are approximately 5-10 percent (Appendix C).

4.7.2 Environmental Consequences

Evaluation of impacts to and from geology and soil as a result of the project consider the following: proximity to an Alquist-Priolo Zone, seismic ground shaking, liquefaction, landslides, geology, loss of topsoil or erosion, lateral spreading, subsidence, and soil expansion. Potential impacts to geology and soils are considered significant if the

Proposed Action would expose people or structures to potential substantial adverse effects, including a risk of loss, injury, or death. Geology and soils impacts also are considered significant if the Proposed Action would result in substantial soil erosion or the loss of topsoil.

4.7.2.1 Alternative 1- Proposed Action

Implementation of the Proposed Action would not include construction of habitable structures. Therefore, impacts regarding seismicity are considered less than significant and no mitigation measures are required.

The Proposed Action could result in direct impacts related to short-term erosion and soil stability. Construction activities such as vegetation removal or grading could result in disturbed and exposed soils that would be susceptible to erosion by water and wind. Construction activities could also result in the destabilization of hillslopes, which would increase the potential for landslides. Since the majority of the site is already paved or disturbed, little additional grading would be required and would have minimal effects to topography or soils. Construction activities on undeveloped portions of the proposed project area would result in topsoil loss of approximately 0.25 acres.

Installation of permeable pavement would increase groundwater percolation which would increase the water availability to underlying Narlon soils which may increase the chance for liquefaction events. An appropriate geotechnical analysis would need to be conducted to design an appropriate system with this risk in mind during the design phase of the project. There are no anticipated indirect impacts. Impacts to geology and soils under this alternative are less than significant.

4.7.2.2 Alternative 2- Conventional Parking Lot

Environmental impacts and risks would be similar under this alternative as the proposed action. As no habitable structures would be built under this alternative, there would be no increased risk to people or property due to seismicity.

Construction of a conventional parking lot would carry the same environmental impacts as the Proposed Action during construction with construction activities exposing soils and hillslopes to erosion. The construction footprint would be the same, therefore the short term impacts would be the same.

However, since this alternative would increase runoff due to an increase of impervious surface of at least 0.25 acres, downslope soils would be affected and subject to increased erosion. Impacts to geology and soils under this alternative are less than significant.

4.7.2.3 Alternative 3- No Action Alternative

Under the No Action Alternative, the existing parking lot would not be upgraded and expanded and the existing buildings and undeveloped areas would remain the same. Eventually, the existing buildings would have to be upgraded for earthquake compliance to reduce risks from seismic events. Since the existing area is already covered in impervious surface, stormwater would continue to accelerate over the surface and impact soils downslope. However, there would be no increased risks of soil loss or hillslope destabilization in the proposed project footprint.

4.7.2.4 Avoidance, Minimization, and/or Mitigation Measures

Impacts to geology and soils are less than significant under all alternatives however, the following BMPs should be implemented to reduce soil losses.

Geology and Soils (GS) BMP 1- Modified hillslopes associated with the constructed project shall be constructed to ensure stable post-construction conditions. Soil stabilization may include, but is not limited to:

- Reinforcement measures, such as anchors or micropiles, to increase the shear strength of the hillslope.
- Surface stabilization, such as shotcrete, to increase the surface strength of the hillslope.
- Drainage mechanisms to reduce the water pressure in the vicinity of the hillslope and to prevent over-saturation of soils.
- Geometry modifications to reduce the angle of the hillslope and minimize the potential for landslide.

4.8 GREENHOUSE GAS EMISSIONS & CLIMATE CHANGE

4.8.1 Affected Environment

Levels of CO₂ in the atmosphere are currently in excess of 400 ppm, a level which has not been seen in over 800,000 years. The current rate of increase is approximately 3 ppm per year (NOAA, 2018). This corresponds to an increase in global mean temperature of 1.3 degrees Fahrenheit (F) and global mean sea levels rising at an average rate of 1.7 mm/year (plus or minus 0.5mm) over the past 100 years (NOAA, 2018).

As a coastal community, Monterey County is especially vulnerable to the effects of climate change. Therefore by inclusion, the Presidio is also vulnerable to the effects of climate change. The lowest elevation of the Presidio sits at 30 feet above mean sea level, which is above the conservative estimates of sea level rise, but is well within the severe and catastrophic levels of sea level rise (IPCC, 2018). Further, storm surge could endanger low lying sections of the Presidio even with modest amounts of sea level rise. Saltwater intrusion may already be affecting groundwater basins in the county.

4.8.2 Environmental Consequences

Analysis of significance of impacts to greenhouse gasses and climate change requires a consideration of the potential effects of a proposed action on climate change as indicated by assessing GHG emissions, opportunities for carbon sequestration, and the effects of climate change on a proposed action and its environmental impacts.

CEQ recommends that direct and indirect GHG emissions are accounted for by way of quantification tools; an estimation of carbon sequestration implications should be included in this quantification. Impacts are considered significant if they contribute a measurable one time or continuous source of GHG to the state GHG budget, or eliminate a significant carbon sequestration source from the state budget. Use of the Federal emissions inventory is inappropriate in this regard as the budget is so large, no

single action contributes measurably, but all actions contribute some. County data is not available, therefore use of the state GHG budget is appropriate.

California's most recent calculated GHG emissions were 429.4 MMTCO₂e (CARB, 2016). As the Presidio's primary business is education, this analysis utilized the commercial sector, which houses education as a total by which to compute the relative emissions contribution from the project. In 2016 the higher education sector in California emitted 230.358 tons of CH₄, 488,543.955 tons of CO₂, and 274.577 tons of NO₂ (CARB, 2016). Emissions estimates for construction of the parking lot was conducted using CalEEMod Ver. 3.1, sequestration was estimated using 50 percent of the estimated dry mass of each tree (Carlowicz, 2012). Trees at the site were not measured, however, the smaller trees were visually estimated to be an average of 12 inches in diameter at breast height (DBH), and 25 feet tall, the large Monterey Cypress was estimated to be approximately 24 inches in DBH and stand approximately 40 feet tall. Estimates were made conservatively. Tree volume was calculated using a simple cylinder equation, then reduced by 30 percent to achieve dry mass. Standards for density were obtained from forest service look up tables (USFS, 2009). Carbon estimates were then rounded down to the nearest ton. Soil carbon storage was not included in this analysis as current organic matter percentage is unknown. Totals as calculated by CalEEMod are summarized in Table 4-6.

Table 4-6: Greenhouse Gas Emission Summary

Gasses in lbs/day	Bio-CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Proposed Action Construction	0.00	3,236.67	3,236.67	0.9868	0.00	3,261.33
Proposed Action Operation	N/A	2.00 x 10 ⁻⁴	2.00 x 10 ⁻⁴	0.00	0.00	2.10 x 10 ⁻⁴
Alternative Action Construction	0.00	2,814.42	2,814.42	0.7387	0.00	2,830.23
Alternative Action Operation	N/A	2.80 x 10 ⁻⁴	2.80 x 10 ⁻⁴	0.00	0.00	3.00 x 10 ⁻⁴

Source: CalEEMod Ver 3.1, see Appendix A for details

4.8.2.1 Alternative 1- Proposed Action

The proposed action, which would demolish four existing buildings and expand a parking lot with LID features, would result in the emission of GHG during construction. As shown in the table above, construction and operation would result in a contribution of less than a tenth of a percent of Monterey County's emissions for the year. Removal of trees would result in a long term loss of carbon sequestration of approximately 370 tons, however, planting new landscaping trees and bioswales would replace some of this lost storage over time depending on the species chosen. An increase in parking availability may encourage more people to drive in lieu of utilizing other transportation methods,

however, this number cannot be reasonably estimated, as estimation tools are designed to be used at the installation level. Due to the small scale of this project, impacts to greenhouse gas budgets under this alternative are less than significant.

4.8.2.2 Alternative 2- Conventional Parking Lot

Similar to the Proposed Action, GHG would be emitted during construction and removal of mature trees in the project footprint would permanently reduce carbon storage. Likewise, as this alternative also results in an increased availability of parking, more people may drive instead on utilizing other methods of transportation. Due to the small scale of this project, impacts to greenhouse gas budgets under this alternative are less than significant.

4.8.2.3 Alternative 3- No Action Alternative

Under the No Action Alternative, the parking lot would not be expanded and the existing buildings, landscaping, and trees would remain. No additional GHG's would be emitted and the existing carbon sinks would remain. Overtime, as the trees continue to grow, they would continue to sequester more carbon, and the lack of convenient parking could encourage people to seek other transportation methods.

4.8.2.4 Avoidance, Minimization, and/or Mitigation Measures

Due to the small scale of this project, impacts to greenhouse gas budgets under all alternatives are less than significant. Avoidance, minimization and mitigation measures to reduce emissions during the construction process are the same as the AMM for Air Resources (Section 4.4.2.4). The following additional BMPs are proposed to retain sequestration:

Greenhouse Gas (GHG) BMP 1: Retain mature trees where feasible.

GHG BMP 2: Consider the installation of bike racks to encourage the use of more carbon friendly methods of transportation.

4.9 HAZARDS AND HAZARDOUS MATERIALS

4.9.1 Affected Environment

Hazardous material used on the Presidio consists of regular household, commercial, and industrial substances such as: cleaning and disinfecting supplies; antifreeze and petroleum, oil, and lubricants; degreasers, compact fluorescent lights, and pesticides. However, since some of the buildings are historic, some may also contain lead based paints (LBP) and asbestos (ACM).

In addition, as a military facility, there is always a potential for Munitions and Explosives of Concern (MEC). MEC is defined as military munitions that might pose unique explosives safety risks, including (a) unexploded ordnance (UXO), as defined in Title 10 of the United States Code, section 101(e)(5); (b) discarded military munitions (DMM), as defined in 10 U.S.C. § 2710(e)(5), munitions constituents (e.g. TNT, RDX), as defined in 10 U.S.C. § 2701(e) (3), present in concentrations high enough to pose an explosive hazard. While the Presidio is an educational institution and there are no active ranges or weapons training conducted currently on the installation, the possibility of the existence of MEC cannot be completely discounted.

4.9.2 Environmental Consequences

Potential impacts to hazards and hazardous materials are considered significant if the Proposed Action would expose military or civilian personnel, family members, or the public to areas potentially containing hazardous materials without adequate protection; cause a spill or release of a hazardous substance; expose the environment or public to any hazardous conditions through release or disposal; adversely affect contaminated; cause the accidental release of hazardous materials; or generate either hazardous or acutely hazardous wastes, resulting in increased regulatory requirements over the long term.

Installation Restoration Program (IRP)

All IRP sites on the Presidio have been cleaned up with the exception of a closed landfill that has been capped to prevent exposure to the underlying soil. The cap is currently functioning as designed and the Proposed Action would not impact its functioning. Therefore, the Proposed Action or Alternatives would not result in exposure of persons to hazardous materials associated with any IRP sites.

Munitions and Explosives of Concern (MEC)

There are no Land Use Controls (LUCs) for MEC within the project area. However, given these areas are located on a military installation there may be a potential for MEC to be encountered. In the event that MEC is suspected or encountered, there shall be no attempt to disturb, remove, or destroy it, and any intrusive or ground-disturbing activities being conducted at the project shall cease. Local and installation authorities would be immediately notified to handle the situation.

4.9.2.1 Alternative 1- Proposed Action

Building insulation and pipe wrap within the walls of historic buildings have been known to contain ACM and structures may have been painted with LBP (USACE, 2006). Since this project would demolish four existing historic structures, it has the potential to generate or uncover hazardous materials. Additionally, since some ground disturbance would occur, impacts associated with MEC could occur. Building 281 was previously used as a repair shop for the motor pool, and therefore soil contamination may be present. Disturbance of the soil could expose workers to these contaminants or liberate them from the soil. Due to concerns for worker exposure to hazardous materials, hazardous material disposal, liberation of lead and asbestos, and the potential for soil contamination, mitigation is required to reduce impacts to less than significant under this alternative.

4.9.2.2 Alternative 2- Conventional Parking Lot

Impacts regarding the handling and exposure of hazardous materials is the same for the conventional parking lot as for the Proposed Action. Similarly, due to concerns for worker exposure to hazardous materials, hazardous material disposal, liberation of lead and asbestos, and the potential for soil contamination, mitigation is required to reduce impacts to less than significant under this alternative.

4.9.2.3 Alternative 3- No Action Alternative

Under the No Action Alternative, there are no proposed projects at the Presidio, and no new hazardous wastes would be generated. Therefore, there would be no impact related to hazardous materials under the No Action Alternative.

4.9.2.4 Avoidance, Minimization, and/or Mitigation Measures

Impacts due to the handling or discovery of hazardous materials can be minimized to less than significant with the following required mitigation measures. These required mitigation measures must be implemented under either build alternative.

Hazardous Materials (HM) Required Mitigation-1: A spill contingency and containment plan would be prepared and implemented in the event that hazardous materials are accidentally spilled during construction. Engineering controls that may be used during construction to protect water resources may include, but would not be limited to: hay bales and silt fencing. In addition, inspection and monitoring for compliance with the permit requirements would be implemented.

HM-2: In the event the that MEC is suspected or encountered, there shall be no attempt to disturb, remove, or destroy it, but shall cease any intrusive or ground-disturbing activities being conducted at the project and immediately notify the Presidio police or fire department so that appropriate personnel can be dispatched to address such MEC.

HM-3: Conduct surveys for the presence of ACM, LBP, PCBs, and other hazardous and toxic substances prior to demolition. Utilize licensed contractors to remove or encapsulate ACM, LBP, PCBs, and other hazardous and toxic substances during demolition in accordance with all federal, state, and local laws and regulations.

HM-4: Soils in the vicinity of Building 281 should be tested for potential contaminants. Should the soil be contaminated, it should be handled and disposed of in accordance with Presidio of Monterey procedures and all federal, state, and local laws and regulations.

HM-5: Conduct construction activities in accordance with applicable health and safety requirements (e.g., use of personal protective equipment, establishment of dedicated smoking areas, etc.) to minimize the potential for adverse effects to workers.

HM-6: All hazardous and toxic substances must be properly disposed of in accordance with Presidio of Monterey procedures all federal, state, and local laws and regulations.

4.10 HYDROLOGY AND WATER QUALITY

4.10.1 Affected Environment

With respect to developed areas, such as where the project would take place, the hydrology and water quality considers water inputs required for a project as well as the fate of water generated from the project, and indirectly how the projects mere existence affects connected water resources.

4.10.1.1 Potable Water

Potable water at the Presidio is supplied by the private water purveyor CalAm within the jurisdiction of the MPWMD and is under severe restriction for the Monterey Peninsula. CalAm has legal right to only a limited amount of water from both the Carmel Valley Groundwater Basin and the Seaside Area Subbasin. Onsite surface water is not a stable or reliable water source for the Presidio. Permanent surface water features, like streams and lakes, are not present.

Water usage at the Presidio has decreased largely as a result of conservation measures and water management programs. Annual water use from 1997 to 2010 has decreased substantially, about 50 percent from the late 1990s, from 290 afy to 147 afy (Presidio, 2013a). The baseline potable water use at the Garrison in 2007 was approximately 79 million gallons (Presidio, 2017c). Currently, the Presidio has achieved an approximately 30 percent reduction in potable water use compared to the 2007 baseline, based on a total potable water use of approximately 55 million gallons in 2016 (Presidio, 2017c). Further water use reductions are required to meet regulatory requirements to reduce potable water use by 36 percent by the year 2025, compared to a 2007 baseline. The Army has implemented many water saving measures at its facilities at the Presidio to accomplish this water use reduction and continues to look for ways to reduce water usage. Examples of past water saving measures include the installation of water-efficient garbage disposal systems, waterless urinals, high-efficiency clothes washers, and the retrofit of approximately 100 toilets with more water-efficient components (Presidio, 2013a).

4.10.1.2 Stormwater Runoff

This section analyzes the affected environment and the potential environmental consequences associated with stormwater runoff across the land, with regard to erosion and water quality, impacts to stormwater drainage systems are analyzed in the “Utilities” section. Stormwater runoff is largely collected by the existing Presidio storm drain system and discharged to the Pacific Ocean or the harbor in Monterey Bay (Presidio, 2013a). Some stormwater runoff drains off the Presidio and enters the storm drain systems of the cities of Pacific Grove and Monterey, which also discharge into the Pacific Ocean or Monterey Bay (Presidio, 2013a). The remainder escapes into nearby natural drainages. The nearest downstream watercourse has well-established woody vegetation with relatively steep channel banks and signs of incision and bank erosion. Stormwater from the Proposed Action area drains to the Monterey Harbor, adjacent to the Presidio, which is listed as an impaired water body because of high levels of arsenic, copper, PCBs, dissolved oxygen and sediment toxicity (SWRCB, 2015).

4.10.2 Environmental Consequences

Potential impacts related to water resources are considered significant if the Proposed Action would violate water quality standards or waste discharge requirements or substantially alter the drainage pattern of the site in a manner that would result in erosion, siltation, or flooding on or off site.

4.10.2.1 Alternative 1- Proposed Action

This project would demolish four existing buildings and expand the existing parking lot while incorporating LID features. Permeable pavement would be utilized throughout the

parking area, and bioswales would be implemented at low points on the parking lot or in between parking rows. Construction of this project would result in disturbed and exposed soils, which without proper management could result in increased erosion. This eroded soil could be carried by stormwater runoff into downstream receiving waters and thus degrade the water quality of those waterbodies. Compliance with the SWPPP, using BMPs, and implementation of Mitigation Measures GS-1 and GS-2 would minimize the potential for soil erosion from parking lot and bioswale ground disturbance. Construction would require the use of a water source for dust management purposes, cement mixing, landscaping establishment, etc. This water would have to come from existing entitlements or be brought in from elsewhere. Since the project is small in size, 1.3 acres, and short in duration, likely less than 3 months construction time based on similar projects (Eagle Bay Pavers, 2014), demands for water from the project should be negligible with regard to the water budget of the installation. Construction-related impacts related to water quality would therefore be less than significant with mitigation.

After completion of construction, implementation of this project would reduce the amount of stormwater runoff and reduce the amount of sediment and other pollutants in stormwater through biofiltration. This project would reduce the amount and rate of stormwater runoff into the nearby natural drainage thus preventing or slowing further degradation of the banks and channel. This project would also improve water quality of stormwater runoff discharging into the downstream channel as many pollutants would have been filtered out. This proposed project would result in a long-term beneficial impact related to stormwater quality. This project would have no impact related to potable water use at the Presidio.

In summary, impacts due to this alternative are less than significant with required mitigation during construction, and beneficial in the long term.

4.10.2.2 Alternative 2- Conventional Parking Lot

Construction of a conventional style parking lot would cause the same short term construction impacts as the Proposed Action however, it would pose more long term impacts. Runoff during the construction phase could be handled in the same manner as in the proposed action, as could water supply for the project. However, in the long term, the increase in the acreage of impervious surface would result in increased velocity of stormwater runoff and degraded quality over the long term. Construction of this alternative would continue to contribute to the sediment and pollutant load in Monterey Harbor, and contribute to its impairment.

In summary, impacts due to this alternative are less than significant with required mitigation during construction, and less than significant with mitigation in the long term.

4.10.2.3 Alternative 3- No Action Alternative

Under the No Action Alternative, there would be no change related to water supply or demand on the Presidio. Therefore, there would be no impact.

Under the no action alternative, no soil disturbance would take place in the ROI. Exposed soils would continue to be subjected to natural wind and water erosion, and soil conditions would be the same as current conditions. Therefore, there would be no short-term impacts related to erosion and sedimentation of downstream waterbodies

from soil disturbance associated with construction activities under the No Action Alternative. Rapid runoff from storm events would continue to cause erosion in the downstream waterbody and pollutants from existing roadways would continue to wash into the stormdrains contributing to poor water quality in the bay.

4.10.2.4 Avoidance, Minimization, and/or Mitigation Measures

Hydrology & Water (HW) Quality Required Mitigation 1: Disturbance of one acre or more requires enrollment under the Construction General Permit, which requires the preparation of a SWPPP and implementation of stormwater BMPs listed below:

Typical BMP's depending on the requirements of the permit might include, but are not limited to:

HW-2a: Schedule work to minimize soil disturbing activities during predicted rain events. Consider rescheduling activities for dry periods to minimize maintenance requirements.

HW-2b: Develop the sequencing and timetable for the start and completion of each item such as site clearing and grubbing, grading, excavation, paving, pouring foundations, installing utilities, etc., to minimize the active construction area.

HW-2c: Schedule major grading operations during dryer months when practical.

HW-2d: Stabilize inactive areas within 15 days from the cessation of soil-disturbing activities or one day prior to the onset of precipitation, whichever occurs first.

HW-2e: Monitor the weather forecast for storm events, which are storms that produce or are forecasted to produce at least 0.1 inch of precipitation within a 24-hour period. When rainfall is predicted, adjust the construction schedule to allow the implementation of soil stabilization, sediment controls, and, if applicable, sediment treatment controls on all disturbed areas prior to the onset of rain.

HW-2f: Preserve existing vegetation that provides erosion and sediment control benefits to the extent practicable, protect tree trunks, identify sensitive areas, and consider vegetation preservation when establishing staging areas.

HW-2g: Utilize a stabilizing compound such as hydraulic mulch, hydroseeding, cellulose fiber, or soil binders.

HW-2h: Install silt fencing around soil stockpiles and at the toe of steep slopes.

To conserve water resources on the installation and reduce impacts in the surrounding area, the following BMP is suggested:

Hydrology & Water (HW) Quality BMP-1: Over the long-term, to prevent increasing water demand on the installation, any landscaping planted should consist of USAG Presidio approved native species so it need not be irrigated.

4.11 NOISE

4.11.1 Affected Environment

The major sources of noise in the project area are motor vehicle traffic on regional roadways such as local roadways internal and adjacent to the Presidio. Additional noise sources include overhead aircraft, construction activities, and commercial and residential area activities. The Monterey Peninsula Airport is approximately three miles from the Presidio. Monterey Regional Airport's 2013 Airport Master Plan Existing and 2033 Noise Contours map indicates that the Presidio is over two miles outside the current and 2033 forecasted 65 CNEL noise contour, meaning the airport does not cause unreasonably high noise levels at the Presidio (Monterey Regional Airport District, 2015). However, because the Presidio is near the airport approach and departure zones, aircraft noise could be heard onsite.

Portions of the Presidio are subject to noise from State Route (SR) 68, which passes by the Upper Presidio by its western boundary. Noise contours developed by Caltrans show noise levels ranging from 50 to 75 dBA L_{eq} (one hour), depending on proximity to SR 68 (Presidio, 1994).

Noise sensitive receptors at the Presidio include barracks, child care center, administration and other office buildings, and classrooms. Residences in the cities of Monterey and Pacific Grove, adjacent to Presidio's outer boundaries, are also sensitive to noise levels originating on the installation. Sensitive receptors are located in proximity to the project site with the closest residential area at 35 feet from the project site, and school at 150 feet from the project site. The significance of potential noise effects is determined by the comparison of affected receptors to the acceptable compatible land uses. Noise impacts from construction activities would be considered significant if noise levels on the Presidio and extending off-post exceed levels allowed by the City of Monterey. These noise standards would be used as the threshold criteria.

4.11.2 Environmental Consequences

During construction, there would be temporary noise increases, with greater impacts occurring to sensitive receptors located closest to the project area. General construction noise would result from the use of equipment during construction. Activities would involve demolition of existing buildings and structures, ground clearing, excavation, grading, leveling, and construction of parking area and roads. Drilling or blasting would not be required. Construction noise would also include vehicular traffic due to worker vehicles, resulting in a temporary increase in vehicular noise. The maximum average noise levels generated during construction would typically range from 51 to 85 dBA at a distance of 50 feet (see Table 4-7).

Since the zone of the property receiving the noise is a residential district the maximum decibel noise level per the City of Monterey code is 60 Db (Monterey City Code Sect. 38-111).

4.11.2.1 Alternative 1- Proposed Action

Anticipated noise from the construction of the Proposed Action is summarized in Table 4-7. Construction of the project would result in noise emissions above typical residential community noise levels. Although construction noise would be intermittent and short

term in duration, and peak noise values would only be periodic within the construction timeframe, impacts would be potentially significant and mitigation would be required to reduce the impact to a less than significant level. Should noise generation exceed the thresholds of 10 decibels above the limit in one hour for one minute or a cumulative of 5 decibels above the limit for 5 minutes per hour, noise barriers will be used.

Table 4-7: Noise emissions from standard equipment

Source	Decibels emitted at 50 feet	Distance to receptor	Level at Receptor	Threshold exceeded?
Excavator	81	35 feet	84	No
Trucks	51	35 feet	54	No
Grader	85	35 feet	88	Yes
Dozer	82	35 feet	85	Yes
Air compressor	78	35 feet	81	No
Scraper	84	35 feet	87	Yes

Source: Decibels retrieved from FHWA noise tables (2017), distances calculated using Google Earth Pro ver. 7.1.5.155, dB at receptor calculated using inverse square law

4.11.2.2 Alternative 2- Conventional Parking Lot

Construction of a conventional parking lot hosts the same noise impacts as construction of the proposed action. Although construction noise would be intermittent and short term in duration, and peak noise values would only be periodic within the construction timeframe, impacts would be potentially significant and mitigation would be required to reduce the impact to a less than significant level. Should noise generation exceed the thresholds of 10 decibels above the limit in one hour for one minute or a cumulative of 5 decibels above the limit for 5 minutes per hour, noise barriers will be used.

4.11.2.3 Alternative 3- No Action Alternative

Under the No Action Alternative, buildings would not be demolished and the existing parking area would remain in its current form. As a result, no new generation of noise would result and there would be no impact.

4.11.2.4 Avoidance, Minimization, and/or Mitigation Measures

The following mitigation measures are required to reduce the level of impact from the construction alternatives to below the level of significance.

Noise Required Mitigation N-1: The following construction-related noise measures shall be implemented during the proposed action:

- The construction contractor shall ensure that all equipment has the manufacturers' recommended noise abatement measures, such as mufflers, engine enclosures, and engine vibration isolators, intact and operational. Further, all construction equipment shall be inspected at periodic intervals to ensure proper maintenance and presence of noise control devices.
- Construction activities shall be limited to daytime hours (8:00 A.M. to 5:00 P.M.). In addition, the POM currently promotes quiet hours during the normal workweek

for some construction projects. This could include quiet hours between 6:00 A.M. and 10:00 A.M. on specific workdays, if requested by affected staff.

- Local neighborhoods shall be notified of the project, and signs should be posted that provide a phone number to call to register complaints about construction-related noise.

N-2: In the event of exceedances beyond allowable peaks, or excessive complaints use temporary noise barriers at project boundary.

4.12 UTILITIES AND SERVICE SYSTEMS

4.12.1 Affected Environment

While the entire host of typical utility services exists on the Presidio: wastewater, stormwater, solid waste, energy, and communications, only those with the potential for impact by the Proposed Action or alternatives would be discussed in this section. It is anticipated that only stormwater, energy and solid waste would be affected by the project. As the Proposed Action and Alternatives would not utilize wastewater or communications systems. These actions would not generate atypical wastewater such as industrial or agricultural effluent. All wastewater generated during the construction of the project and during the life of the project is expected to be surface runoff or percolation. Handling of surface runoff or percolation generated from the project is addressed in section 4.10. Since no water associated with this project would be directed to wastewater facilities, this project would not result in the construction of new or expansion of existing wastewater treatment facilities. Further, none of the actions in this project would have any effect on communications services on the Presidio.

4.12.1.1 Stormwater Drains

Stormwater runoff is collected by the existing Presidio storm drain system and discharged to the Monterey Harbor, which is an impaired water body under the CWA section 303(d) (Presidio, 2013a). The Monterey Bay is designated as a National Marine Sanctuary and is the largest of thirteen marine sanctuaries administered by the United States Department of Commerce's NOAA with approximately 6,092 square miles (MBNMS, 2008). According to the Monterey Bay National Marine Sanctuary's (MBNMS) 2009 Condition Report, the MBNMS's offshore environment and nearshore environment are primarily in Fair to Good conditions, but the estuarine environment has been determined to be impaired by human activities (NOAA, 2009). Though many small estuaries occur along the central California coastline, only Elkhorn Slough is located inside the boundaries of the MBNMS. For the MBNMS's estuarine environment, the water quality, habitat quality, and the quality of living resources are the aspects most affected by hydrological alterations and the introduction of pollutants from agricultural and urban sources (NOAA, 2009). Some stormwater runoff drains off the Presidio and enters the storm drain systems of the cities of Pacific Grove and Monterey, which also discharge into the Monterey Bay.

Stormwater runoff from Presidio is currently discharged to Monterey Bay through two natural stream channels and five storm drains. In addition to the main drainage channels and storm drains, a series of smaller storm drains serve specific portions of the base. These smaller drains collect stormwater and discharge to larger drains

eventually flowing into the Presidio's main storm drains previously described above. Several types of piping are use including vitrified clay, steel, concrete, and corrugated steel.

4.12.1.2 Solid Waste

The Monterey City Disposal Service collects solid waste and recyclable materials at the Presidio. The waste is sent to the landfill at the Monterey Regional Waste Management District (MRWMD) approximately two miles north of Marina. Recyclable materials are taken to the Monterey City Disposal Materials Recovery Facility (MRWMD, 2017). At current rates of disposal, the landfill is projected to have 100 years of capacity (MRWMD, 2018).

4.12.1.3 Energy

Pacific Gas and Electric Company provides electricity and natural gas to the Presidio.

4.12.2 Environmental Consequences

Potential impacts related to utilities are considered significant if the Proposed Action would impair the ability of the Army to maintain wastewater or stormwater infrastructure; provide solid waste, or energy services; or conflict with existing Federal, state, or local statutes or regulations.

4.12.2.1 Alternative 1- Proposed Action

The proposed project would demolish some existing buildings and upgrade and enlarge an existing parking lot. Since the Proposed Action utilizes LID features, the intent of the project is to have all run off generated percolate into the underlying ground via permeable pavement or bioswales. Addition of an overflow drain, or overland channel would direct excess stormwater, from rare very large events such as atmospheric rivers, to the existing stormwater system. However, since in total the amount of stormwater being directed to existing systems will be reduced, there would not be any adverse effect on public services or utilities servicing the Presidio Installation. In fact, it is expected that this project would result in a beneficial impact for stormwater conveyance as it would alleviate some of the load on the system.

The Proposed Action would generate solid waste from building demolition, however, these amounts would be generated one time and not contribute permanently to increases in solid waste streams. The receiving landfill is not currently impacted for capacity.

The Proposed Action would need to tie into existing electrical systems to provide lighting for the parking lot, however, utilization of energy efficient systems, and in consideration of the project's small size, these effects are expected to be negligible.

The Proposed Action may include additions to, for the initial establishment of bioswales and landscaping. However, these actions would not increase population or induce population growth that could result in an increase in a permanent increase in stormwater runoff, solid waste production, or energy consumption.

Therefore, under Alternative 1 – Proposed Action, impacts on public services and utilities would be less than significant and mitigation would not be required.

4.12.2.2 Alternative 2- Conventional Parking Lot

Short term impacts under this alternative are equivalent to the short term impacts under the proposed action. Wastes generated from demolition would still be generated, and existing irrigation systems would still need to be used for any landscaping conducted. Electrical lines would likewise need to be connected to the existing system to provide lighting on the new parking lot.

Stormwater runoff from this project would need to be directed to the existing stormwater conveyance system. Increases of 0.25 acres in impervious pavement would increase the load on the existing system proportionally. However, due to the small size of the proposed project area, this impact is not significant.

Therefore under Alternative 2- impacts on public services and utilities would be less than significant.

4.12.2.3 Alternative 3- No Action Alternative

Under the No Action Alternative, the existing parking lot would remain, as would the four buildings proposed for demolition. As a result, there would be no solid waste generation from demolition of the buildings or existing parking lot. Energy demands at the Presidio would remain the same. Likewise, there would be no increase in existing stormwater runoff production. However, under this alternative, LID features would not be installed on the existing parking lot. As a result, the existing load on the stormwater system would remain, and the beneficial impact would not occur.

4.12.2.4 Avoidance, Minimization, and/or Mitigation Measures

Since impacts to this resource category are not considered significant, mitigation is not required. However, the following BMP is suggested:

Utility and Service Systems BMP-1: Use energy efficient lighting where possible.

5. Cumulative Impacts

CEQ guidelines on the analysis of cumulative impacts require an analysis of the impacts of an action in the context of all aggregated past, present, and reasonably foreseeable future actions, whether conducted by Federal, State, local or private entities. CEQ requires that this analysis be conducted through the lens of the direct and indirect impacts on the resource up to the extent where those effects can be meaningfully evaluated without regard to political or administrative physical boundaries or life of project temporal boundaries.

5.1 PAST, PRESENT, AND REASONABLY FORESEEABLE ACTIONS

5.1.1 Construction Projects on the Presidio

The following potential construction projects that would occur on the Presidio are considered in this cumulative impact analysis

Building Complex Phase I

Construction of three buildings and three parking lots. Support facilities would include utilities, exterior lighting, drainage, and a surveillance system. Building and parking lot construction is nearing completion. This project also includes demolition of one barracks building

Building 829 Stucco Replacement

This project involves demolition of the exterior walls from B829 (whole building), investigating the extent of mold damage, potential removal of interior walls based on mold damage, and reconstruction of all demolished area. The project would be completed in phases, with each phase addressing approximately 25 percent of these buildings at a time.

Maintenance and Small Construction Projects

Potential minor maintenance and small construction projects anticipated include building renovations, road repairs, storm drain repairs, erosion repairs, sidewalk construction, construction of ADA parking, landscaping and xeriscaping.

5.1.2 Construction Projects by Others

According to the CEQA database provided by Monterey County, the following projects are reasonably certain to occur or have occurred:

Lower Presidio Historic Park Improvement- County of Monterey- Completed 2017- Added pathways, fencing, and interpretive signs. Planned projects include adding more picnic benches and increasing ADA accessibility.

Cannery Row Streetscape Plan- City of Monterey- Planning phases- will install permeable pavements, energy efficient lighting, seeks to reduce traffic congestion and maintain area's character.

5.2 RESOURCE ANALYSIS

The analysis of cumulative impacts focuses on the resources evaluated in this Draft EA. For other resource topics dismissed in Table 4-1, the Proposed Action would result in insignificant to no impacts; therefore, the incremental impacts of the Proposed Action in combination with other projects listed above would not elevate to a cumulative level of significance for those resources.

5.2.1 Aesthetics

Future projects at the Presidio include several proposed renovations to existing buildings as well as demolitions. In addition, it is likely that mature trees would have to be removed on occasion. Provided all construction projects adhere to the Installation Design Guide (IDG), and the Programmatic Agreement when in the Historic District, the overall visual character of the installation would be maintained. Although some of the past, present and future projects listed above may have potential impacts on visual resources at the installation level, the Proposed Action would not contribute to cumulative visual resource impacts at larger scales.

5.2.2 Air Quality

Air quality impacts associated with the Proposed Action would be localized around the project areas and would be temporary, limited to the construction period and periodic maintenance activities, or short-term, limited to periodic emissions from truck access along dirt roads. Construction-related emissions would contribute minimally to air quality impacts in the region and would not result in violations of federal air quality standards. Other projects implemented at the Presidio or in the region during the same construction period as one or more of the projects associated with the Proposed Action would also contribute to emissions in the local area, but cumulative impacts would not be expected to adversely affect regional air quality. Many of the other projects listed above would result in similar types of emissions and air quality impacts as the Proposed Action, which would be minor and primarily temporary. Emissions would be expected to dissipate within the vicinity of the work area and would not create a local hazard. Emission control and reduction measures would be implemented during all projects. Cumulative impacts on local and regional air quality from the Proposed Action and related projects listed above would be minor.

5.2.3 Biological Resources

In conjunction with other actions occurring in the region, the Proposed Action would have a less-than-significant effect on vegetation and wildlife at the installation with the implementation of appropriate avoidance and minimization measures as included in the 2013 BO and this Draft EA. Removal or replacement of Monterey pine trees would be minimized during construction at the selected sites compared to other available sites on the installation. Replacement of removed trees should be performed when possible with an equivalent native species to reduce long term impacts.

Although there would be an initial cumulative effect on vegetation and habitat from the Proposed Action, incorporation of avoidance and minimization measures would reduce the effects to less than significant. Other ongoing and future construction projects would be required to comply with applicable requirements of the FWS BO for the Presidio's Real Property Master Plan, including those related to Yadon's Piperia, Monterey pine

forest, and nesting migratory birds. Off of Federal land, removal of native tree species requires a permit, which often includes replacing the tree at a minimum of 1:1 ratio, reducing the likelihood that native trees would be removed. Further, in the context of the community, a shift away from impervious surfaces is underway. Provided consideration is always granted for tree removal, or conversion to hardscape, no significant cumulative effects from the Proposed Action on vegetation and wildlife are expected.

5.2.4 Cultural Resources

Implementation of the Proposed Action with mitigation would have a less than significant impact on cultural resources. At this time, there are no identified cumulative impacts to the Presidio of Monterey Historic District. Other ongoing and future construction projects in and around the area could uncover previously unknown or affect the integrity of known cultural or historic resources. The U.S. Army would be responsible for mitigating impacts to cultural resources. Potential impacts to any cultural resources would be addressed in accordance to Section 106 of the NHPA, the ICRMP SOPs, and the 1993 PA. As the installation has been well preserved in some places, future actions should focus on restoring buildings where possible. Continual evaluation of each cultural resource affected by future projects both for its own individual value as well as its contributory value to a larger landscape would ensure potential impacts on cultural resources from the Proposed Action would be less than significant.

5.2.5 Geology & Soils

The Proposed Action would have potential for impacts on geology and soils, such as soil erosion resulting from earth moving activities. However, future projects requiring over one acre of ground disturbance would include BMPs to reduce potential erosion effects, and construction of new structures would include engineering controls to reduce potential seismic damages. Cumulative impacts on geologic and soil resources resulting from the Proposed Action would not be significant.

5.2.6 Greenhouse Gas Emissions and Climate Change

Greenhouse gas emissions generated as a result of the Proposed Action would cause an incremental increase in overall greenhouse gasses, however, this amount is well within the County and State greenhouse gas budget. Provided carbon sinks continue to be preserved and propagated when possible, this incremental impact is not globally significant.

5.2.7 Hazards and Hazardous Materials

Demolition of the proposed buildings could expose construction workers and others to ACM and/or LBP. Proper hazardous materials handling, worker safety precautions, and hazardous waste management practices would apply to all project activities. This includes compliance with the POM Installation Asbestos Management Plan, the POM Installation LBP Hazard Management Plan, the Federal Hazardous Materials Transportation Law of 1988, NESHAP, OSHA, MBARD, local, state and federal applicable regulations, as well as other relevant USEPA regulations under the RCRA pertaining to the proper handling, storage, use and transportation of hazardous materials.

The management of hazardous materials and disposal of hazardous substances in accordance with these requirements would minimize effects to less-than-significant

levels. Adverse cumulative effects would occur due to the need for disposal of construction materials, including ACMs from demolition activities when combined with other projects with similar construction materials disposal needs. With compliance with applicable regulations, the Proposed Action is not expected to contribute to a significant cumulative effect related to hazards and hazardous materials. Ultimately, removal of these materials from places where people frequent to an appropriate facility would result in a net benefit.

5.2.8 Hydrology and Water Quality

The Proposed Action would result in a long-term beneficial impact to water quality by capturing and improving stormwater quality through biofiltration. While the Proposed Action is expected to have beneficial impacts on water resources, construction would have the potential to cause negative water quality. Potential water quality impacts resulting from erosion during grading and construction activities would be controlled through the use of appropriate erosion control BMPs, where required. In addition, soil conservation and stormwater management regulations require that appropriate BMPs be used to minimize/eliminate site-specific erosion concerns. Therefore, the Proposed Action's contribution would be cumulatively beneficial as in the long run less runoff would be created. In the short term, negative effects on water resources would be mitigated to a level of insignificant impact as per NPDES permitting requirements, even when considered with other projects.

5.2.9 Noise

The Proposed Action would result in construction noise that exceeds applicable standards, and mitigation is required to reduce the impact to a less than significant level. Cumulative projects listed above would also result in construction noise, and several of the identified projects could feasibly be constructed concurrent with Proposed Action, thus intensifying this cumulative effect. However, ongoing and future construction projects would be required to limit construction activities to daytime hours and implement other mitigation measures, where appropriate. In addition, construction noise would be temporary, and the Proposed Action would not contribute to a cumulative increase in noise in the long-term. As such, cumulative noise-related impacts are anticipated to be less than significant.

5.2.10 Traffic and Transportation

The Proposed Action would result in minor negative short term impacts to traffic due to increased construction traffic, road diversions, and temporary gate closures. However, these traffic impacts would be restricted to the installation. In the long-term, the proposed action would likely result in a positive net benefit to traffic circulation as vehicular traffic would be less likely to accumulate on the installation causing delays in town. Installation traffic often contributes measurably to the traffic of the town it is located in, therefore, reducing traffic congestion on the installation will likely

5.2.11 Utilities and Service Systems

Past, present, and future projects on the Presidio, given considerations for energy and water use reductions and replacement of facilities, should not result in cumulative effects on public utilities and services. The installation would continue to work with utility agencies, such as Pacific Gas and Electric (PG&E), MRWPCA, Monterey City Disposal

Service, and MPWMD, to coordinate the relocation of, installation of new, or interruptions to utility and public services. Furthermore, the Proposed Action would result in an alleviation of load on stormwater and electrical infrastructure as more stormwater would be retained and utilized onsite and more efficient lighting is installed. Therefore the Proposed Action is not expected to result in significant adverse cumulative effects on utility or service systems.

6. Irreversible or Irretrievable Commitments of Resources

NEPA Council on Environmental Quality regulations require environmental analyses to identify "...any irreversible and irretrievable commitments of resources that would be involved in the proposal should it be implemented" (40 CFR Section 1502.16).

Irreversible effects are those that describe a loss of future options and primarily result from the destruction of cultural resources, the use of non-renewable resources, or harvest of minerals that cannot be replaced within a reasonable timeframe. Irretrievable impacts are those which pertain to a loss of production for a period of time.

The following irreversible actions would result through the completion of the Proposed Action: demolition of four historic buildings, conversion of fossil fuels to carbon dioxide to provide energy for the project, and topsoil loss associated with conversion to hardscape. The demolished buildings would no longer exist, nor contribute to the historic district on the Presidio. Fossil fuels and topsoil eventually recover, however because of the timescale the loss is effectively permanent. Fossil fuels take millions of years to form (J.M.K.C. Donev et al., 2018), and the time to recover topsoil is generally 100 years to accrue one inch of topsoil depending on climate and precipitation(NRCS, 2018).

The following Irretrievable impacts would result from the completion of the Proposed Action or Alternatives: use of materials for the construction of the project, and loss of mature trees. Aggregate is generally recyclable, therefore, at the end of the project life these materials could be reused, however during the life of the project all materials used would be unavailable for other uses. If any mature trees are lost during the completion of this project, they would be unavailable as habitat for species that depend on them or to people as a source of shade or as a carbon sink. Tree species native to the area take an average of 40 years to grow to maturity with equivalent habitat value to the existing trees (Esser, 1994).

7. Findings and Conclusions

7.1 FINDINGS

After an initial examination of all resource areas, it was determined that the Proposed Action would have no or insignificant impacts on agricultural resources, environmental justice, land use, population and housing, recreation, socioeconomics, and traffic & transportation. Upon further analysis, it was determined that the Proposed Action would not have significant impacts on aesthetics, greenhouse gasses, geology & soils, or utilities and service systems. No mitigation related to these issue areas would be required. Impacts to biological resources are less than significant, however conservation measures identified must be incorporated into the action to maintain compliance with the existing BO. Impacts to cultural resources, hazards and hazardous materials, hydrology and water quality, and noise would be reduced to less than significant with the incorporation of required mitigation.

Table 7-1: Summary of Impacts by Alternative

	Proposed Action (Alternative 1) Parking lot with LID features	Alternative 2- Conventional Parking lot	Alternative 3- No Action Alternative
Aesthetics	Beneficial Impact	Less than significant	No Impact
Air Quality	Less than significant with mitigation	Less than significant with mitigation	No Impact
Agricultural Resources	No Impact	No Impact	No Impact
Biological Resources	Less than significant with measures for other compliance	Less than significant with measures for other compliance	No Impact
Cultural Resources	Less than significant with mitigation	Less than significant with mitigation	No Impact
Environmental Justice	No Impact	No Impact	No Impact
Geology and Soils	Less than significant	Less than significant	No Impact
Greenhouse Gasses	Less than significant	Less than significant	No Impact
Hydrology and Water Quality	Less than significant with mitigation then Beneficial Impact	Less than significant with mitigation	Less than significant

	Proposed Action (Alternative 1) Parking lot with LID features	Alternative 2- Conventional Parking lot	Alternative 3- No Action Alternative
Land Use and Planning	No Impact	No Impact	No Impact
Mineral Resources	No Impact	No Impact	No Impact
Noise	Less than significant with mitigation	Less than significant with mitigation	No Impact
Population and Housing	No Impact	No Impact	No Impact
Public Services	No Impact	No Impact	No Impact
Recreation	No Impact	No Impact	No Impact
Socioeconomics	No Impact	No Impact	No Impact
Traffic and Transportation	Beneficial Impact	No Impact	No Impact
Utilities and Service Systems	Beneficial Impact	Less than significant	No Impact

7.2 CONCLUSIONS

Based on the environmental analyses contained in this Draft EA, it was determined that implementation of the Proposed Action with identified mitigation measures would not have any significant direct, indirect, or cumulative impacts on the human environment. Because no significant impacts would result from implementing the Proposed Action, an environmental impact statement is not required and will not be prepared. These EA findings and conclusions are the basis for the Finding of No Significant Impact.

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11. Appendix A- Public & Outside Agency Involvement



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9 January 2020

RE: Installation of a Parking Lot within the United States Army Garrison, Presidio of Monterey, Monterey County, California

Dear Ms. Polanco:

In accordance with 36 CFR Part 800, the United States Army Garrison, Presidio of Monterey (Presidio), Monterey County, California is notifying you of a proposed undertaking that has the potential to affect historic properties. The Presidio plans to demolish Buildings 279, 281, 282, and 283 in order to re-engineer circulation routes and construct additional parking. The buildings are grouped together along the northern boundary of the Presidio of Monterey Historic District (Historic District), which has been determined eligible for listing in the National Register of Historic Places (NRHP) (Figures 1a-d).

In 2002, the Army consulted with your office, the Advisory Council on Historic Preservation (ACHP) and the National Park Service (NPS) regarding an adverse effect determination for the demolition of Buildings 279, 281, and 282. That consultation resulted in the NPS concluding that recordation per Historic American Buildings Survey (HABS) documentation standard Level II was the appropriate mitigation of the adverse effect, and the ACHP determined their participation in resolving the effect was not warranted (Enclosure 1). A Memorandum of Agreement (MOA) regarding mitigation of the adverse effect appears to have been drafted between the Army and the California State Historic Preservation Officer (SHPO), but the MOA could not be located in Army or SHPO records (Enclosure 2). The Army began the HABS photo-documentation process, but due to changes in mission priorities, this process was never completed and the buildings were not demolished. The purpose of this current consultation is to re-engage dialog regarding demolition of these structures and to seek ACHP and/or SHPO concurrence that the 2002 mitigation proposed by the NPS is appropriate for the current undertaking. Building 283, not included in the previous 2002 consultation, has been added to this proposed demolition undertaking.

Current anti-terrorism/force protection measures mandate vehicular parking areas be planned and/or relocated to the perimeter of military installations. The area around Buildings 279, 281, 282, and 283 has been identified for construction of additional parking for a number of logistical reasons: (1) Parking on the Presidio and within the

Historic District is very limited, and the area around Buildings 279, 281-283 is already being used as a parking area (Enclosure 3, Photos 8-10, 12-13, and 17); (2) The “Comprehensive Transportation Engineering Study, Presidio of Monterey” from April 2010 identified a continued deficit in properly designed parking spaces throughout the Presidio, and made recommendations for improving installation security and traffic flow; (3) The “Presidio of Monterey Real Property Draft Master Plan” from 2009 and the “Presidio of Monterey Area Development Plan” from 2012 & 2018 identified the area around Buildings 279, 281-283 as future development for a parking lot due to the existing shortage of adequate parking spaces and to better utilize and redevelop limited space; and, (4) The Military Surface Deployment and Distribution Command, Transportation Engineering Agency conducted a “Traffic Engineering Parking Study” at the Presidio in November 2011 and concluded approximately 400 additional parking spaces were needed to meet the current parking demand.

Removing Buildings 279, 281-283 and installing a parking area complete with striped spaces and proper ingress/egress will help offset the current parking deficiency while improving traffic circulation. Upgrading this area into a properly designed parking lot not only implements the objectives referenced above, but also eliminates the haphazard parking along portions of Fitch Avenue and around Buildings 281-283 (Enclosure 3, Photos 4-5, 24, 35). Improvements to traffic flow and safety conditions on Private Bolio Road to the north are also expected as a result of re-engineering circulation routes.

It is important to note that the Presidio is located in a densely populated area within the City of Monterey, and development runs directly adjacent to the installation’s northern and southern boundary (which includes the Historic District), making it impossible for the Presidio to expand further (Figures 1a-b). As a result, development of new parking areas to accommodate the active, everyday use of the Presidio’s Historic District must occur within the current boundaries of the installation.

36 CFR § 800.11(e)(1) – Description of the Undertaking and the Area of Potential Effects

The Area of Potential Effects (APE) for the proposed undertaking includes the Presidio of Monterey Historic District (Figure 1a), which is managed in accordance with the *Programmatic Agreement Among the United States Army, the Advisory Council on Historic Preservation and the California State Historic Preservation Officer Regarding Routine Maintenance of Historic Properties at the Presidio of Monterey* (PA). Because the proposed project does not qualify for exclusion under the PA, a separate review pursuant to 36 CFR 800 is required.

Within the APE is the area that will be directly impacted by the project, henceforth termed the Area of Direct Impact (ADI). The ADI encompasses the area that will be impacted by the physical demolition and areas for staging and equipment storage (Figure 1b). The proposed demolition would consist of removing the existing wooden structures, demolishing the foundations and slabs, road realignment, grading, and

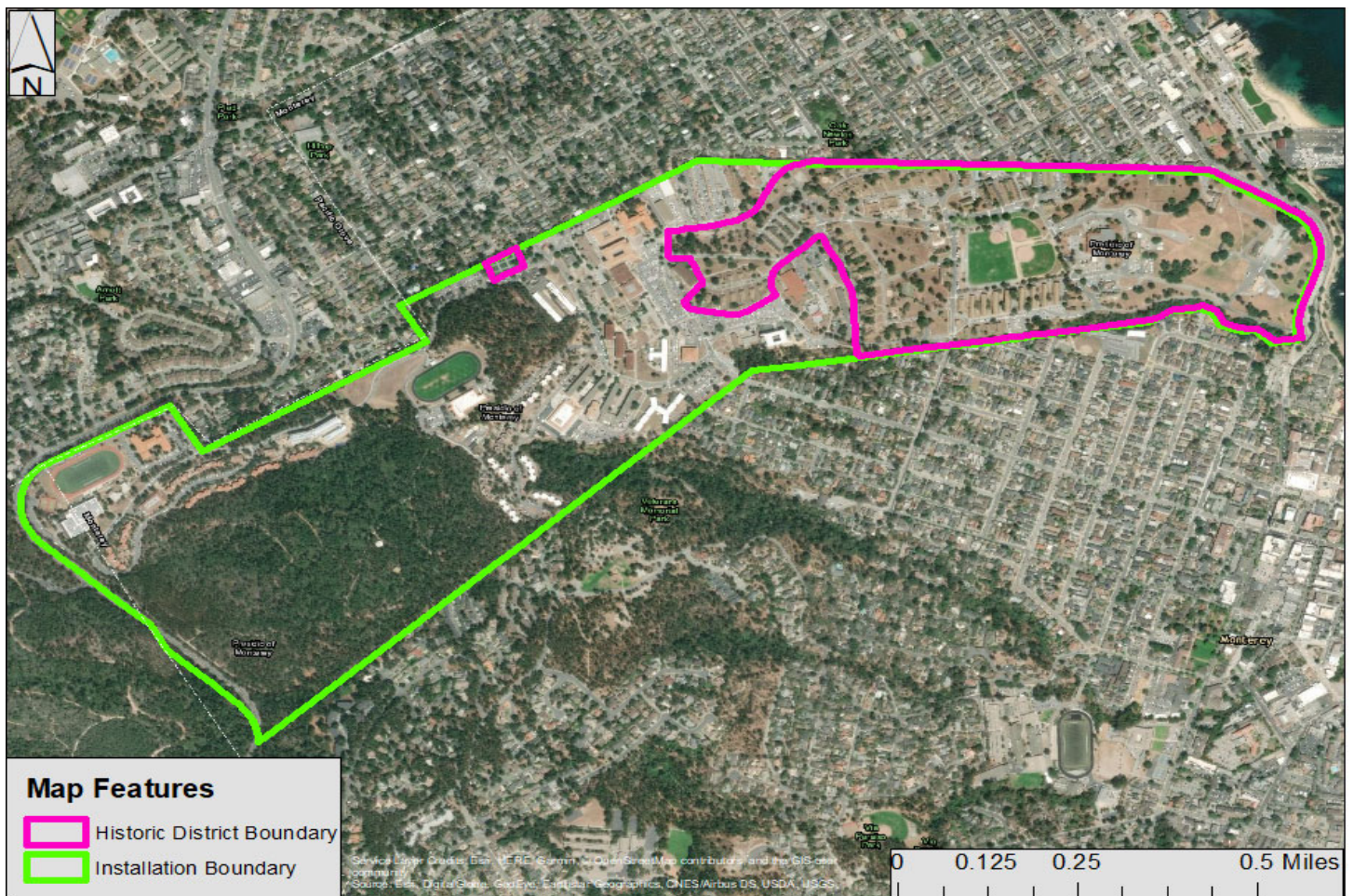


FIGURE 1a. U.S. Army Garrison, Presidio of Monterey Boundary and the Presidio of Monterey Historic District

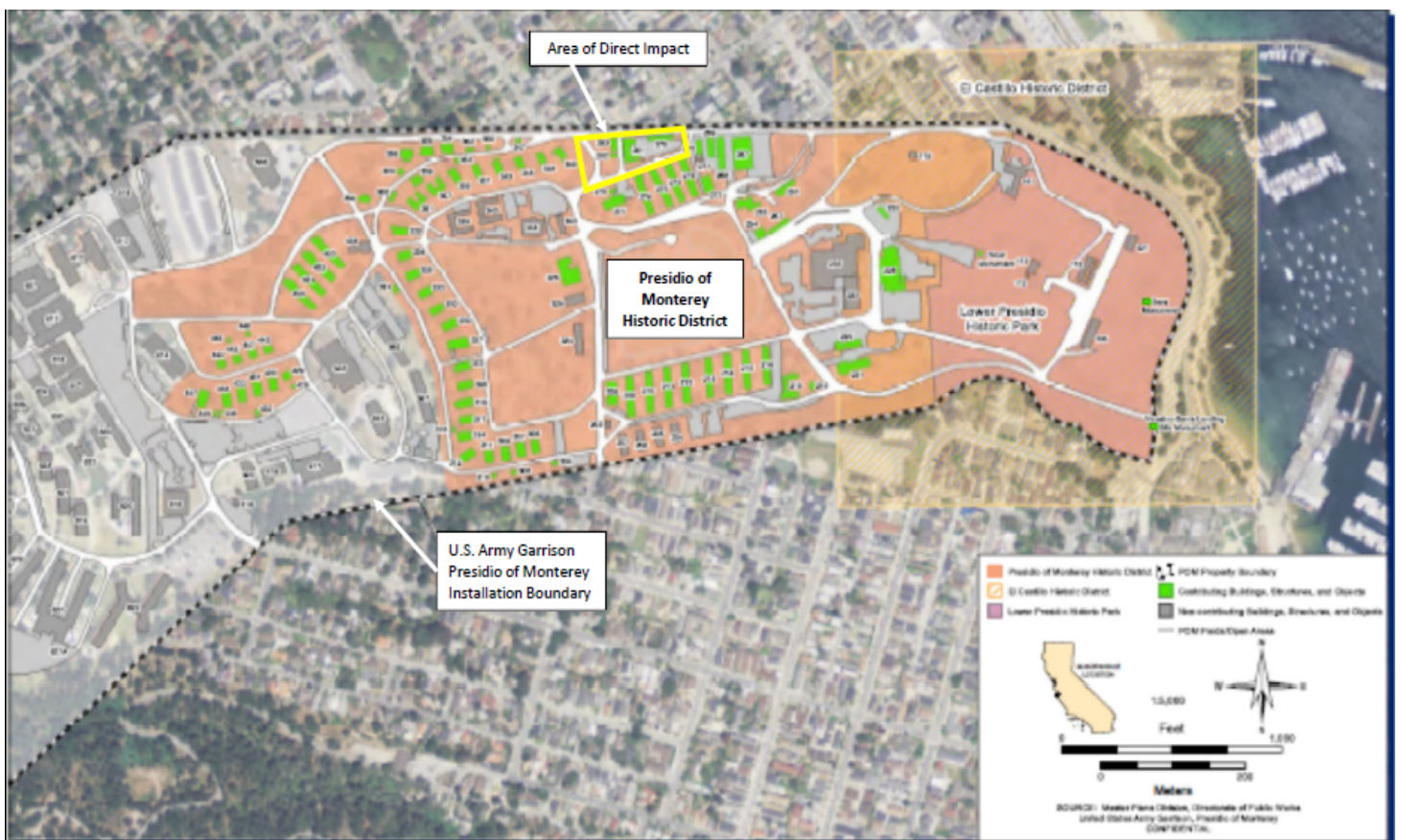


FIGURE 1b. The Area of Potential Effects (i.e., the Presidio of Monterey Historic District shaded orange) and the Area of Direct Impact



FIGURE 1c. Planning map above depicts proposed parking lot and street layout in dark grey. Red lines depict the footprint of the demolished buildings and pavement.



FIGURE 1d. Current aerial photo above depicts Buildings 279, 281, 282, 283 and the adjacent roads.

installation of a permeable parking surface with concrete curbs and wheel stops. The ADI consists of the footprint of Buildings 279, 281-283; an open parking area east of Building 281 and south of Building 279; and the adjacent roads: Stilwell Road and Fitch Avenue (Figures 1b-c). Enclosure 3 includes current photographs of the ADI. In accordance with 36 CFR § 800.4(a)(1) we request any comments you may have on our determination and documentation of the APE.

36 CFR § 800.11(e)(2)—Description of Steps Taken to Identify Historic Properties

In order to identify historic properties in the APE, archival research was completed at the Presidio, Directorate of Public Works, Environmental Division, Cultural Resources Program Office, which includes all records found at the Northwest Information Center (NWIC) of the California Historical Resources Information System and on the Library of Congress website. Research efforts also included a review of literature and cultural resource records at the NWIC, and a review of the Presidio Base Comprehensive Plan Geographic Information System. An email inquiry to the SHPO was made on January 17, 2013 in an attempt to locate the 2002 MOA and related correspondence; however, no documentation could be found (Enclosure 2). Pursuant to 36 CFR § 800.4(b) we request any comments you may have on our efforts to identify historic properties within the APE.

36 CFR § 800.11 (e)(3)---Description of Affected Historic Properties

Archival research indicates that there are no known archaeological sites within 400 feet of the ADI for the current undertaking; hence, in accordance with 36 CFR § 800.4(d)(2), we have determined that the only known historic property within the APE potentially affected by the undertaking is the Presidio of Monterey Historic District.

The Presidio of Monterey Historic District was determined eligible for listing on the NRHP in 1985 with a period of significance from 1902-1939, when the Presidio operated as an infantry-artillery-cavalry cantonment. The primary period of significance is 1902-1910, when the post was initially planned and constructed. The 1985 nomination of the Historic District to the register, in particular Item 8 “Significance,” addresses the integrity of the overall district (Enclosure 4). The integrity of setting, feeling, and association of the area around Buildings 279, 281-283 has not been greatly altered since the 1985 nomination. At that time, the open spaces, layout of the streets, and working spaces were identified as largely uncompromised. It was also noted that the majority of the 1902 to 1910 structures still existed, largely unmodified, and that the integrity of the original plan of the Presidio was exceptionally high within the District. Despite the fact that the other buildings around Buildings 279, 281-283 have undergone some modifications since the 1985 nomination, the integrity of setting, feeling, and association still remains as it did in 1985.

Buildings 279, 281-283 are contributing elements to the Historic District and date to the period of significance. A recent field visit included photography of the interior and

exterior of the buildings as they appear today (Enclosure 3). Updated Department of Parks and Recreation (DPR) forms for the buildings are included in Enclosure 5. A brief description of each building follows below.

Building 279 was constructed between 1903 and 1904 as a wagon shed and is presently used for parking. Alterations include enclosed double doors for part of the façade. The structure is in a deteriorating condition. Building 279 was most recently recorded in 1985 and appears to be continuing to deteriorate with dry rot, and chipped and peeling paint is visible on the building exterior.

Building 281 was constructed in 1921 as a repair shop for use by the motor pool and was subsequently used as a blacksmith shop and temporary fire station. Building 281 is presently used by installation security personnel to store equipment. The interior of Building 281 has been heavily damaged by pest infestation and the exterior shows signs of dry rot, chipped and peeling paint, and broken and boarded up windows. Building 281 was most recently recorded in 1985 and appears to be continuing to deteriorate.

Building 282 was constructed in 1903 as a coal shed, subsequently used as a plumbing shed and janitorial office, and is presently vacant. Alterations for Building 282 include the addition of windows at the north and east elevations and the original double equipment door was changed to a fixed smaller door. The interior of Building 282 has been heavily modified and damaged by water and neglect. Building 282 was most recently recorded in 1985 and the exterior shows signs of significant deterioration due to chipped paint, dry rot, broken and boarded up windows, and peeling asphalt shingles on the roof.

Building 283 was constructed in 1903 as a water pump station. Most of the building is currently vacant but the middle section contains equipment that was previously owned and operated by California American Water. Building 283 was enlarged in 1908 and some alterations were made to the exterior of the building (façade doors added, windows removed, sliding doors removed). Building 283 was most recently recorded in 1985 and is in good condition, appearing largely unchanged since that recordation.

View Shed. The APE for this project also includes the view shed of the Historic District in relation to Buildings 279, 281-283. Buildings 269, 271, 273, 274, 275, 276, 277, 278 and 345 are within the visual ADI; however, Building 271 is non-contributing while the other buildings contribute to the Historic District (Figure 1c).

The design of the Historic District is such that contributing buildings within the district face east toward the Monterey Bay. Since Buildings 279, 281-283 were constructed for utilitarian purposes, they were intentionally located at the base of an eastern facing slope such that they cannot be seen from the Officers' Quarters above and therefore do not block the view shed toward the bay. Enclosure 3 (Photos 1-3, 6, and 36) includes

photographs of the view shed from the vicinity of the Officer's Quarters towards Buildings 279, 281- 283.

The civilian residential structures located north of the Historic District and outside the boundary of the Presidio installation do not contribute to the characteristics that qualify the Historic District for NRHP eligibility (Figures 1a-d). Although those buildings could be considered individually eligible properties separate from the Historic District, the evaluation of their eligibility is outside the scope of the undertaking and is not necessary in the context of determining effects to the view shed of the Historic District.

36 CFR § 800.11(e)(4)—Description of the Undertaking's Effect on Historic Properties

The Presidio of Monterey Historic District. The 1903 buildings (279, 282, and 283) were constructed as part of the reactivation of the post to support garrison troops returning from combat in the Philippines. They are three of the eleven surviving utilitarian structures in this section of the post erected at the Presidio between 1903 and 1904. They contribute to the district as examples of the basic form of utilitarian style at the early Presidio and for their association with the events of 1902-1903 that led to the opening of the Presidio and other Army posts on the Pacific Coast. Building 281, constructed in 1921, was association with the school for auto mechanics and is architecturally undistinguished.

As contributing elements to the Historic District, the demolition of Buildings 279, 281-283 will alter characteristics of the district. However, the demolition of Buildings 279, 281-283 would not adversely affect the district because there are other buildings associated with the build-up of Presidio that date to the period of significance and are representative of the same utilitarian type of construction, which in total, retain sufficient integrity of the characteristics that qualify the Historic District for listing in the National Register. As a result, the Historic District's eligibility for listing in the NRHP will not be affected by the demolition of Buildings 279, 281-283.

View Shed. Buildings 279, 281-283 are not the most visually prominent structures within this part of the Historic District, however, their removal could affect the view shed because the integrity of the original plan and layout of the area would be altered, and the view towards Buildings 279, 281-283 from the surrounding District would be modified. The undertaking will not adversely affect the view shed because, as utilitarian structures, Buildings 279, 281-283 were intentionally not located in a visually prominent area, and hence were constructed on the northern periphery of the District at the base of an eastern facing slope where they cannot be seen from the Officer's Quarters located above. Other buildings and vegetation surrounding the ADI partially obscure Buildings 279, 281-283, as they are also some of the shorter buildings within this part of the Historic District. Thus, the overall integrity of setting, feeling, and association of the view shed as it contributes to the eligibility of the Historic District would not be compromised by implementation of the undertaking.

36 CFR § 800.11(e) (6) – Views of the Public and Consulting Parties

Consistent with 36 CFR § 800.2(d), the Presidio submitted this consultation to the Alliance of Monterey Area Preservationists, the City of Monterey Planning Office, the Ohlone/Costanoan-Esselen Nation (OCEN) and the public in November 2013 in order to inform them of this proposed undertaking and offer them an opportunity to comment. A notice of availability was published in the Monterey County Herald November 4 and 5, 2013 allowing for a 30-day review period (Enclosure 7). The Presidio received comments from OCEN, requesting that a Native American consultant monitor ground disturbance associated with this undertaking.

In accordance with 36 CFR 800.2(c)(2)(ii)(D), the Army consulted on the proposed undertaking with the following federally recognized tribes: Picayune Rancheria of the Chukchansi Indians, Santa Rosa Indian Community of the Santa Rosa Rancheria, Table Mountain Rancheria, Tule River Indian Tribe of the Tule River Reservation, and the Tuolumne Band of Me-Wuk Indians of the Tuolumne Rancheria of California. These five tribes were recently determined to be aboriginal land tribes associated with the installation. On August 26, 2019, hard copy letters were sent to the tribes and follow up phone calls and e-mails were sent November 8, 2019 (Enclosure 8). On November 8, 2019, Table Mountain Rancheria responded via e-mail requesting that a Native American consultant from the Ohlone/Costanoan-Esselen Nation be on-site to monitor ground disturbing activities associated with this project (Enclosure 8).

The public will have an additional opportunity to review and comment on this consultation as it will be made available at the Monterey Public Library, the Pacific Grove Public Library, the Presidio Directorate of Public Works office, and it will also be posted on the Presidio's website. A notice of availability will be published in the Monterey County Herald identifying these locations and the 30-day public comment period (Enclosure 9).

36 CFR § 800.11(e)(5)—Why the Criteria of Adverse Effect is Applicable and Conditions to Mitigate the Adverse Effect

Pursuant to 36 CFR § 800.5(a) and 800.5(d)(2), the Presidio has determined that the undertaking will effect contributing elements of the Historic District; however, the overall integrity of setting, feeling, and association that contributes to the NRHP eligibility of the Historic District will not be compromised. The Presidio proposes the following conditions to mitigate the effect:

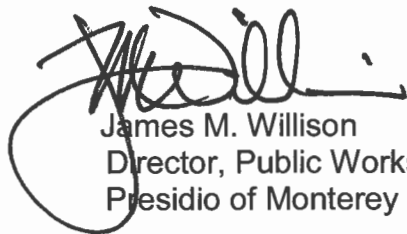
- 1) Consult with the SHPO and ACHP on the finding of effects for the demolition of Buildings 279, 281, 282, and 283;
- 2) Re-engage dialog regarding the 2002 mitigations proposed by the NPS (Enclosure 1)(i.e. recordation to HABS documentation Standard Level II) and

seek SHPO and ACHP concurrence that this is the appropriate mitigation of the adverse effect;

- 3) There are no known archaeological sites within the ADI. However, due to the unknown nature of possible subsurface archaeological deposits, a qualified archaeologist (defined in 36 CFR 61) and a Native American consultant will be on-site during ground disturbing activities associated with this project to ensure intact site deposits are not disturbed. In the event of an inadvertent discovery, actions specified in 36 CFR 800.13 and in the Presidio's Integrated Cultural Resources Plan (ICRMP) will be followed. In the event of an inadvertent discovery of cultural items as defined under the Native American Graves Protection and Repatriation Act (NAGPRA), the consultation requirements of NAGPRA Section 3 will be followed.
- 4) In accordance with 36 CFR § 800.6(c), execute an MOA with your office and the ACHP for the treatment of adverse effects to Buildings 279, 281, 282, and 283. A draft MOA for the treatment of effects is included as Enclosure 6. The Presidio requests any comments you may have on the determination of effect and plan for the treatment of adverse effects with an MOA.

The Presidio requests SHPO concurrence with our determination of effect and plan for the treatment of effects resulting from implementation of the proposed undertaking. Comments may be sent to Ms. Laura Prishmont-Quimby, Cultural Resources Program Manager, United States Army Garrison, Presidio of Monterey, Directorate of Public Works, Environmental Division, 4463 Gigling Road; P.O. Box 5004 Monterey, California 93944. If you have any questions, please contact Ms. Prishmont-Quimby at (831) 242-7926 or email: laura.a.prishmontquimby.civ@mail.mil.

Sincerely,



James M. Willison
Director, Public Works
Presidio of Monterey

Encls

CF.
Monterey Public Library
Pacific Grove Library

Enclosure 1

**2002 National Historic Preservation Act, Section 106 Consultation
with the Advisory Council on Historic Preservation,
the National Park Service, and
the California State Historic Preservation Officer**

Advisory Council On Historic Preservation

The Old Post Office Building
1100 Pennsylvania Avenue, NW, #809
Washington, DC 20004

Reply to: 12136 West Bayaud Avenue, #330
Lakewood, Colorado 80226

April 17, 2002

James M. Willison
Director, Environmental and
Natural Resources Management
Department of the Army
Defense Language Institute Language Center
Presidio of Monterey, CA 93944-5006

RE: *Presidio of Monterey, Demolition of Bldgs. 279, 280, 281, & 282.*

Dear Mr. Willison:

On April 15, 2002, we received your notification and supporting documentation regarding the adverse effects of the referenced project, a property eligible for inclusion in the National Register of Historic Places. Based upon the information you provided, we do not believe that our participation in consultation to resolve adverse effects is needed. However, should circumstances change, please notify us so we can re-evaluate if our participation is required. Pursuant to 36 CFR 800.6(b)(iv), you will need to file the Memorandum of Agreement, and related documentation at the conclusion of the consultation process. The filing of this Agreement with the Council is necessary to complete the requirements of Section 106 of the National Historic Preservation Act.

Thank you for providing us with your notification of adverse effect. If you have any questions, please contact Lee Keatinge at 303/969-5110 or via eMail at lkeatinge@achp.gov

Sincerely,



Nancy Kochan
Office Administrator/Technician
Western Office of Federal
Agency Programs



National Park Service
U.S. Department of the Interior

PACIFIC GREAT BASIN
SUPPORT OFFICE

1111 Jackson Street
Suite 700
Oakland, CA 94607

510-817-1402 phone
510-817-1484 fax

H38 (PGSO.PC)

April 22, 2002

James M. Willison, Director
Environmental and Natural Resources Management
Defense Language Institute Foreign Language Center
and Presidio of Monterey
Presidio of Monterey, California 93944-5006

Re: Historic American Buildings Survey (HABS) Documentation of Presidio of Monterey, Building No. 279 (Wagon Shed, Vehicle Storage Building), Building No. 281 (Repair Shop, Equipment Storage Building), and Building No. 282 (Coal Shed, Janitorial Office), Monterey, Monterey County, California

Dear Mr. Willison:

Thank you for your inquiry to the National Park Service, Pacific Great Basin System Support Office, concerning Historic American Buildings Survey (HABS) documentation of Buildings 279, 281, and 282 at the Presidio of Monterey. The documentation outlined below will be sufficient for compliance with the Memorandum of Agreement among the United States Army and the California State Historic Preservation Officer. The documentation must be prepared in accordance with the Historic American Buildings Survey standards and guidelines, copies of which are enclosed.

The structures shall be documented as follows:

1. Large-format (4" x 5" or larger negative size) photographs showing the resources in context as well as details of their historic architectural features, which shall be processed for archival permanence in accordance with the enclosed photographic specifications. Views shall include:
 - a. General contextual views of the buildings showing them in relationship to surrounding buildings, structures, and landscape
 - b. Views of all elevations of each building (oblique views of buildings 279 and 282 are acceptable)
 - c. Views of exterior architectural details, including windows, entryways, siding, roof, and any other significant elements
 - d. Views of interior spaces and interior historic detailing
 - e. A separate photographic index shall be prepared for each building

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2. Should original construction drawings of the buildings be available, selected drawings should be reproduced photographically in accordance with the enclosed photographic specifications. The preferred negative format for reproducing drawings is 8" x 10", however a 4" x 5" format may be used as long as the prints are enlarged to 8" x 10" in order to maximize their legibility.
3. Three written historical and descriptive reports shall be prepared for each building. Buildings 279 and 282 shall be prepared according to the "Architectural Data Form" format on pages 50-51 of the enclosed *HABS Guidelines for Preparing Written Historical and Descriptive Data*. Building 281 shall be prepared according to the "Outline Format" on pages 21-48 of the guidelines. Each report shall provide a detailed physical description of the buildings and changes to them over time and a discussion of each building's use over time and its relationship to the operation of the presidio. Each report shall contain a map of the base showing the location of each building, a site plan of the area around each building, and sketch floor plans. All maps and drawings shall be on 8½" x 11" paper and display standard page headings.

A copy of the draft documentation shall be submitted to our office for review prior to transmitting the final documentation. We will return the draft documentation with our comments, the HABS numbers, final submission requirements, guidelines for preparing the final documentation and archival supplies or information to order archival supplies. Once completed and accepted the documentation will be placed in the Historic American Buildings Survey collection at the Library of Congress where it will be available to the public. A duplicate copy will be provided to the State Historic Preservation Office.

If you have any questions regarding the information please call David Maul at (510) 817-1402, or email at david_maul@nps.gov.

Sincerely,


for David W. Look, AIA
Team Leader, Cultural Resources

Enclosures

cc: SHPO-CA
WASO-HABS/HAER
Advisory Council

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DEPARTMENT OF THE ARMY
DEFENSE LANGUAGE INSTITUTE FOREIGN LANGUAGE CENTER
AND PRESIDIO OF MONTEREY
PRESIDIO OF MONTEREY, CA 93944-5006

REPLY TO
ATTENTION OF:

Directorate of Environmental and Natural
Resources Management

Dr. Knox Mellon
California Office of Historic Preservation
Post Office Box 94289
Sacramento, California 94296-0001

Dear Dr. Mellon

In accordance with Section 106 of the National Historic Preservation Act, this letter will serve to notify you of the proposed demolition of buildings 279, 280, 281 and 282 on the Presidio of Monterey (POM). Building 279 was constructed in 1903 as a Wagon Shed, building 281 was constructed in 1921 as a Repair Shop and building 282 was constructed in 1903 as a Coal Shed. These buildings are contributing structures to the Historic District on the POM. Structure 280 is a concrete pad constructed in 1938 as a vehicle wash rack and is not a contributing structure to the District.

A site map of the Presidio of Monterey showing the locations of the three buildings is provided at enclosure 1. A Historic Resources Inventory from the POM Historic Preservation Plan is included for each of the buildings (Enclosures 2 thru 4).

Buildings 279, 280 and 281 will be demolished to make way for a parking lot. The proposed work consists of removing the existing wooden structures, demolishing the foundations and slabs, regrading the area for a parking lot and installation of an asphalt surface, concrete curbs and wheel stops. Landscaping would be installed in the islands left between the parking lanes. A plan of the proposed parking lot showing the existing building locations and the final parking layout is provided (Enclosure 5).

The work for 282 consists of demolition of the existing wood building, removal of the slab, leveling of the surface and returning the ground to the natural condition associated with its pre-construction past.

We have applied the criteria of effect found in 36 CFR 800 and determined that this undertaking will have an adverse effect on the subject buildings and the Historic District. The adverse effect is mitigated by the recordation of the buildings by the enclosed Historic Resources Inventories or a HABS level documentation as necessary. A Memorandum of Agreement between the Army at the Presidio of Monterey, the California State Historic Preservation Officer

ENCL 6

and the Advisory Council for Historic Preservation is included for review and signature (Enclosure 6).

Please review the above referenced actions and our included documents. If you do not object to our determinations within 30 days we will assume your concurrence. If you have any questions, please contact Michael J.P. Kelly, Cultural Resources Officer, at (831) 242-7922.

Sincerely,

James M. Willison
Director, Environmental and Natural
Resources Management

Enclosures



DEPARTMENT OF THE ARMY
DEFENSE LANGUAGE INSTITUTE FOREIGN LANGUAGE CENTER
AND PRESIDIO OF MONTEREY
PRESIDIO OF MONTEREY, CA 93944-5006

REPLY TO
ATTENTION OF:

Directorate of Environmental and Natural
Resources Management

Don Klima, Director
Advisory Council on Historic Preservation
Western Office of Project Review
12136 West Bayaud Avenue
Suite 330
Lakewood, CO 80226

Dear Mr. Klima:

In accordance with Section 106 of the National Historic Preservation Act, this letter will serve as the Notification of Adverse Effect for the proposed demolition of buildings 279, 280, 281 and 282 in the Historic District of the Presidio of Monterey (POM). Request your determination as to your participation in this consultation process. We have reviewed the Criteria for Council Involvement, Appendix A, Part 800, and it appears that the criteria is not applicable in this consultation.

Building 279 was constructed in 1903 as a Wagon Shed, building 281 was constructed in 1921 as a Repair Shop and building 282 was constructed in 1903 as a Coal Shed. These buildings are contributing structures to the Historic District on the POM. Structure 280 is a concrete pad constructed in 1938 as a vehicle maintenance and wash rack and is not a contributing structure to the District. A site map of the Presidio of Monterey showing the locations of the three buildings is provided at enclosure 1. A Historic Resources Inventory from the POM Historic Preservation Plan is included for each of the contributing buildings (Enclosures 2 thru 4).

Buildings 279, 280 and 281 will be demolished to make way for a parking lot. The proposed work consists of removing the existing wooden structures, demolishing the foundations and slabs, regrading the area for a parking lot and installation of an asphalt surface, concrete curbs and wheel stops. Landscaping would be installed in the islands left between the parking lanes. A plan of the proposed parking lot showing the existing building locations and the final parking layout is provided (Enclosure 5).

The work for 282 consists of demolition of the existing wood building, removal of the slab, leveling of the surface and returning the ground to the natural condition associated with its pre-construction past.

We have applied the criteria of effect found in 36 CFR 800 and determined that this undertaking will have an adverse effect on these buildings and the Historic District. The adverse

effect is mitigated by the recordation of the buildings by the enclosed Historic Resources Inventories or a HABS level documentation as necessary.

The Army has prepared a Memorandum of Agreement (Enclosure 6) between the United States Army and the State Historic Preservation Officer defining the parameters and limitations of the mitigation to the adverse effects of demolition.

Please review the above referenced actions and our included documents. We request you notify this office within 15 days of receipt of this letter if you intend to participate in the consultation. If you have any questions concerning this matter, please contact Mr. Michael J.P. Kelly, Historic Preservation Officer, POM at (831) 242-7922.

Sincerely,

Enclosures AS

James M. Willison
Director, Environmental and Natural
Resources Management



DEPARTMENT OF THE ARMY
DEFENSE LANGUAGE INSTITUTE FOREIGN LANGUAGE CENTER
AND PRESIDIO OF MONTEREY
PRESIDIO OF MONTEREY, CA 93944-5006

REPLY TO
ATTENTION OF:

APR 11 2002

Directorate of Environmental and Natural
Resources Management

National Park Service
Cultural Resources Attn: Mr. David Maul
1111 Jackson St, Suite 700
Oakland, CA 94607

Dear Mr. Maul,

The U.S. Army, Presidio of Monterey, CA is seeking your determination for the level of documentation required prior to the demolition of buildings 279, 281 and 282 on the Presidio of Monterey (POM). Building 279 was constructed in 1903 as a Wagon Shed, building 281 was constructed in 1921 as a Repair Shop and building 282 was constructed in 1903 as a Coal Shed. These buildings are contributing structures to the POM Historic District. We will also demolish building 280, a concrete pad constructed in 1938 as a vehicle wash rack. It is not a contributing structure to the District.

A site map of the Presidio of Monterey showing the locations of the three buildings is provided at enclosure 1. The Historic Resources Inventories for each of the contributing buildings are at enclosures 2 thru 4. These Inventories are from the POM Historic Preservation Plan. Copies of photographs showing the buildings in their current context is at enclosure 5.

We will consult with the State Historic Preservation Officer (SHPO) and invite the Advisory Council on Historic Preservation (Council) to participate in the consultation in accordance with the National Historic Preservation Act of 1966, Sections 106 and 110. Copies of the letters to the SHPO and Council are at enclosures 6 & 7.

Please review the above information, the enclosed documents and provide us with your determination of the level of documentation required for the Historic American Building Survey. If you have any questions, please contact Michael J.P. Kelly, Historic Preservation Officer, Cultural Resources Officer, Presidio of Monterey, at (831) 242-7922.

Sincerely,

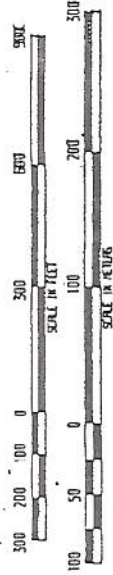
James M. Willison

Director, Environmental and Natural
Resources Management

Enclosures

CF: SHPO






December 1993



December 1993

WORK SITE

Legend

- | | |
|---|----------------------------------|
|  | PRESIDENT OF MONTEREY BOUNDARY |
|  | HISTORIC DISTRICT BOUNDARY |
|  | CONTRIBUTING BUILDING |
|  | NON-CONTRIBUTING BUILDING |
|  | BUILDINGS LESS THAN 40 YEARS OLD |

Archaeological Dist.

Historic District

Enclosure 2

Email Correspondence with
the California State Historic Preservation Officer

From: [Carroll, Ed@Parks](mailto:Carroll,Ed@Parks)
To: [Montag, Melissa L SPK](mailto:Montag,Melissa.L.SPK)
Subject: RE: Presidio of Monterey consultation in 2002 (UNCLASSIFIED)
Date: Thursday, January 17, 2013 3:46:27 PM

Melissa, no dice I am afraid. Looked all over but could not find anything relating to the presidio or those buildings for that time period.

Ed

Ed Carroll
Historian
Review and Compliance Unit
Office of Historic Preservation
(916) 445-7006
1725 23rd Street, Suite 100
Sacramento, California 95816

Please note email address is now: Ed.Carroll@parks.ca.gov

From: Montag, Melissa L SPK [<mailto:Melissa.L.Montag@usace.army.mil>]
Sent: Thursday, January 17, 2013 3:03 PM
To: Carroll, Ed@Parks
Subject: Presidio of Monterey consultation in 2002 (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

Hi Ed,

Thanks for looking around for this information. I'm looking for any consultation letters, to include possibly a draft MOA, that probably would have been sent around April 2002. At the time this was specifically in reference to HABS documentation for Buildings 279, 281, and 282. Anything you have would be helpful to see, or confirmation that you don't have anything in your files works too.

Thank you!

Melissa Montag
Senior Environmental Manager/Historian
U.S. Army Corps of Engineers
Cultural, Recreation & Social Assessment Section (CESPK-PD-RC)
1325 J Street

Enclosure 3

Photographs of Buildings 279, 281, 282, 283; the Surrounding Area; and the View Shed

Photo ID	Building ID	View	Elevation	Description
01	283	E	W	View from Building 343 towards Bay and Building 283
02	282/281	E	W	View from Building 343 towards Bay and Buildings 281 and 282
03	281	E	W	View from Building 343 showing part of Building 281, and Buildings 275 and 276 to the south
04	281/282	NE	S	Buildings 281 and 282 from across Fitch Avenue
05	281	NE	S	Side view of Building 281, view shed towards Bay
06	281/282	E	S	View shed from hill west of Buildings 281 and 282
07	279/281	N	S	View from between Buildings 275 and 276, view shed towards Buildings 279 and 281.
08	279	N	S	View from between Buildings 274 and 275, view shed towards 279 with residences off installation behind.
09	279/281	NW	S	View from Building 273, view shed towards Buildings 279 and 281 with residences off installation behind.
10	279/281	W	E	View from Building 269, east elevation of Buildings 279 and 281.
11	279	NW	N/A	Private Bolio Road and off installation residences located north of Building 279.
12	279	W	E	Building 279
13	279	N	S	Building 279
14	279	E	W	Building 279
15	279	NW	N/A	Building 279 Vehicle wash area
16	279	N	N/A	Building 279 Interior
17	279	E	N/A	Parking near and around Building 279
18	281	W	E	Building 281
19	281	W	E	Building 281 Close up
20	281	W	E	Building 281 Close up
21	279/281	N	N/A	Fence between Buildings 279 and 281, towards Private Bolio Road, view towards off installation residences.
22	281	NW	S	Building 281 Close up
23	281	N	S	Building 281
24	281	NE	W	Building 281
25	281	E	W	Building 281 Close up
26	283	W	E	Building 283
27	283	NW	E	Building 283 Close up
28	283	NW	S	Building 283
29	283	E	W	Building 283 Partial view with exterior pipes
30	282	SE	N	Building 282
31	282	W	E	Building 282
32	282	NW	E	Building 282 Close up
33	282	N	S	Building 282
34	282	NE	W/S	Building 282 Partial view of west and south elevations
35	281/282	E	N/A	Buildings 281 and 283 from corner of Fitch/Stillwell and highest hill above buildings
36	345	E	N/A	Corner of Building 345 view shed towards Bay
37	281/283	W	N	Buildings 281 and 283 north elevations from residences outside of installation
38	281/283	W	N/A	Buildings 281 and 283 from across Private Bolio Road from residences on Dickman Avenue off installation

Photo ID	Building ID	View	Elevation	Description
39	281	S	N	Building 281
40	283	S	N	Building 283
41	282	N/A	N/A	Interior of Building 282
42	282	N/A	N/A	Interior of Building 282
43	281	N/A	N/A	Interior of Building 281
44	281	N/A	N/A	Interior of Building 281
45	281	N/A	N/A	Interior of Building 281
46	281	N/A	N/A	Interior of Building 281
47	281	N/A	N/A	Interior of Building 281
48	281	N/A	N/A	Interior of Building 281
49	281	N/A	N/A	Interior of Building 281
50	281	N/A	N/A	Interior of Building 281



Photo 02



Photo 04



Photo 01



Photo 03



Photo 06



Photo 08



Photo 05



Photo 07



Photo 10



Photo 12



Photo 09



Photo 11



Photo 14



Photo 16



Photo 13



Photo 15



Photo 18



Photo 20



Photo 17



Photo 19



Photo 22



Photo 24



Photo 21



Photo 23



Photo 26



Photo 28



Photo 25



Photo 27



Photo 30



Photo 32



Photo 29



Photo 31



Photo 34



Photo 36



Photo 33



Photo 35



Photo 38



Photo 40



Photo 37



Photo 39



Photo 42



Photo 44



Photo 41



Photo 43



Photo 46



Photo 48



Photo 45



Photo 47



Photo 50



Photo 49

Enclosure 4

1985 National Register of Historic Places Nomination Form for
The Presidio of Monterey Historic District

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Presidio of Monterey

and/or common Presidio of Monterey

2. Location

street & number Presidio of Monterey

___ not for publication

city, town Monterey

___ NA vicinity of

state California

code

county Monterey

93940

code

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> NA in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input checked="" type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Department of Defense

street & number Presidio of Monterey

city, town Monterey

___ vicinity of

state California

5. Location of Legal Description

courthouse, registry of deeds, etc. Monterey County Recorder

street & number 240 Church Street

city, town Salinas

state California

6. Representation in Existing Surveys

title See Continuation Sheets

has this property been determined eligible? ___ yes ___ no

date

___ federal ___ state ___ county ___ local

depository for survey records

city, town

state

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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Continuation sheet

Item number 6

Page 1

The Presidio of Monterey Historic District is not included in any major existing survey: National Register of Historic Places, Historic American Building Survey, Historic American Engineering Record, California Historic Landmark, or California Point of Historical Interest. Neither has this property been determined eligible for listing in the National Register of Historic Places under 36CFR63.

A portion of land included in this historic historic district was, however, listed in the National Register as part of a nomination, the historic name for which was "El Castillo" and common name was "Monterey Monuments." This property was listed on November 23, 1971. The area of overlap between this nomination and the earlier listing is about 8.8 acres. This areas contains none of the historic resources specifically enumerated in the 1971 National Register nomination.

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>NA</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Presidio of Monterey Historic District includes 119 historic resources located in an area of about 75 acres, within the Presidio of Monterey Army base. The period of significance for this district is 1902-39, when it operated as a cavalry-infantry-artillery cantonment. The primary period of significance is the period, 1902-10, when the post was initially planned and constructed. Seventy structures date to 1902-10, 23 to the years 1911-39. Twenty-six structures, 22 percent of the total, were built in the 1940's and are treated as non-contributing members of this district in that they were built after the period of significance. Integrity of individual structures and for the district generally is very good.

Setting for the District

The Presidio of Monterey Historic District occupies roughly 1/5 the area of the Presidio of Monterey (POM). The POM is a 392-acres subinstallation of Fort Ord, California. It is located just north of the City of Monterey, California. It is a long and narrow post extending a distance of about 1 1/2 miles between Monterey Bay on the east and State Highway 68 on the west. The terrain is steep, rising from 30 feet above sea level at the eastern fenceline to 770 feet near the western boundary. Land within the boundaries of this historic district range from about 126 to 350 feet above sea level.

Few areas within the POM include undisturbed native vegetation. The area encompassed by historic district boundaries, the areas used most extensively over many decades, is dominated by exotic plants and cultivated stands of native trees and shrubs. Trees found in the district include eucalyptus, California live oak, Chinese elm, Monterey cypress, and small stands of redwood and date palms. Large open spaces are common within the district, at the Parade Ground and in areas separating officer and enlisted men quarters. These give an impression of spaciousness and a parklike setting to much of the historic district.

The boundaries for the historic district are easily perceived. At the north and south, the fenceline for the POM also serves as the boundary for the historic district, separating military resources from adjoining civilian residential and commercial structures and city streets. At the west, the irregularly-shaped boundary separates small-scale early twentieth century residential structures from large office buildings from the 1960s and 1970s. At the east, the district boundary is an arbitrary line drawn just below Ft. Mervine Place. This line includes all significant resources in the built-up part of the post at the top of the hill and excludes the hill itself and scattered buildings below the hill, mostly dating to the World War II period. Also located in the excluded area to the east are several significant (See continuation sheet)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

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Continuation sheet

Item number 7

Page 1

archeological and commemorative sites associated with eighteenth and nineteenth century military fortifications in the area. As discussed below, these sites were listed in the National Register of Historic in an earlier nomination. In each case, the boundary reflects a readily apparent gap in the integrity of this district, separating clustered contributing structures from clusters of non-contributors.

Appearance of District -- Today and in Periods of Significance

As noted, the period of significance for this historic district is 1902-39, with a primary period of significance for the years, 1902-10. The original plan of the post is illustrated in Figure 1, a reproduction of a 1911 map of the post, keyed to indicate which 1911 buildings do and do not exist today. As that figure indicates, the vast majority of these structures are still standing on their original locations. They are also largely unmodified. In comparing Figure 1 with the historic district map, Figure 2, it can be seen that post-1911 construction conforms with the original plan of the post and did not involve significant removal of the early structures.

While non-contributors comprise 22 percent of structures in the district, these non-contributors are less intrusive than their numbers might suggest. This is true for several reasons. First, the district is dominated by the 1902-10 structures, which constitute more than half the total and which, because they are directly related to the original post plan, are sited most prominently.

Second, most non-contributors are quite small and/or sited unobtrusively. More than one-third of the non-contributors are garages from the 1940s, each about 400 square feet in floor area. These garages, while non-contributors because they were not built during the period of significance for this district, are reasonably compatible with the early residential structures with which they are currently associated. Many of the larger non-contributors are situated inconspicuously, such as the row of 1940s barracks (Buildings 204-207) along the southern fenceline. Only the large 1940s barracks along Kit Carson Road (Buildings 339-341) and the 1940s induction center (Buildings 231-234) are intrusive in the sense of disrupting the historical scene.

Types of Resources Within the Historic District

Resources within this historic district are described in detail in the attached inventory forms (DPR-523). The following

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National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

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Continuation sheet

Item number 7

Page 2

generalizations characterize these structures as to age, function, materials and design.

With regard to age, the largest group of structures, as noted, date to the period, 1902-10, in which the post was planned, built, and named the Presidio of Monterey. There are 70 such structures. Three structures were built in the decade, 1911-20, 13 in the decade, 1921-1930, seven during the 1930s, and 26 during the 1940s.

Functionally, the buildings fall into four basic categories: single family officers' quarters, enlisted men's barracks, administrative, recreational and educational buildings, and various utility buildings. Residential structures date almost exclusively to the primary period of significance. Administrative, educational, and recreational buildings were built in the early years as well as the 1920s and 1930s. While some utility buildings remain from the early post, the majority of utility structures date to the 1940s, owing to the existence of numerous 1940s garages.

There is a remarkable uniformity of materials and workmanship throughout the district. With few exceptions, buildings are wood framed, sheathed in drop siding, with a gabled or hip roof, set on a foundation of wooden posts and concrete piers. These structures were originally painted white but are now painted a uniform tan, save for officers' housing and the officers club.

Architecturally, the district is unusual among California Army posts in that the "style" is distinctively that of the Quartermaster Corps, with no direct equivalent in civilian architecture. When the POM was hastily laid out in 1902-03, the supervising Quartermaster, E.H. Plummer, made no effort to mimic residential or commercial styles as was done in other California post built up in the early decades of the twentieth century, such as the Presidio of San Francisco, Ft. MacArthur in Los Angeles, or the East Garrison on Angel Island in San Francisco Bay. Plummer's model was an intra-Army tradition. As discussed in the Statement of Significance in this nomination, Plummer most likely patterned the post after Quartermaster Corps buildings from the Philippines; Plummer had worked on bases in the Philippines and these structures resemble period structures on American bases in that area. This style of building was apparently referred to as the "bungalow" by the Quartermaster Corps, but shares nothing with residential bungalow design except a common origin in tropical architecture.

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After Plummer left the post in 1903, the design for structures changed substantially, away from Plummer's rather austere style to a more formal style that draws upon neoclassical forms and decorative detail. This shift is seen most dramatically in the 1904 Post Exchange (NCO Club, Building 221), and in the 1922 Post School (Post Headquarters, Building 277), essentially a Georgian residential-style structure. The shift in emphasis is more subtle in lesser structures. The 1922 officer quarters, for example, are quite similar to their 1903 counterparts, except for a pedimented porch and sidelights around the door.

Despite this shift in emphasis, the buildings in the district are notable for the restrained manner in which decorative detail is utilized. Such detail as exists is drawn from a neoclassical vocabulary. For example, attic vents in 1903 barracks are made to be part of a modified Palladian motif by surrounding the vents with smaller windows. Only rarely, as in the NCO Club, is this neoclassical detail brought together into an integrated architectural statement.

GENERAL DESCRIPTION OF THE DISTRICT

The plan of the original POM, as well as the appearance of this historic district, can be understood as comprising three enclosed spaces -- the parade grounds, "Officers' Row", and the cavalry quarters.

The parade ground is the visual and functional center of the district. The parade area itself is an open field of about 7 acres. Dominant architectural features in this area are twelve large 1903 barracks, while line the parade grounds on the north and south. At the northeast corner of the parade ground is the 1904 Officers Club and the 1922 Post Headquarters. The southeast corner of this area is anchored by the 1906 NCO Club, the 1908 bowling alley, and a 1903/08 barracks building (Building 219). The historical scene is interrupted on the east by the presence of four 1940s induction center buildings and, to a lesser degree, on the west by the 1940 chapel and chaplains' office. Other buildings are located on the periphery of this area, east, north, and south of the structures that face the parade grounds.

Officers' Row is a horse shoe-shaped cluster of 1903 single family residences, with a smaller group of duplexes from 1908, which ring the crest of a hill overlooking the parade ground.

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Single-family residences generally range in size from 2400 square feet to the 5400 square foot Building 327, the historic home of the Post Commander. The single family homes are quite similar one to the other, as are the duplexes. The single-family homes were, however, given individual identities at the time they were constructed, according to the rank and tastes of the original occupants. They have also been modified through the years. While integrity for individual buildings has suffered in varying degrees, the integrity of the ensemble is still quite high. Intrusions in this area include three large barracks and several garages from the 1940s.

The third area, the early cavalry quarters, was planned after the parade ground and Officers' Row areas were already under construction and, for this reason, violates the apparent intent of E.H. Plummer to cluster enlisted men and officers in two distinct zones. The structures in the calvary area -- four barracks and ten officers quarters -- are quite similar to counterpart structures elsewhere, but are clustered together in the same general area. There are few intrusion in this area of the district. The setting for these structures has suffered, however, through the construction of new, large office buildings to the south and west.

As noted, twelve small automobile garages exist within the Officers' Row and cavalry quarters sections of the historic district. Eight were constructed during the 1940s, four were constructed in 1930. Each of these small, utilitarian buildings is relatively inconsequential in terms of size, function or architectural merit. The four 1930 garages are identified as marginal contributors to this historic district because they were built during the period of significance for the district and are unmodified.

LIST OF CONTRIBUTING AND NON-CONTRIBUTING STRUCTURESContributing

<u>Building Number</u>	<u>Date of Construction</u>	<u>Original Use</u>
208	1910	Assembly Hall
209	1903	Barracks
210	1903	Barracks
211	1903	Barracks
212	1903	Barracks
213	1903	Barracks
214	1903	Barracks

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<u>Building Number</u>	<u>Date of Construction</u>	<u>Original Use</u>
215	1903	Barracks
216	1903	Barracks
218	1903	Barracks
219	1904	Bathhouse
220	1908	Bowling Alley
221	1904	Post Exchange
228	1934	Gymnasium
251	1935	Flagpole
254	1929	Ordinance Storehouse
255	1904	Ordinance Storehouse
256	1904	Ordinance Storehouse
257	1932	Ordinance Storehouse
261	1903	Warehouse
262	1904	Oil Storehouse
263	1903	Guardhouse
267	1903	Commissary
268	1903	Quartermaster Storehouse
269	1912	Quartermaster Storehouse
270	1918	Storehouse
272	1922	Service Club
273	1903	Barracks
274	1903	Barracks
275	1903	Barracks
276	1903	Barracks
277	1922	Post School
278	1914	Telephone Exchange
279	1904	Wagon Shed
281	1921	Repair Shop
282	1903	Coal Shed
283	1903	Powerhouse
301	1935	Entrance Gate
306	1903	Officers Quarters
307	1903	Officers Quarters
309	1903	Officers Quarters
311	1903	Officers Quarters
312	1903	Officers Quarters
314	1903	Officers Quarters
316	1932	Servants Quarters
317	1903	Officers Quarters
319	1903	Officers Quarters

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Contributing [continued]

<u>Building Number</u>	<u>Date of Construction</u>	<u>Original Use</u>
320	1903	Officers Quarters
322	1903	Officers Quarters
323	1904	Tennis Courts
326	1904	Officers Club
327	1903	Officers Quarters
329	1932	Servants Quarters
330	1903	Officers Quarters
332	1903	Officers Quarters
333	1903	Officers Quarters
335	1903	Officers Quarters
336	1903	Officers Quarters
338	1903	Officers Quarters
345	1903	Officers Quarters
346	1903	Officers Quarters
347	1930	Garage
348	1903	Officers Quarters
349	1903	Officers Quarters
351	1903	Officers Quarters
353	1930	Garage
354	1903	Officers Quarters
355	1903	Officers Quarters
356	1903	Officers Quarters
357	1903	Officers Quarters
358	1908	NCO Quarters
359	1903	Mess Hall
361	1903	Officers Quarters
364	1903	NCO Quarters
429	1922	Officers Quarters
430	1903	Officers Quarters
431	1903	Officers Quarters
432	1930	Garage
433	1903	Officers Quarters
434	1903	Officers Quarters
435	1930	Garage
437	1903	Officers Quarters
444	1922	Officers Quarters
445	1922	Officers Quarters
447	1922	Officers Quarters
449	1922	Officers Quarters
450	1903	Barracks
451	1903	Barracks

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Contributing [continued]

<u>Building Number</u>	<u>Date of Construction</u>	<u>Original Use</u>
452	1903	Barracks
453	1903	Barracks
	1902	Soldier Field
	1902-03	Road System
	1935	Retaining Walls

Non-Contributing

<u>Building Number</u>	<u>Date of Construction</u>	<u>Original Use</u>
204	1941	Barracks
205	1941	Barracks
206	1941	Barracks
207	1941	Barracks
217	1943	Water Pump
230	1941	Service Station
231	1941	Induction Center
232	1941	Induction Center
233	1941	Induction Center
234	1941	Induction Center
271	1940	Storehouse
324	1941	Barracks
325	1941	Chapel
337	1940	Garage
339	1943	Barracks
340	1943	Barracks
341	1943	Barracks
343	1942	Telephone Exchange
350	1940	Garage
352	1940	Garage
360	1940	Garage
363	1940	Garage
428	1940	Garage
446	1940	Garage
448	1940	Garage
454	1943	Fire Station

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BOUNDARY JUSTIFICATION AND RELATIONSHIP BETWEEN THIS HISTORIC DISTRICT AND OTHER PROPERTIES LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES

On November 23, 1981, the Keeper of the National Register listed a property whose historic name was "El Castillo" and whose common name was "Monterey Monuments." As was commonly the case with early National Register nominations, the inventory form for this property was somewhat ambiguous as to boundaries and listed properties. Boundaries were defined by four latitude-longitude points and encompassed a little more than 60 acres. Included therein was the portion of the POM east of the parade ground as well as residential areas of Monterey and some submerged lands of Monterey Bay.

The form was also ambiguous as to which properties within that area were to be listed in the National Register. The historic name as well as the general thrust of the statement of significance clearly indicate that the focus for the nomination was the site of "El Castillo," an eighteenth century Spanish redoubt. Mention was also made of Ft. Mervine, an 1846 American fort, monuments to Commodore John Sloat and Fr. Junipero Serra, a prehistoric archeological site (4-MNT-101), as well as three unnamed prehistoric archeological sites.

Resources listed in the "El Castillo" nomination are unrelated to the present nomination, which concerns a twentieth century Army post. The earlier nomination also included land that was, for the most part, specifically excluded from this nomination. It does appear, however, that the boundary for the 1971 nomination and the boundaries for this nomination overlap in one area near Ft. Mervine Place, east of the parade ground.

This historic district nomination is not a revision to the earlier nomination but a new nomination concerning a different resource type. It is not intended for this nomination to affect in any way the National Register listing of November 23, 1971.

The boundaries for this historic district were chosen taking into account: a) the historical theme and period of significance; b) cohesiveness and integrity of the district; and c) a concern to make National Register boundaries match the historical boundaries of the Presidio of Monterey to the extent possible.

District boundaries were selected at the completion of a comprehensive survey of all pre-1946 resources located at the POM. An inventory form (DPR-523) was prepared for each such property, documenting date of construction, historical use, and integrity.

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At the completion of this survey, boundaries were selected to balance the three criteria mentioned above. The eastern boundary defines a significant break in the integrity of resources that pertain to the theme of this historic district. The excluded eastern area includes five large World War II buildings, a 1931 warehouse, two badly altered gunsheds from the 1920s, and a 1903 and 1908 structure, each altered beyond recognition. It also excludes the archeological and commemorative resources mentioned above which, while highly significant, are unrelated to this historic district.

To the north and south, district boundaries are the boundaries for the Presidio of Monterey. To the west, the boundary is an irregular form designed to separate pre-1940 structures from those built after 1940. The boundary follows Army Street, which runs behind the homes of Officers' Row. The western boundary then loops to include the old cavalry quarters. This loop was necessary to include a large number of 1903 structures as well as four structures from 1922 and to exclude dozens of recent buildings. Some older buildings do lie beyond this western boundary, including a 1929 instructional building and two warehouses from the 1930s. To include these, however, would have required inclusions of dozens of recent structures as well, significantly diminishing the integrity of the district.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input checked="" type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1902-1943 Builder/Architect U.S. Army, Quartermaster Corps

Statement of Significance (in one paragraph)

SUMMARY STATEMENT OF SIGNIFICANCE

The Presidio of Monterey Historic District is significant under National Register Eligibility Criteria A and C, in the areas of military and architectural history. In military history, the district is strongly associated with key military developments of the years 1902-03, including the end of the Philippine Insurrection and the efforts by the War Department under Secretary Elihu Root to develop a more efficient Army post plan. In architectural history, this district is unique among early twentieth century military posts in California in that the structures there, particularly the earliest structures, draw exclusively upon Army military traditions and have no direct equivalent in civilian architecture. Finally, the district is extraordinarily cohesive, evoking a strong feeling of time and place, with nearly all original 1902-10 structures still standing and with few intrusions.

BRIEF HISTORY OF THE DISTRICT

The military reservation now known as the Presidio of Monterey has been used periodically for military purposes since the late eighteenth century. In 1792, Spanish authorities, whose California capital was in Monterey, erected "El Castillo," a small defensive battery or redoubt on land now part of the Presidio of Monterey. It stood east of this historic district, near the eastern fenceline for the POM. (Whitehead, 1983; Spencer-Hancock and Prichard, 1984) When American forces captured Monterey during the Mexican War, they erected a new battery uphill from El Castillo. This battery, variously called Ft. Mervine and Ord Barracks, was utilized briefly during the Mexican War and again during the Civil War. (Sherman, 1891) The American fort was abandoned in 1867 and it and El Castillo fell into ruins. The El Castillo and Ft. Mervine ruins, with associated commemorative sites and prehistoric archeological sites, were listed in the National Register of Historic Places in 1971.

In mid-1902, as the Philippine Insurrection drew to a close with the surrender of insurrection leaders, the U.S. Army desperately sought new or enlarged military posts on the United States Pacific coast, to garrison and train troops for possible duty in new territories in the Pacific. In July, 1902, Army officials from San Francisco investigated the abandoned and nearly forgotten reservation in Monterey. They recommended that it be activated to garrison troops returning from the Philippines. (See continuation sheet)

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Once this decision was made, work on the new post proceeded at a remarkable pace. In September, 1902, the 15th Infantry arrived in Monterey. By October, they had begun clearing the land for construction. By July, 1903, living quarters and necessary utility buildings had been erected sufficient to garrison troops from the 15th Infantry and several units of the 9th Cavalry.

Between 1904 and 1910, many additional buildings were constructed on the post to transform the original cantonment into a "permanent" post in which artillery, infantry, and cavalry units could conduct joint training exercises and in which specialized technical instruction could be offered.

The POM continued to operate as originally planned until 1940. A variety of infantry, cavalry, and artillery units were stationed there, although two units -- the 11th Cavalry and the 2nd Battalion of the 76th Field Artillery -- were there for the longest time. The function of the post changed radically in 1940, when hostilities in Europe caused the Army to question the usefulness of "horsed" posts, those with cavalry and horse-drawn artillery units. The cavalry and artillery units at POM were disbanded and the POM became a temporary induction center. It would not regain its original functions after the war. Today it serves as home to the Defense Language Institute, with many of the old barrack serving as classrooms and officers' quarters serving as residences for officers of units stationed in the Monterey area.

From the above, we can conclude that the period of significance for this historic district is 1902-1939, with the primary period of significance being the years, 1902-10, in which the post was laid out and its function established.

SIGNIFICANCE IN MILITARY HISTORY

The U.S. Army was reorganized in the first decade of the twentieth century, in part as a response to problems encountered during the Spanish-American War and subsequent attempts to govern newly-acquired territories. The Presidio of Monterey is strongly associated with this important phase of military planning and is a well-preserved example of the type of post produced during this period.

The Spanish-American War ended with American troops occupying far-flung territories, creating logistical and administrative problems never before encountered by the U.S. Army.

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In response to these problems, and in keeping with his management philosophy, Secretary of War, Elihu Root, reorganized the basic command structure within the War Department, creating the General Staff in 1903. (Weighley, 1962, pp. 190-2; Weighley, 1967, p. 325; Matloff, 1969, pp. 347-52; Palmer, 1979, pp. 119-34; Huston, 1966, p. 294)

These reforms extended as well to the manner in which military posts were planned, constructed and operated. In November, 1901, Root appointed a Board of General Officers to study how military post construction could be made more efficient. The board's recommendations were presented to Congress in May, 1902, just months before work began on the POM. The board recommended that posts be made larger and wherever possible to included different types of units, for "efficiency of officers and men" and for "economy of administration." (Risch, 1962, pp. 580-1; Matloff, 1969, pp. 350-1) These new large and consolidated posts would not only be more economical, they would provide greater opportunity for specialized training, consistent with War Department directives of 1901 that each significant Army post include a "post school." (Weighley, 1967, p. 325) Further, these larger posts would allow for more and better recreational facilities to improve the quality of military life. (Risch, 1962, p. 583)

The drive to develop a new post design was hastened by the simple fact that the Spanish-American War and Philippine Insurrection had necessitated an increase in the size of the permanent Army. From a force of 25,000 in 1898, the Army had grown to an authorized strength of 100,000 and an actual force of 75,000 in 1902. (Matloff, 1969, pp. 350-1) Further, the end of major hostilities in the Philippines in 1902 made necessary the rapid construction of new domestic bases, particularly on the Pacific Coast to accommodate returning troops.

The POM typifies the Army post of the Root reorganization period, and in this respect is unique among California military installations. While the land had been used by Spanish, Mexican, and American troops in the mid-nineteenth century, the POM was fundamentally a product of the Root reorganization period.

As originally planned in 1902, the POM was to serve as a cantonment where troops returning from combat in the Philippines could rest, recuperate, and be trained for future service in the Pacific. Most of the post was dedicated for use by the 15th Infantry, which had seen hard combat on Luzon. (Mahon and Danysh,

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1972, pp. 353-368) Accommodations were added as well for several troops of the 9th Cavalry, which had also seen combat in the Philippines. Other Pacific Coast posts, including the Presidio of San Francisco, received Philippines veterans, but as augmentation to existing functions. The POM was activated specifically for this purpose.

Today, fifty-nine of the original structures remain from this post constructed in 1902-3. It conformed with the recommendations of the Board of General Officers to the extent that it involved different types of units, including infantry, cavalry, and artillery, and allowed for coordinated training. Planning had been hasty, however, and the 1903 post was a Spartan affair, including only barracks, officer quarters, and various types of stables and storage buildings.

Work was hardly complete on the 1903 buildings when Army officials began planning to expand the post to conform more closely with the board's recommendations. General Arthur MacArthur, who led American troops during the Philippine Insurrection and who was Commander of the Pacific Division in 1903, played a large role in expanding the POM. In his initial visit to the POM (Monterey New Era, 6-26-1903) and in subsequent inspections, MacArthur recommended construction of new administrative, recreational, and instructional facilities to transform the rather austere cantonment into a coordinated garrison featuring instructional and training facilities.

By 1910, this transformation was essentially complete and the POM was a modern Army base of the sort envisioned by Secretary Root. Structures built between 1904 and 1910 -- the 1904 Post Exchange (now the NCO Club, Building 221), the 1910 Assembly Hall (now the theater, Building 208), the 1904 Officers Club (Building 325), the 1908 bowling alley (Building 221), as well as a large hospital (recently demolished) -- illustrate the manner in which the post was transformed.

The instructional aspect of the post was emphasized from the outset. In 1907, the POM was made home to the School of Musketry for the California Department (War Department, 1907, pp. 199-203). Through the years, a variety of other schools were also sited at the POM, including a School for Cooks and Bakers in 1914 and a School for Auto Mechanics in 1920.

Coordinated training for infantry, artillery, and cavalry troops continued through the 1930s. The 15th Infantry and 9th

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Cavalry stayed at the POM through 1904. They were replaced by a succession of similar units -- the 20th Infantry, 1906-09, the 4th Cavalry, 1904-14, the 12th Infantry, 1909-14, the 1st Cavalry, 1914-19, the 11th Cavalry, 1919-40, and the 76th Field Artillery, 1922-40.

In summary, the military significance of the POM is defined, not by specific events, but in the degree to which this largely intact post embodies concepts prevailing during a key period in military planning. This plan, modern in 1902, was obsolete by 1940, when the post was relieved of most of its original responsibilities, and adapted for an entirely new purpose. The fact that this new purpose, home to the Defense Language Institute, involved a relatively low-impact adaptive reuse helps explain the remarkable state of preservation on the post.

In addition to its association with national themes in military history, the POM is quite significant at the local level. Monterey was a small city of a few thousand in 1900. The influx of 1000 troops into the area changed profoundly the society and economy of the area, a much greater effect than, say, that of the Presidio of San Francisco on its host community or of Fort MacArthur on Los Angeles.

Happily the effect appears to have been salutary. One cannot read weekly columns in local newspapers dealing with affairs at the POM without being impressed by the cordiality of military-civilian relations. Military parades and training exercises were popular spectator events among the people of Monterey, as were intra-service athletic events such as boxing, basketball, track and field, and equestrian competition. Civilian teams competed regularly with Army teams in baseball and boxing. Dances and balls were also occasions for civilian-military interaction. (Monterey New Era, 9-23-1903, 9-30-1903, 5-18-1904).

The POM was also precursor to the large World War II-era bases on the Monterey Peninsula. Between 1902-40, troops stationed at the POM conducted large training exercises on land outside the post. This land would become the massive Ft. Ord and Hunter-Liggett bases. The Army today plays an extraordinarily large role in life in the Monterey area, and the long service of the POM essentially paved the way for this military presence.

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SIGNIFICANCE IN ARCHITECTURAL HISTORY

The Presidio of Monterey Historic District is significant among California military posts as an exceptional example of what might be called "military vernacular" architecture of the early twentieth century. Where other early twentieth century military posts in California draw upon civilian architectural models, the POM is dominated by intra-Army building forms and styles. For this reason, the structures within this historic district form a distinct architectural entity that cannot easily be compared with contemporary civilian buildings or even with contemporary military posts in the region.

To understand why this historic districts looks as it does, we must appreciate the haste with which it was planned and built. As noted, only a few months passed between the decision to reactivate this post and the start of construction. This rapid planning took place in a context of extraordinary activity on the part of the Quartermaster Corps in cantonment construction throughout the world. Erna Risch, historian for the Quartermaster Corps, describes this flurry of construction activity:

Guided by the [Board of General Officers'] approved plan for a system of permanent posts, the Quartermaster's Department constructed and repaired, both in the United States and in the Philippine Islands, barracks, quarters, hospitals, storehouses, and miscellaneous buildings under the liberal appropriations made by Congress. "It is safe to say," the Quartermaster reported, "that a vastly greater amount of construction was planned, undertaken, and contracted for during the fiscal year 1902-03 than during any previous year in the history of the Army." (Risch, 1962, p. 581)

The task of designing and supervising construction of the POM fell to Major E.H. Plummer, a career officer with the Quartermaster Corps. Plummer's military career to 1902 included extensive experience both as architect-engineer and as a field commander. Like most nineteenth century engineers, civilian and military, Plummer was a generalist not a specialist, undertaking what is by today's standards a remarkably diverse group of projects. An 1877 graduate of West Point, Plummer began his career surveying a star route in Arizona. In New Mexico, he served as quartermaster for a regiment involved in the Geronimo campaign. In 1893-4, Plummer acted as Indian agent with the Navajo. During the Spanish-American

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War, he was quartermaster for the 14th Infantry in Cuba. From 1899 to 1901, Plummer served with the 35th Infantry in the Philippines. In 1901, he was assigned to California to design and construct a discharge camp on Angel Island in San Francisco Bay to accommodate troops returning from the Philippines. In 1902, Plummer was called upon to design and construct the new post in Monterey, which after 1904 would be called the Presidio of Monterey. (Monterey New Era, 7-15-03)

Plummer's career is important in that it began and ended in the military, including what appears to have been his only formal training at West Point. Forced to design a post quickly, Plummer drew upon the only building forms and styles with which he was familiar -- those of the U.S. Army. His planning for the POM appears to have been conducted in near isolation, assisted only by a crew of draftsmen on loan from the quartermaster of the California Department at the Presidio of San Francisco, (Monterey New Era, 7-15-03) and by skilled craftsmen of the 15th Infantry.

The particular element of military architecture with which Plummer and the men of the 15th Infantry were familiar was that of American posts recently constructed in the Philippines. Plummer had construction experience in the Philippines and it is likely that the men of the 15th Infantry, who with some civilian carpenters quickly and skillfully built most of the 1903 structures at the POM, were similarly employed in the Philippines. Available evidence suggests that Plummer, facing the staggering task of designing some eighty buildings in a few months, simply recreated or mimicked buildings from American posts in the Philippines.

The resemblance between the 1903 POM buildings and counterparts in the Philippines is most apparent in the 16 enlisted men barracks and in the few remaining quarters for non-commissioned officers. These share many features typical of tropical architecture. They are set on wooden post foundations, generally 3-4 feet from the ground. Every 1903 structure includes a porch or veranda, and on the barracks and non-commissioned officers' quarters, it extends the length of the facade. Wide overhangs are common to all 1903 buildings. Barracks are long and narrow, usually one room deep, with many opposing windows for cross ventilation.

While it appears that the Quartermaster Corps referred to this building type as a "bungalow," (Gebhard, 1983, p. 8-21) it bears little resemblance to the civilian residential style of the same name, which achieved considerable popularity in California at the same time. (Winter, 1980) The two do share a common origin in

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tropical architecture and a concomitant form designed to deal most efficiently with tropical conditions.

Plummer's structures, of which 59 remain, are easily recognizable within this historic district. They share the characteristics described above. They are also the most austere buildings on the post, being almost totally devoid of allusions to classical architecture. They are also easily recognizable because they, being related to the original plan of the post, are most prominently sited.

For several reasons, the character of the post changed after 1904. Plummer was reassigned in 1904 and was replaced by a succession of quartermasters. Equally important, after 1904 the emphasis of Army planners concerned with this post shifted from simply quartering veteran troops to building and maintaining a permanent post.

The architecture of the post changed to reflect this new emphasis. New "permanent" structures built after 1904 were adorned with design features from the neoclassical and the Colonial Revival vocabulary, features often used in federal architecture of the period to signify the "permanent" nature of governmental structures and functions. (Craig, 1978)

This shift in emphasis is evident in nearly all buildings from the years 1904-10. The 1904 Post Exchange, now the NCO Club, with its grand portico and articulated cornice, is perhaps the best example. The 1904 Officers Club, although now highly altered on the first story, is also a good example of this shift. The 1910 reinforced concrete Assembly Hall, contained neoclassical elements as originally designed, a fact that was skillfully emphasized in 1935 when a federal works crew added the complementary portico.

While it is correct to say that post-1904 buildings are generally less austere and more elegant than those of 1903, it is not correct to conclude that the POM ever achieved the architectural formality of other early twentieth century Army posts in California, such as the Presidio of San Francisco, Fort MacArthur, or some of the garrisons on Angel Island. These posts, designed by the Corps of Engineers, were consciously designed to conform with popular civilian residential and commercial styles, in part because they were located within large metropolitan areas. (Gebhard, 1983, p. 8-17) Post-1904 construction at the isolated POM can best be understood as a compromise between a desire on the one hand to express a more

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"permanent," less austere presence than the 1903 buildings, and, on the other hand, to maintain visual continuity with the numerous 1903 structures.

This compromise is achieved by maintaining the essential forms and materials from the 1903 post while varying architectural detail. The original drop siding, for example, was used on all post buildings through the 1930s. Large verandas are also used through the 1930s. An interesting example of how these two periods of construction converge can be found in Building 218, a 1903 barrack that was expanded in 1908. The 1903 portion was nearly identical to other 1903 barracks and was not altered at the time of the expansion. The 1908 addition, nearly twice the size of the original, includes a hip roof, recessed porch, and other features common to the 1904-10 buildings on the post. The combined structure, is not jarring or incongruous despite this alteration; the two generations of construction work together very well, even in the same building. A similar example can be found in the officers' quarters in the cavalry installation at the western end of the historic district, where 1922 residences conform with but are clearly dissimilar from the more numerous 1903 structures.

The architectural history of this post closely parallels its military history. The architectural character established in 1902-10 was maintained through the 1930s but abandoned when the function of the post was changed. World War II-era buildings make no effort to conform with the earlier structures. They instead relate more closely to period structures at Ft. Ord, which replaced the POM as the dominant base in the area. Post-1945 structures have a character of their own, being large office buildings in keeping with the civilian styles of the post-war years. Structures built after 1939 are located for the most part outside the boundaries of this historic district. Those that are within the historic district are treated as intrusions.

THE PLAN OF THE POM AND THE FEELING OF TIME AND PLACE

The design for the POM is apparent, not only in particular buildings, but in the overall plan of the post as well. The post plan -- the spatial relationship of buildings to each other and to open spaces -- retains a high degree of integrity and this fact accounts for the "feeling of time and place" one experiences within this historic district.

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The original plan of the post is illustrated in Figure 1, a reproduction of a 1911 map of the post. This map has been highlighted to show the boundaries of this historic district and to indicate which pre-1911 structures exist today.

By comparing Figure 1 with the historic district map (Figure 2), we can draw three conclusions regarding the integrity of the original plan for this post. First, the original layout of streets, open spaces, and working spaces has not been compromised. As discussed in Section 7, the original post was built around three principal spaces -- the parade ground area, Officers' Row, and the cavalry area. These are still readily identifiable areas, distinct one from the other and from areas dominated by construction after 1939.

Second, the vast majority of 1902-10 structures still exist. Excluding latrines, there are 75 structures illustrated in Figure 1 within the area of this historic district. Of these, 66, or 88 percent, are still standing and are largely unmodified. (This figure differs from the 70 1902-10 structures referred to above because Figure 1 is a 1911 "correction" to a 1906 map and did not show all 1906-10 structures.) These many 1902-10 structures define the plan of the post by enclosing the open spaces, dictating the road system, and so forth.

Third, for reasons mentioned earlier, post-1910 structures were necessarily sited in conformance with the original plan of the post. Some were simply replacements in kind, such as the 1922 Post Headquarters which replaced an earlier administration building. Most were sited in peripheral areas -- near the boundary fences, in designated open spaces between different activity zones, or in vacant land at the eastern and western extremes of the POM. This historic district excludes the eastern and western peripheries of the POM, making the integrity of the original plan exceptionally high within the district itself.

9. Major Bibliographical References

See Continuation Sheets

10. Geographical Data

Acreeage of nominated property 75

Quadrangle name Monterey, California

Quadrangle scale 1:24000

UTM References

A

1	0	5	9	8	5	4	0	4	0	5	1	7	9	5
Zone			Easting				Northing							

C

1	0	5	9	7	9	4	0	4	0	5	1	2	8	0
Zone			Easting				Northing							

E

1	0	5	9	7	5	5	0	4	0	5	1	5	2	5
Zone			Easting				Northing							

G

Zone			Easting				Northing							

B

1	0	5	9	8	5	4	0	4	0	5	1	4	0	0
Zone			Easting				Northing							

D

1	0	5	9	7	5	9	0	4	0	5	1	3	8	0
Zone			Easting				Northing							

F

1	0	5	9	7	8	1	5	4	0	5	1	7	9	5
Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

See Continuation Sheets

List all states and counties for properties overlapping state or county boundaries

state	NA	code	county	code
state	NA	code	county	code

state	NA	code	county	code
-------	----	------	--------	------

11. Form Prepared By

name/title

organization Jackson Research Projects

date February 10, 1985

street & number 423 F Street, Suite 13

telephone (916) 757-2521

city or town Davis

state California 95616

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title

date

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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Ben Turmon, DEH
Joyce Stevens, DEH

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The boundaries for this historic district are depicted on Figure 2 and on the U.S.G.S. quadrangle sheet. The justification for these boundaries is discussed in detail in Section 7. An approximate metes and bounds description of the historic district parcel is as follows:

Begin at the stone marker at the western side of the High Street Gate entrance to the Presidio of Monterey. Proceed 55 feet in a northerly direction to the intersection of Stilwell Road and Army Street. Proceed in a westerly direction 675 feet along Army Street, then northerly 1050 feet along Army Street to the intersection of Army Street and Kit Carson Road. Proceed westerly along Kit Carson Road 600 feet to the intersection of Kit Carson Road and Cpl. Evans Road, then southerly 150 feet along Cpl. Evans to its intersection with Lawton Road. Proceed westerly along Lawton Road 600 feet to its intersection with an unnamed street which is an extension of Franklin Street of the City of Monterey. Proceed northeasterly from the center of this intersection, at a right angle from Lawton Road, to the point of intersection between this line and Lewis Road, a distance of 150 feet. Proceed northerly 225 feet along Lewis Drive to its intersection with Kit Carson Road. Proceed easterly along Kit Carson Road 450 feet to the intersection with Army Street. Proceed northerly along Army Street 150 feet to its intersection with Sheridan Road, then northeasterly along Sheridan Road 300 feet to its intersection with the northern fenceline for the Presidio of Monterey. Proceed southeasterly along the fenceline to a point at the intersection of Pvt. Bolio Road and Kit Carson Road (UTM point 10/598540/4051795). Proceed southwesterly 1275 feet at a right angle to the northern fenceline to the point of intersection between this line and the southern fenceline for the Presidio of Monterey. Proceed westerly along the southern fenceline to the point of origin.

MONTEREY QUADRANGLE
CALIFORNIA—MONTEREY CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

SW/4 MONTEREY 15' QUADRANGLE

165° 11' NE
(MARINA)

598

1:150,000 FCH

00

121° 52' 40"

36° 38' 45"

PRESIDIO OF MONTEREY
Monterey, California

UTM References

A 10/ 598540/ 4051795
B 10/ 598540/ 4051400
C 10/ 597940/ 4051280
D 10/ 597590/ 4051380
E 10/ 597550/ 4051525
F 10/ 597815/ 4051795

M O N T E R E Y

B A Y

Point

Point Cabrillo
Haskins Marine Laboratory

Point Alones

New Monterey

MONTEREY

MONTEREY

MONTEREY
STATE BEACH

SOUTHERN PACIFIC

MONTEREY

(MARINA)
165° 11' NE

DE 1.8 MI.
D.VILLE 15 MI.

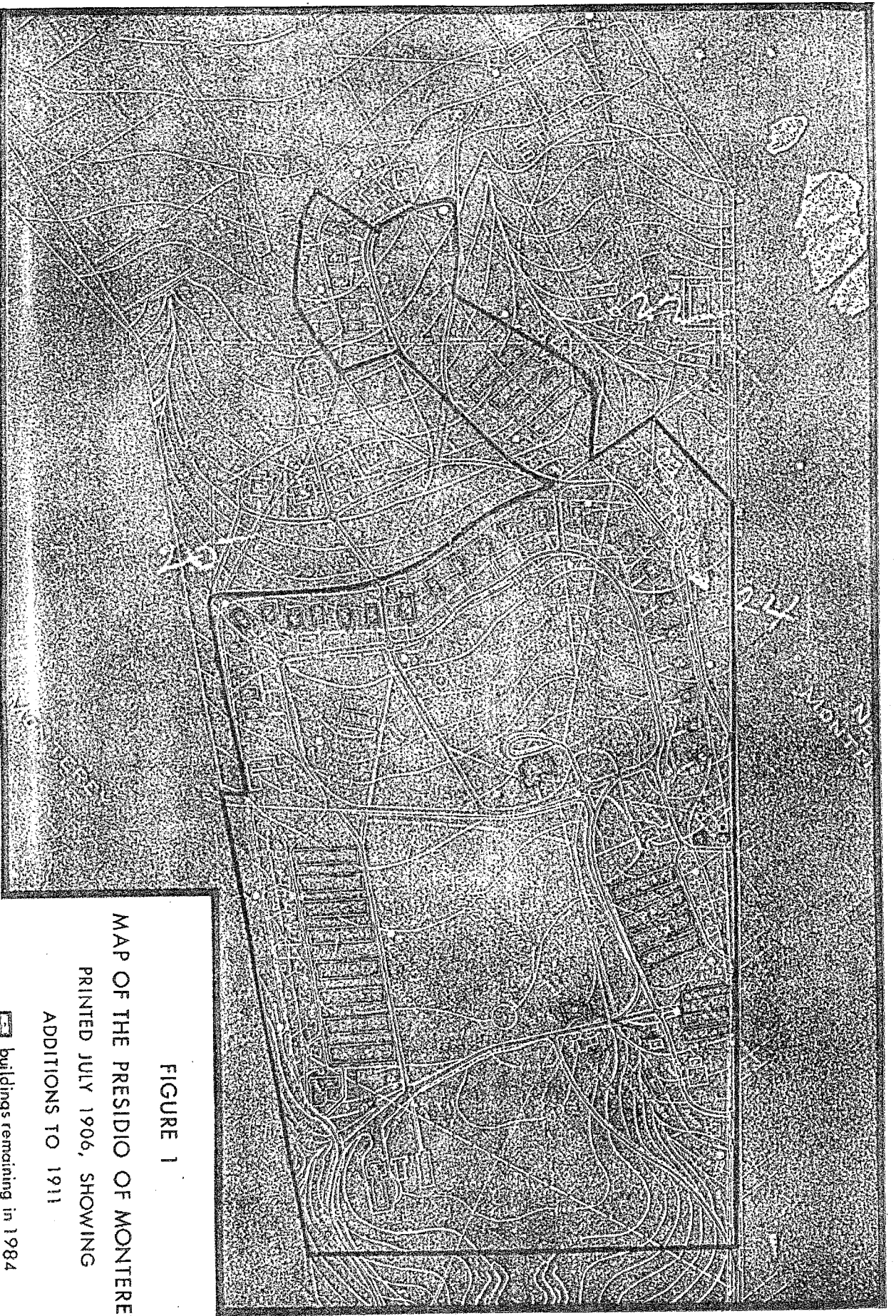




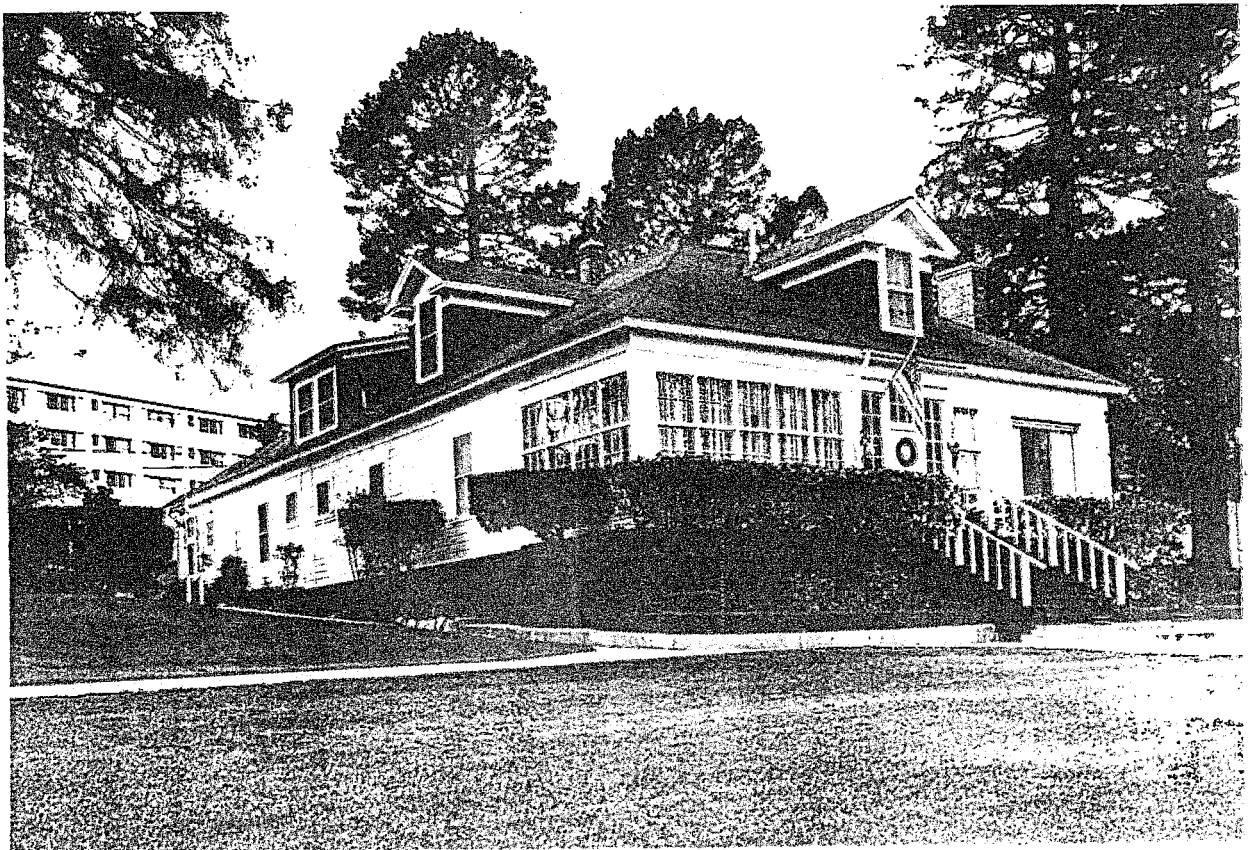
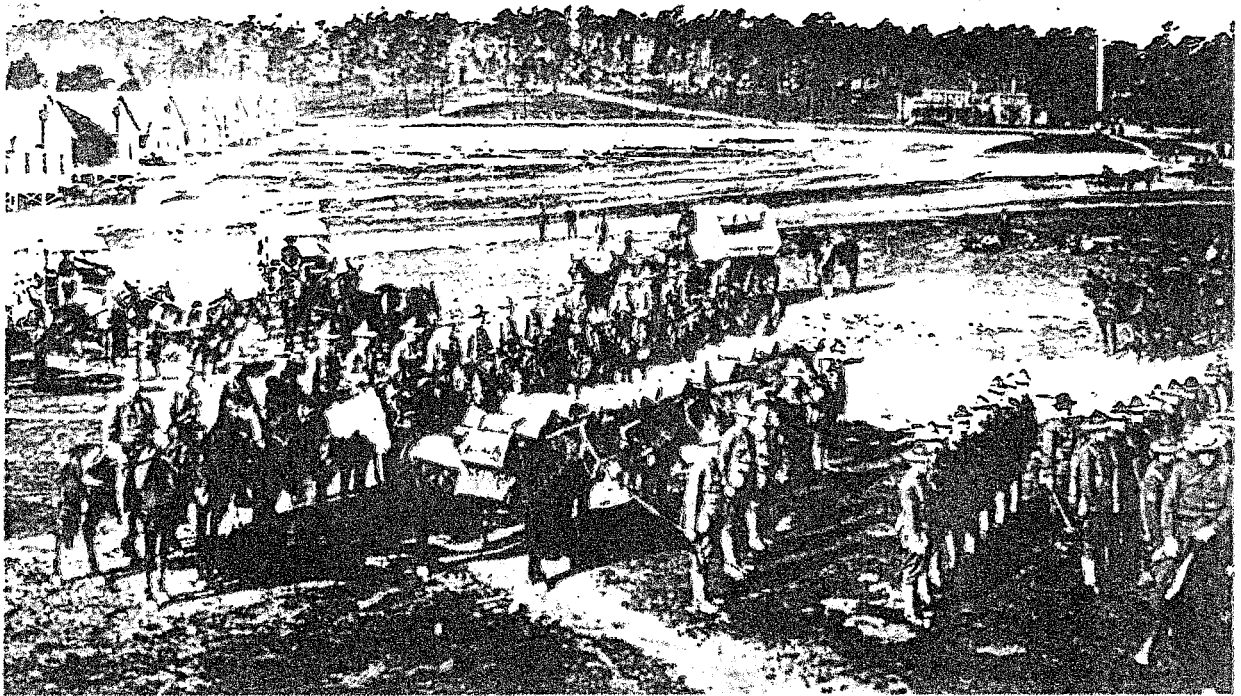
FIGURE 1

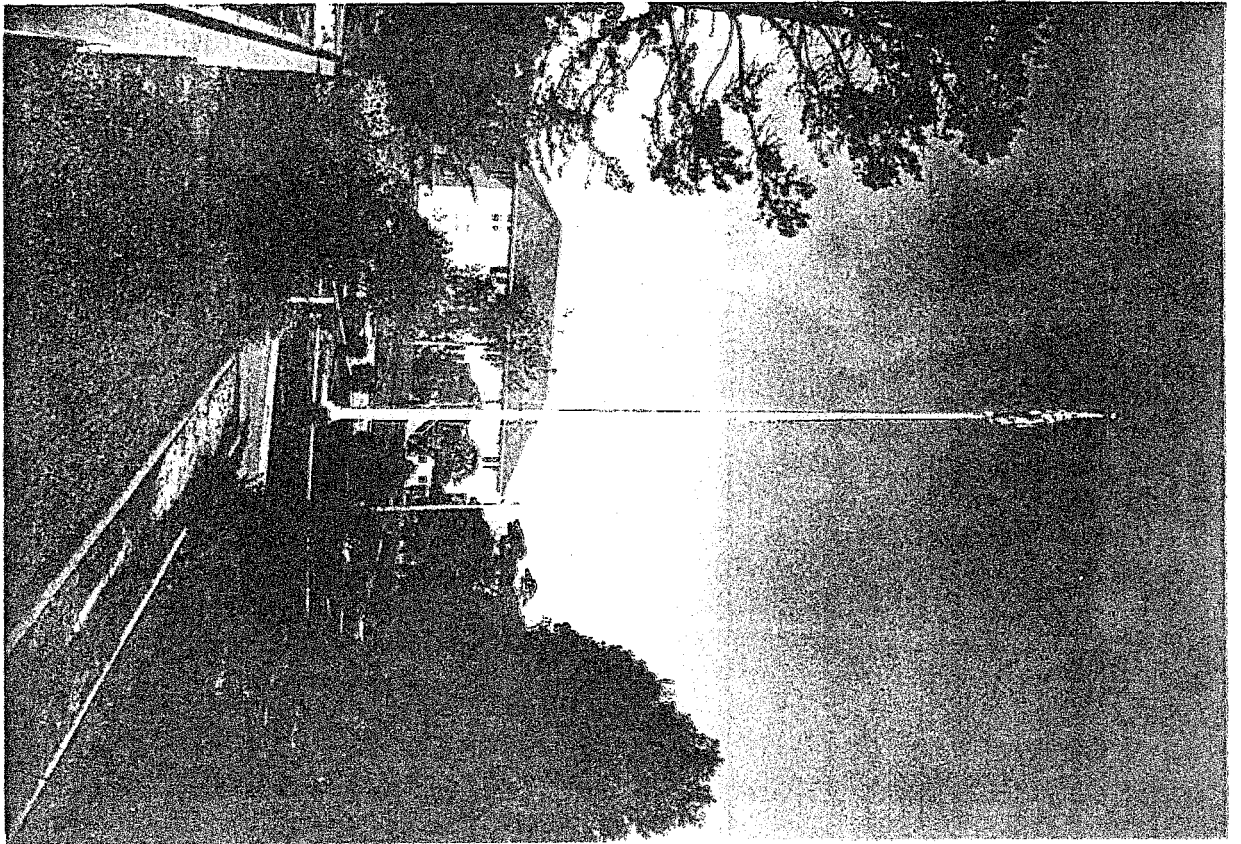
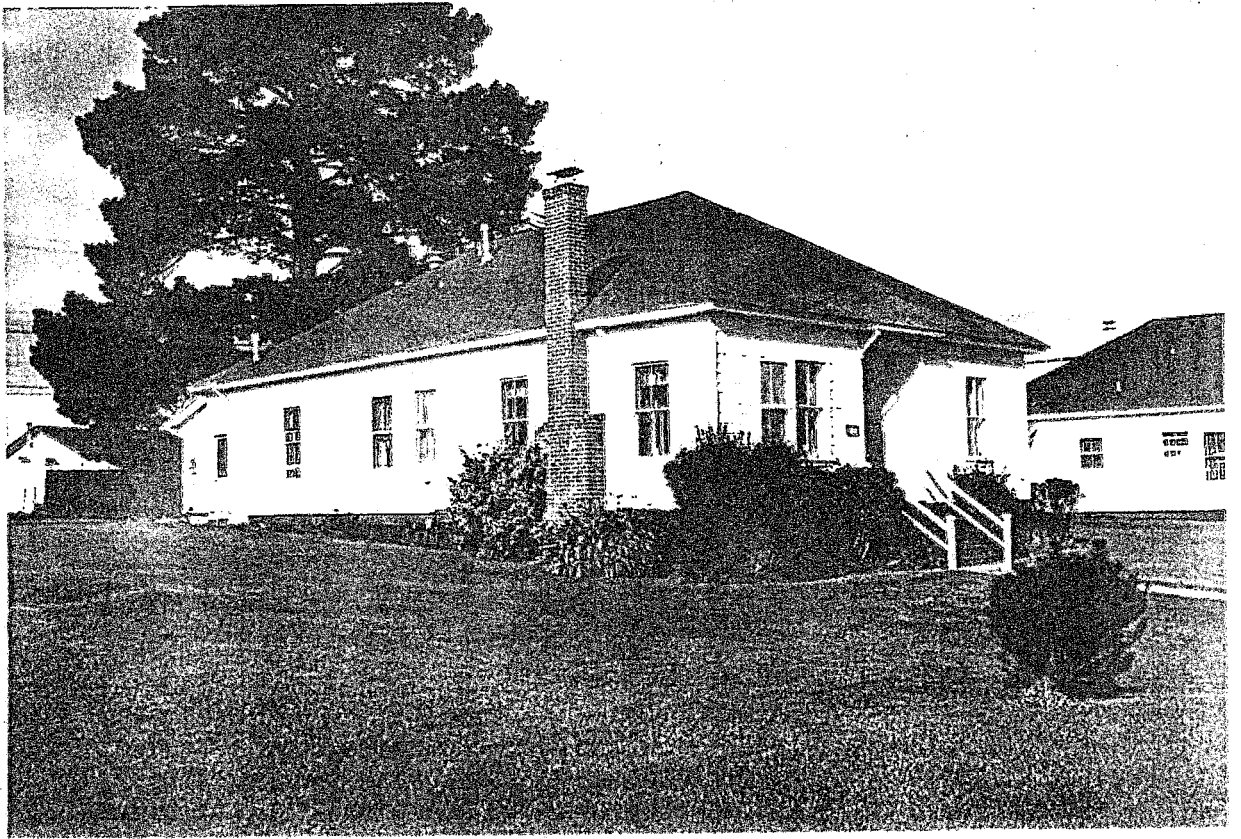
MAP OF THE PRESIDIO OF MONTEREY

PRINTED JULY 1906, SHOWING

ADDITIONS TO 1911

 buildings remaining in 1984
 historic district boundary





Enclosure 5

Updated California Department of Parks and Recreation Forms
for Buildings 279, 281, 282, and 283

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
UPDATE SHEET

Primary #
HRI #
Trinomial
NRHP Status Code

Page 1 of 3

*Resource Name or # Building 279

☐ Continuation ☒ Update

P1. Other Identifier: Building 279

***P2d. UTM:** Zone: 10; 05 98 210 mE/ 40 51 780 mN (WGS 84)

***P2 e. Other Locational Data:** USGS 7.5' Quad: Monterey

***P3a. Description:** See attached DPR 523 form from Jackson Research Projects, October 1984. This property has been field checked and appears to be continuing to deteriorate.

***P3b. Resource Attributes:** (HP 34) Military Property

***P8. Recorded by:** Melissa Montag, U.S. Army Corps of Engineers, Sacramento District, 1325 J Street, Sacramento, CA 95814

***B10. Significance:**

This update form was prepared to assess the current condition of buildings at the U.S. Army Garrison (USAG), Presidio of Monterey (Presidio) proposed for demolition. Building 279 was last documented with photographs taken in 1991, with the original recordation of the building on DPR forms occurring in 1984. In 1985, after the 1984 recording, Building 279 was determined to be a contributing element to the Presidio of Monterey Historic District (HD), a historic district eligible for listing in the National Register of Historic Places (NRHP) under Criterion A and C. Demolition of Building 279 is an undertaking being considered by the USAG Presidio. As a result of this action an update of the DPR is required in order to assess changes in the condition of the building. This update is being conducted in order to comply with Section 106 of the NRHP, and as an effort to determine possible adverse effects the proposed demolition may have on contributing elements of the Presidio HD.

The passage of time since the last evaluation has resulted in further deterioration to Building 279. Alterations include enclosed double doors on the western end of the wagon shed, dry rot, and chipped and peeling paint on the siding of the building. In 1991, Building 279 appears to have been largely used for storage of equipment. At present it is used for haphazard parking. Building 279 was constructed as part of the reactivation of the post to support garrison troops returning from combat in the Philippines and is an example of the basic form of utilitarian style of the early Presidio, and it is also associated with events that led to the opening of the Presidio and other Army posts on the Pacific Coast. As noted in the 1984 DPR form, Building 279 was in a deteriorated condition but its major architectural conditions were intact. This is still largely the case today, with further deterioration to the overall design, materials, and workmanship. However, Building 279 still retains its association with Criterion A and C as a contributing element to the Presidio HD.

See 1985 Presidio HD NRHP Nomination Form for historic context and evaluation.

Historic Context

See 1985 Presidio HD NRHP Nomination Form; historic context unchanged.

Evaluation

See 1985 Presidio HD NRHP Nomination Form; evaluation unchanged.

***B14. Evaluator:** Melissa Montag

***Date of Evaluation:** May 2013

Photographs:



Photograph 1: East Elevation of Building 279, camera facing west, March 2013.



Photograph 2: South elevation of Building 279, camera facing north, March 2013.

Photographs:



Photograph 3: West Elevation of Building 279, camera facing east, March 2013.



Photograph 4: Interior of Building 279, March 2013.

HISTORIC RESOURCES INVENTORY

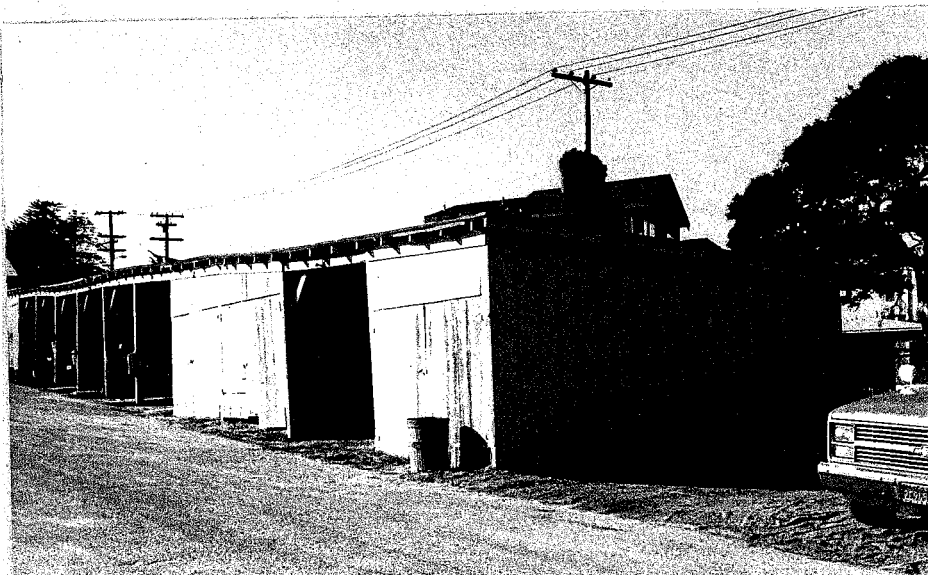
Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A 10/598210/4051780 B _____
C _____ D _____

IDENTIFICATION

1. Common name: Building 279
2. Historic name: Building 100, P19
3. Street or rural address: Fitch Avenue and Private Bolio Road
City Monterey Zip 93940 County Monterey
4. Parcel number: N/A
5. Present Owner: Department of Defense Address: Presidio of Monterey
City Monterey Zip 93940 Ownership is: Public ☒ Private ☐
6. Present Use: Vehicle Storage Original use: QM Garage and Pool

DESCRIPTION

- 7a. Architectural style: Utilitarian
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: This 2,596 square foot shed was constructed in 1903 and 1904 at a cost of \$70 for probable use as a wagon shed. It is situated in a motor pool enclosure at the end of Fitch Avenue near Pvt Bolio Road at the north central boundary of the district. The structure is wood framed, set on a concrete and wood post foundation and sheathed on the right and rear elevations with board and batten siding and on the left elevation with drop siding. The shed roof is covered with composition sheet roofing. The facade is enclosed with vertical siding at the far right, in what is evidently an addition, and in a section near the right side. At the far left two sets of double doors create another enclosure. This leaves two parking open bays, the large one on the left being broken by five squared support posts.



8. Construction date:
Estimated _____ Factual 1904
9. Architect Quartermaster Corps
10. Builder U.S. Army
11. Approx. property size (in feet)
Frontage 118 Depth 22
or approx. acreage 2,607 sq. f
12. Date(s) of enclosed photograph(s)
October 1984

13. Condition: Excellent ____ Good ____ Fair ____ Deteriorated ☒ No longer in existence ____

14. Alterations: enclosed with double doors for part of facade

15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ☒ Commercial ____ Other: ____

16. Threats to site: None known ____ Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? ☒ Moved? ____ Unknown? ____

18. Related features: Building 281 and fence surrounding area

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
Building 279 is one of the simplest and oldest structures on the post. Constructed about 1903-04 as a wagon shed and subsequently used as a garage, the building is located in the DEH yard near the north central boundary of the post. It is one of ten utilitarian structures in that section which were erected as a result of the reactivation of the post to garrison troops returning from combat in the Philippines. The structure is in deteriorated condition but its major architectural features are intact.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture ____ Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ☒
Religion ____ Social/Education ____

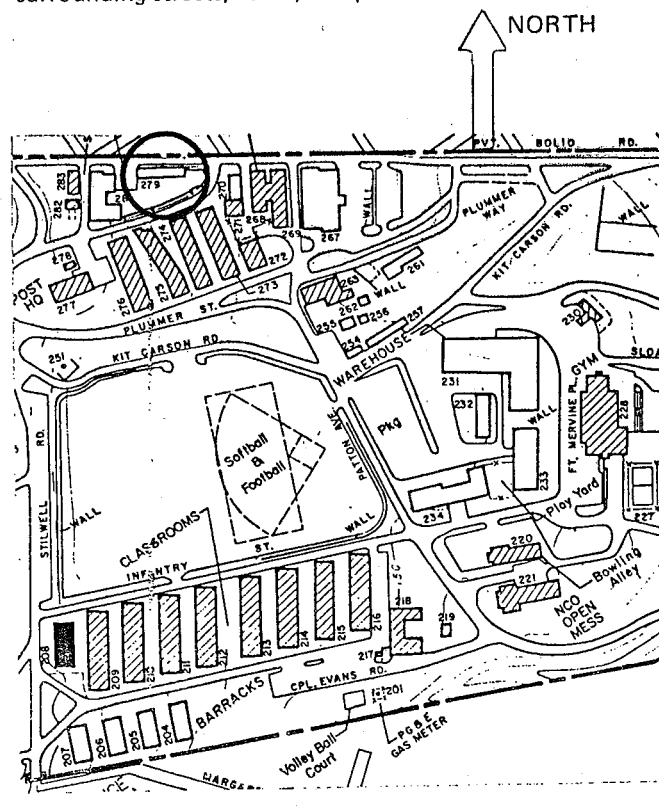
21. Sources (List books, documents, surveys, personal interviews and their dates).

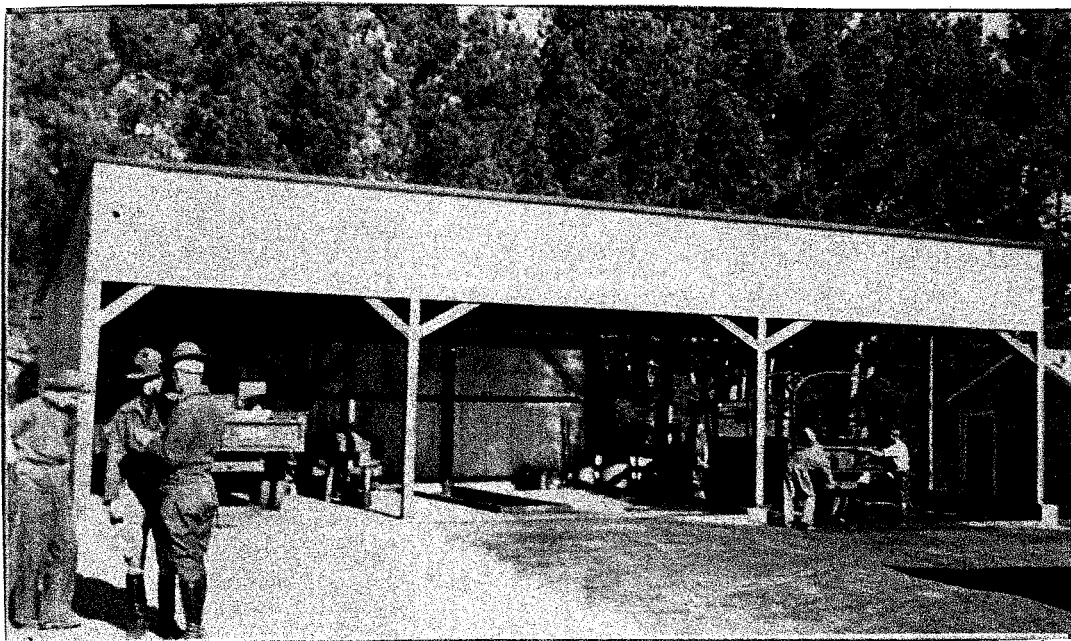
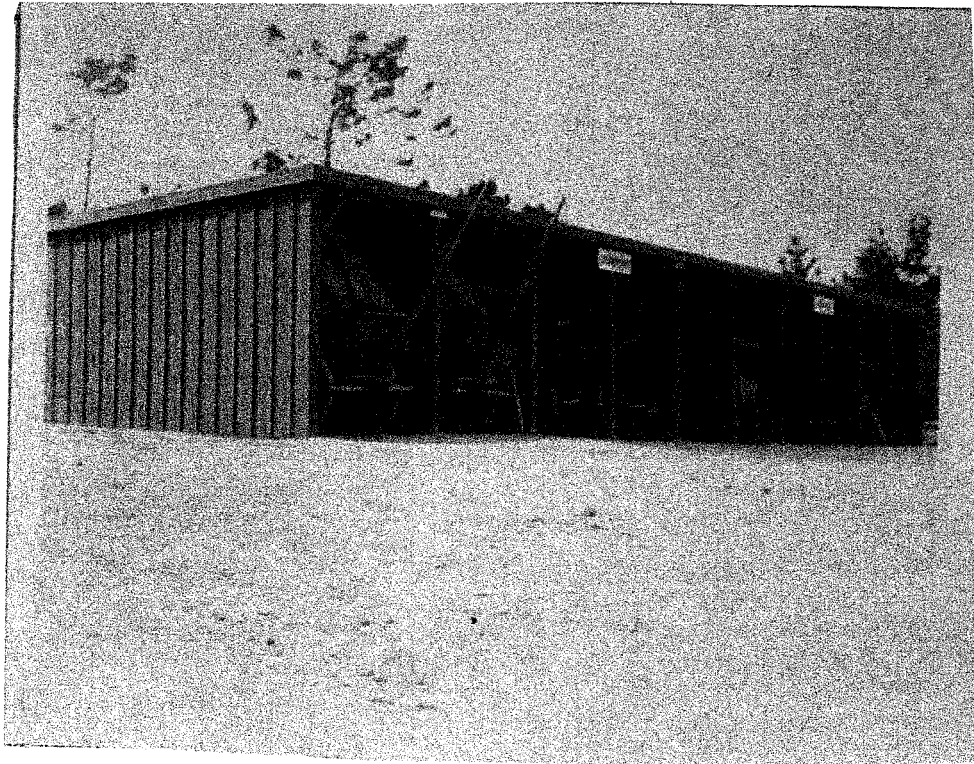
QMC Form #117

Real Property Record, DA Form #2877

22. Date form prepared January 1985
By (name) ____
Organization Jackson Research Projects
Address: 423 F Street, Suite 13
City Davis, CA Zip 95616
Phone: (916) 757-2521

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):







VIEW NO. 01 1991
Contextual View

1 Building 279

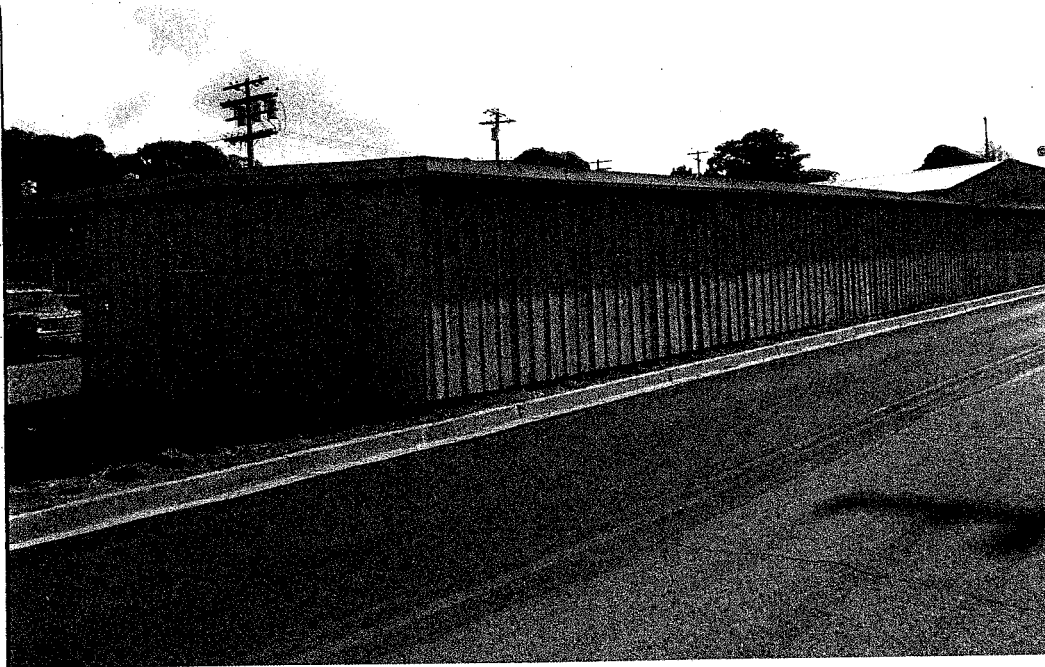


VIEW NO. 02 1991
Front Elevation (south)

1 Post and Beam
Structure

2 Wood Bracing

3 Concrete Slab



VIEW NO. 03 1991
Rear Elevation (North)

- 1** Board and Batten
Wood Vertical Siding
- 2** Fence



VIEW NO. 04 1991
Interior View

- 1** Post and Beam Wood
Structure
- 2** Vertical Wood
Boards
- 3** Shed Roof W/ Asphalt
Shingles



VIEW NO. 05 1991

Exterior Detail

- 1** Board and Batten
Wood Siding
- 2** Door Hinge
- 3** Wood Bracing
- 4** Wood Structural
Post



VIEW NO. 06 1991

Interior Garage Space

- 1** Wood 5-panel Door
- 2** Wood Structure
- 3** Wood Plank Walls

VIEW NO. 07 1991

Exterior Wall Detail

- 1** Horizontal Wood Drop Siding
- 2** Board and Batten Siding
- 3** Wooden Signs
- 4** Wood Post and Beam Construction



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
UPDATE SHEET

Primary #
HRI #
Trinomial
NRHP Status Code

Page 1 of 3

*Resource Name or # Building 281

☐ Continuation ☒ Update

P1. Other Identifier: Building 281

***P2d. UTM:** Zone: 10; 05 98 190 mE/ 40 51 770 mN (WGS 84)

***P2 e. Other Locational Data:** USGS 7.5' Quad: Monterey

***P3a. Description:** See attached DPR 523 form from Jackson Research Projects, October 1984. This property has been field checked and appears to be continuing to deteriorate.

***P3b. Resource Attributes:** (HP 34) Military Property

***P8. Recorded by:** Melissa Montag, U.S. Army Corps of Engineers, Sacramento District, 1325 J Street, Sacramento, CA 95814

***B10. Significance:**

This update form was prepared to assess the current condition of buildings at the U.S. Army Garrison (USAG), Presidio of Monterey (Presidio) proposed for demolition. Building 281 was last documented with photographs taken in 1991, with the original recordation of the building on DPR forms occurring in 1984. In 1985, after the 1984 recording, Building 281 was determined to be a contributing element to the Presidio of Monterey Historic District (HD), a historic district eligible for listing in the National Register of Historic Places (NRHP) under Criterion A and C. Demolition of Building 281 is an undertaking being considered by the USAG Presidio. As a result of this action an update of the DPR is required in order to assess changes in the condition of the building. This update is being conducted in order to comply with Section 106 of the NRHP, and as an effort to determine possible adverse effects the proposed demolition may have on contributing elements of the Presidio HD.

The passage of time since the last evaluation has resulted in deterioration to Building 281. The majority of the deterioration of Building 281 is from chipped and peeling paint on the siding of the building, dry rot, additional broken and boarded up windows, and degradation of the interior due to pest infestation. In 1991, Building 281 appears to have been largely used for storage. At present it is used by installation security for storage of equipment. Building 281 was constructed in 1921 as a repair shop for use by the motor pool and was subsequently used as a blacksmith shop and temporary fire station. Building 281 is architecturally undistinguished and significant only for its association with the school for auto mechanics, which was located at the Presidio in 1920. As noted in the 1984 DPR form, Building 281 was in a good condition with its major architectural conditions intact. This is still largely the case today, however, with further deterioration to the overall design, materials, and workmanship. Despite this, Building 281 still retains its association with Criterion A as a contributing element to the Presidio HD.

See 1985 Presidio HD NRHP Nomination Form for historic context and evaluation.

Historic Context

See 1985 Presidio HD NRHP Nomination Form; historic context unchanged.

Evaluation

See 1985 Presidio HD NRHP Nomination Form; evaluation unchanged.

***B14. Evaluator:** Melissa Montag

***Date of Evaluation:** May 2013

Photographs:



Photograph 1: East Elevation of Building 281, camera facing west, March 2013.



Photograph 2: South elevation of Building 281, camera facing north, March 2013.

Photographs:



Photograph 3: West Elevation of Building 281, camera facing northeast, March 2013.



Photograph 4: North elevation of Building 281, camera facing south, March 2013.

HISTORIC RESOURCES INVENTORY

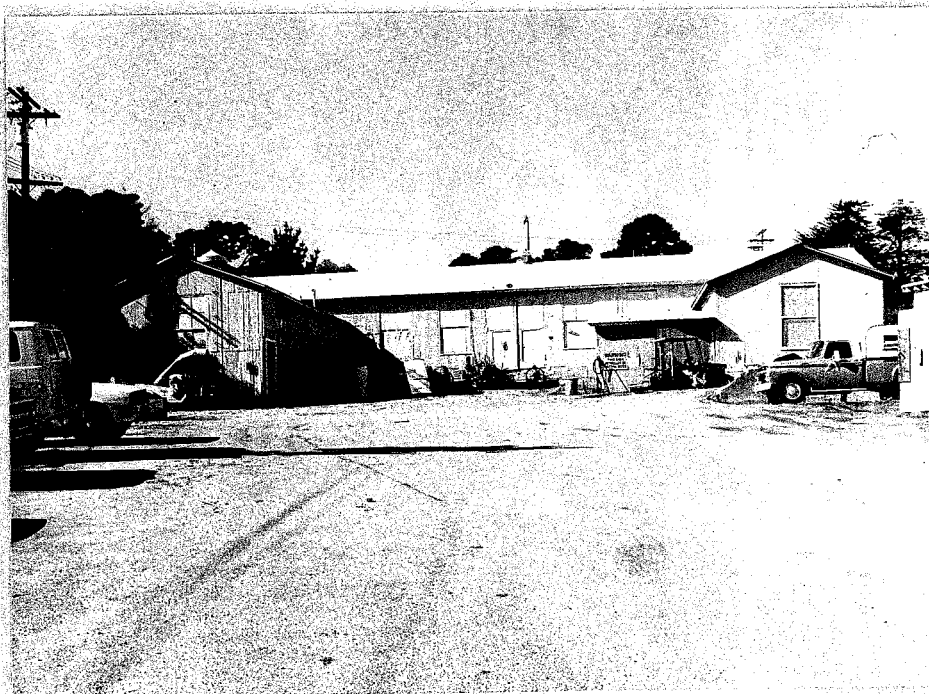
Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A 10/598190/40517708
C _____ D _____

IDENTIFICATION

1. Common name: Building 281
2. Historic name: Building 132, P20
3. Street or rural address: Sill Road
City Monterey Zip 93940 County Monterey
4. Parcel number: N/A
5. Present Owner: Department of Defense Address: Presidio of Monterey
City Monterey Zip 93940 Ownership is: Public ☒ Private ☐
6. Present Use: Equipment Storage Original use: Repair Shop, Blacksmith Shop

DESCRIPTION

- 7a. Architectural style: Utilitarian
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: This utility building, shaped like an irregular U, was constructed in 1921. It is located on Sill Road among other engineering buildings at the north central boundary of the district. Wood framed, it is sheathed with corrugated iron siding and set on a poured concrete foundation. Its gable roof is covered with corrugated iron sheets. Fenestration consists primarily of 6/6 double hung windows on all elevations. Most of these have been painted or boarded over. The western facing facade includes six garage double doors. The right elevation includes three single doors, one of which has been set into the lower section of a window and is evidently an alteration. The rear elevation opens out to a maintenance yard from a set of double industrial doors. The rear also includes a shed roof annex with double garage. The left elevation includes one loading dock door.



8. Construction date:
Estimated _____ Factual 1921
9. Architect Quartermaster Corps
10. Builder U.S. Army
11. Approx. property size (in feet)
Frontage 110 Depth 71
or approx. acreage 5,152 sq. ft.
12. Date(s) of enclosed photograph(s)
October 1984

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: None

Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings ☒ Densely built-up _____
Residential _____ Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: Building 279 & fences.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Building 281 is typical of the utilitarian structures erected in the 1920s for use by the motor pool. Subsequently used as a blacksmith shop and a temporary fire station, it currently serves the post engineers as a maintenance shop for equipment. Like others of its style it is sheathed with corrugated iron and accessed by multiple garage doors. As such it is architecturally undistinguished except for its large size. It is significant only for its association with the school for auto mechanics which located at the POM in 1920.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture _____ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military ☒ _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

QMC Form #117

Real Property Record, DA Form #2877

22. Date form prepared January 1985

By (name) _____

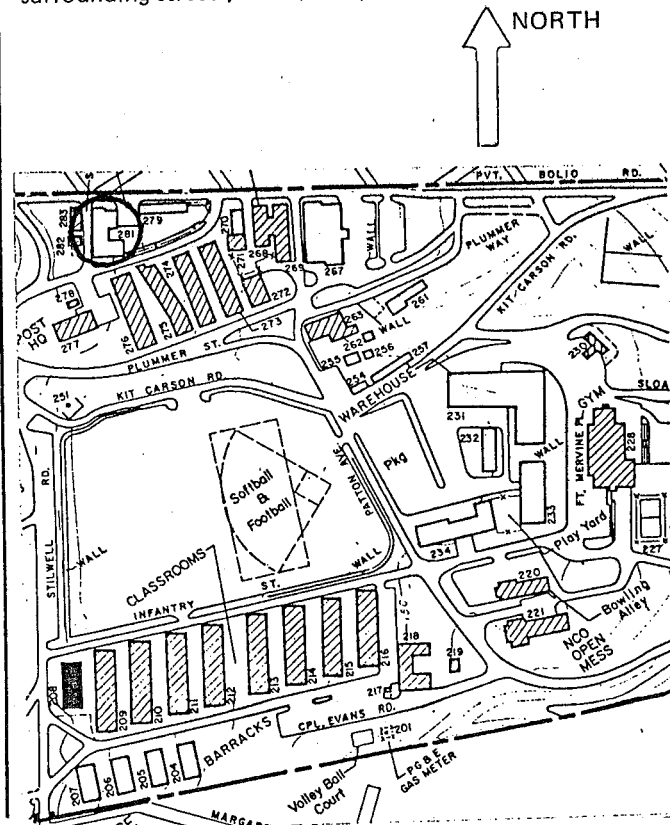
Organization Jackson Research Projects

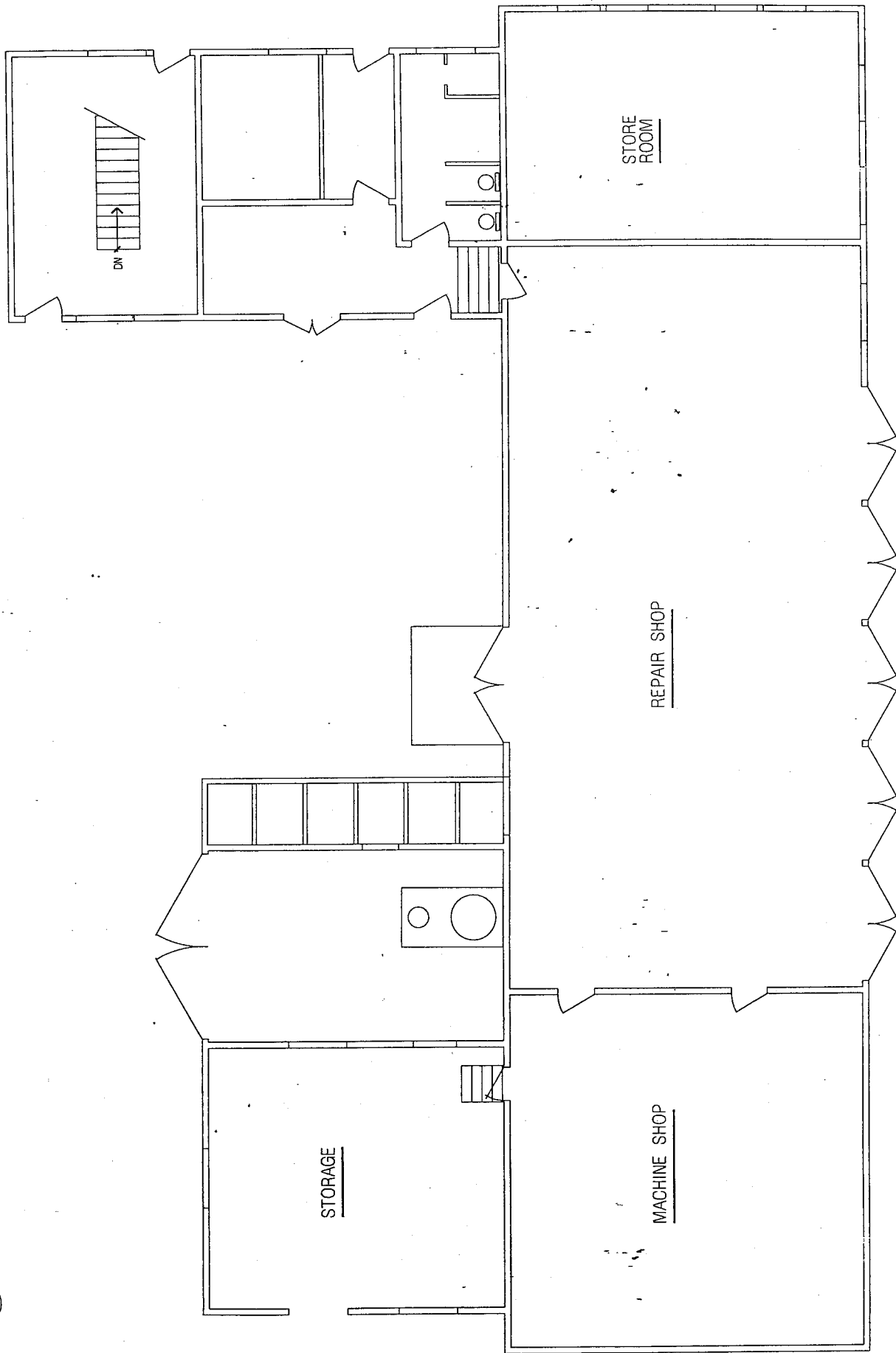
Address: 423 F Street, Suite 13

City Davis, CA Zip 95616

Phone: (916) 757-2521

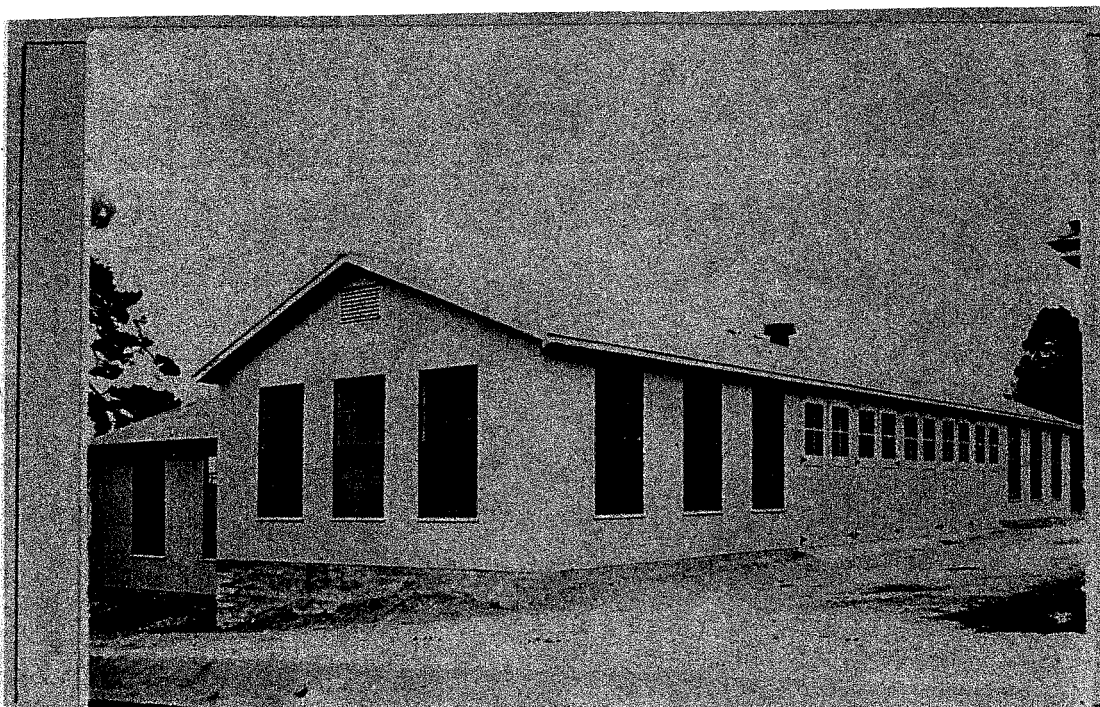
Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

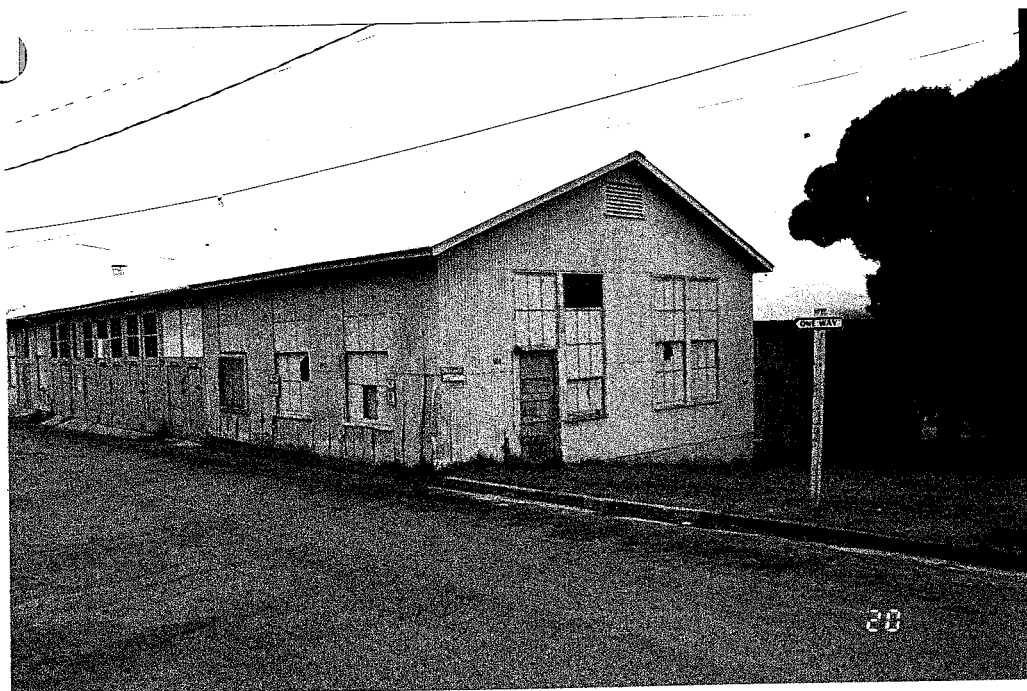




FLOOR PLAN



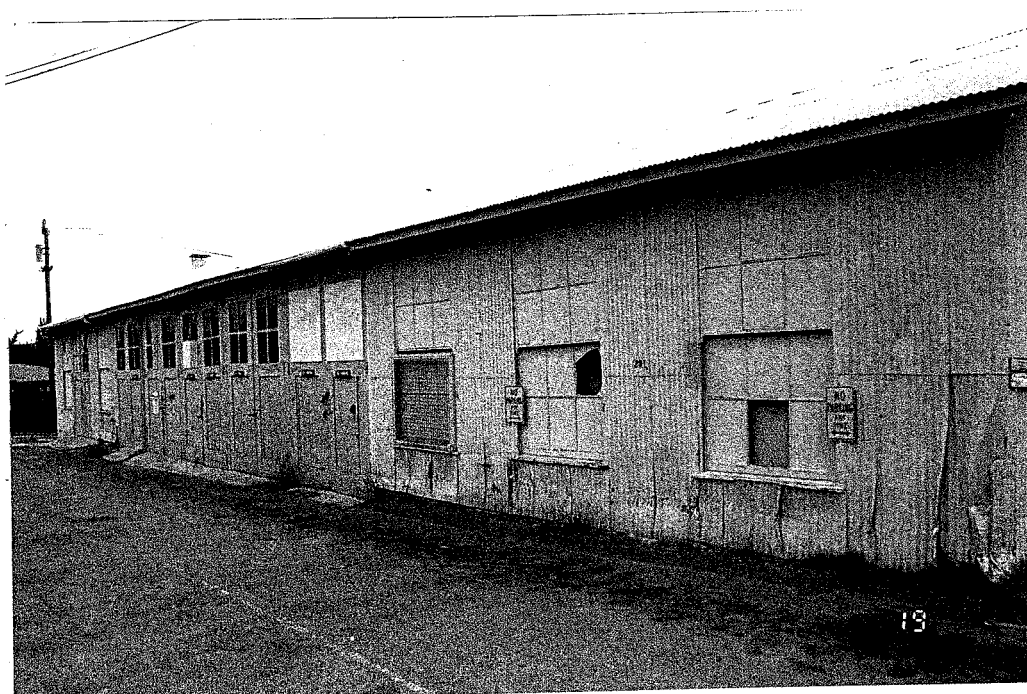




VIEW NO. 01 1991

Contextual View

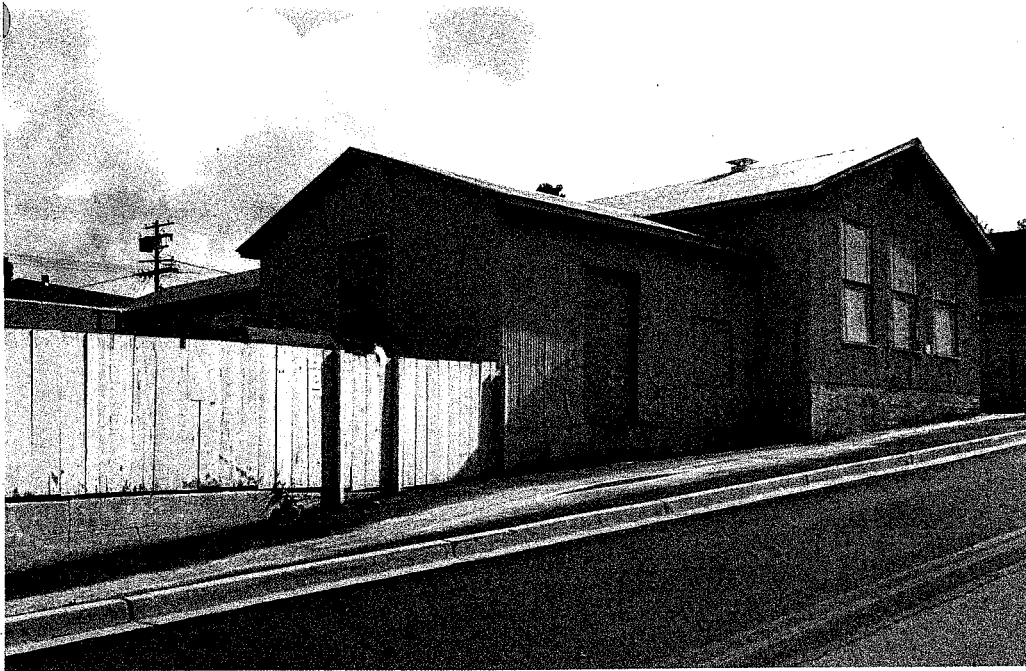
1 Building 281



VIEW NO. 02 1991

West Elevation

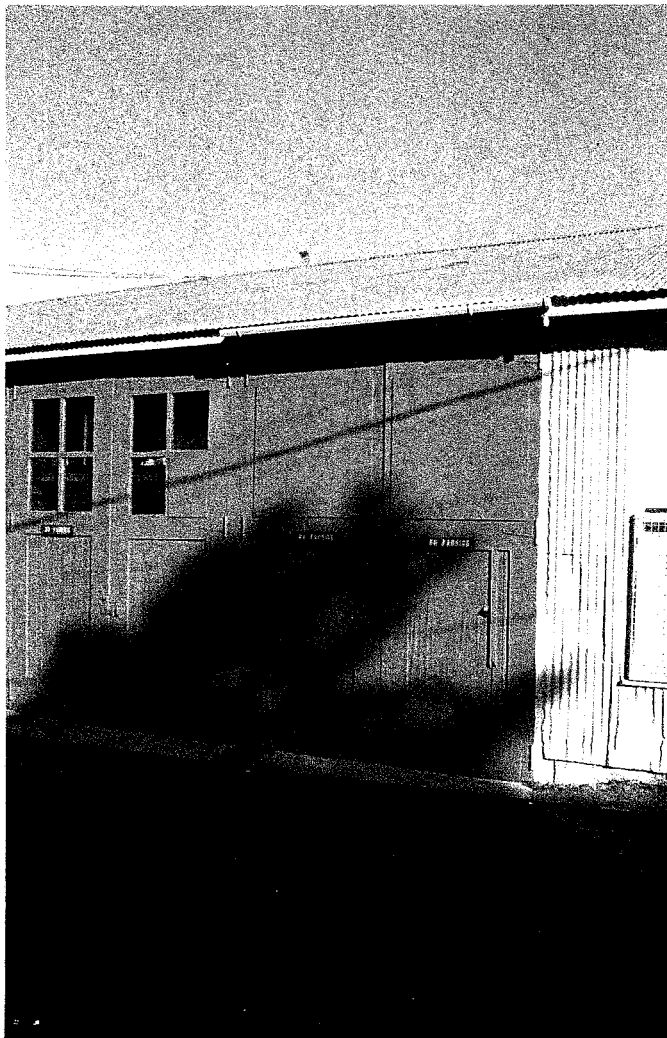
- 1** 6/6 Double Hung Windows (painted or covered over)
- 2** Corrugated Iron Siding Walls
- 3** Wood industrial Doors
- 4** 4-light Window
- 5** Corrugated Iron Sheet Roof



VIEW NO. 03 1991

North Elevation

- 1** Concrete Foundation
- 2** Attic Vent
- 3** Double Hung Window
- 4** Corrugated Iron Sheet Siding



VIEW NO. 04 1991

Detail Garage Doors

- 1** Wood Sliding Door
1-panel, 4-light
Window
- 2** Boarded over Window
- 3** Corrugated Iron Roof



VIEW NO. 05 1991

Elevation South Wing

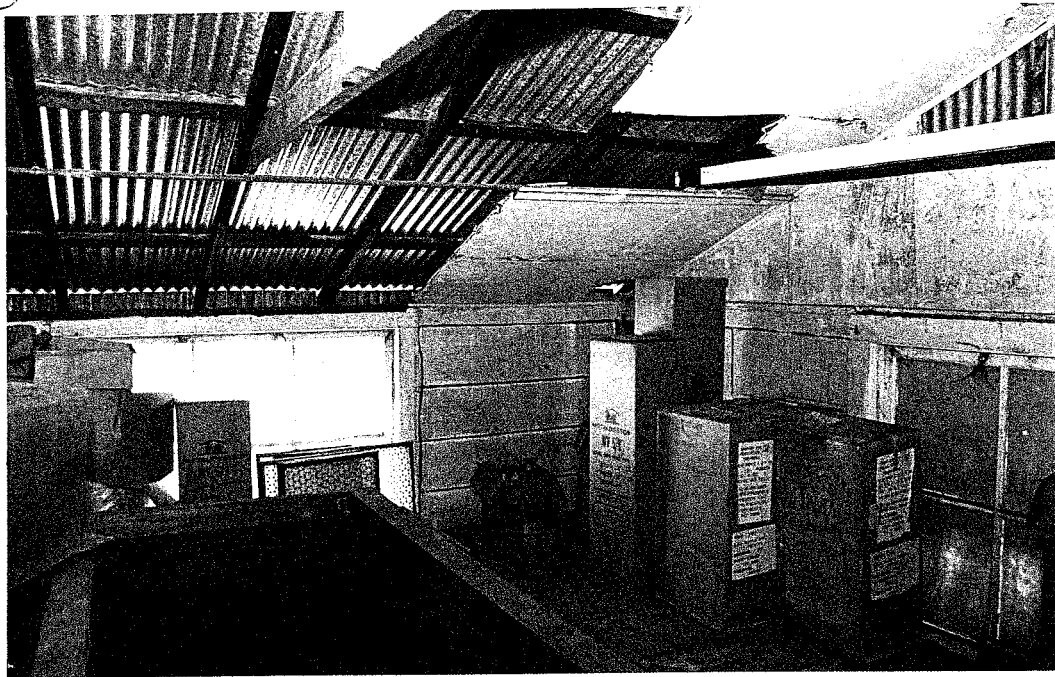
- 1** 6/6 Double Hung Window
- 2** 5-Panel Wood Door
- 3** Boarded Over Windows
- 4** Corrugated Iron Sheathing
- 5** 3-Panel, 1 Window Wood Door



VIEW NO. 06 1991

Exterior Door Detail

- 1** 4-light Window
- 2** Main Wood Door
- 3** Smaller Exit Door
- 4** Corrugated Iron Sheathing
- 5** 3-Panel, 1 Window Wood Door



VIEW NO. 07 1991

Interior Attic Space

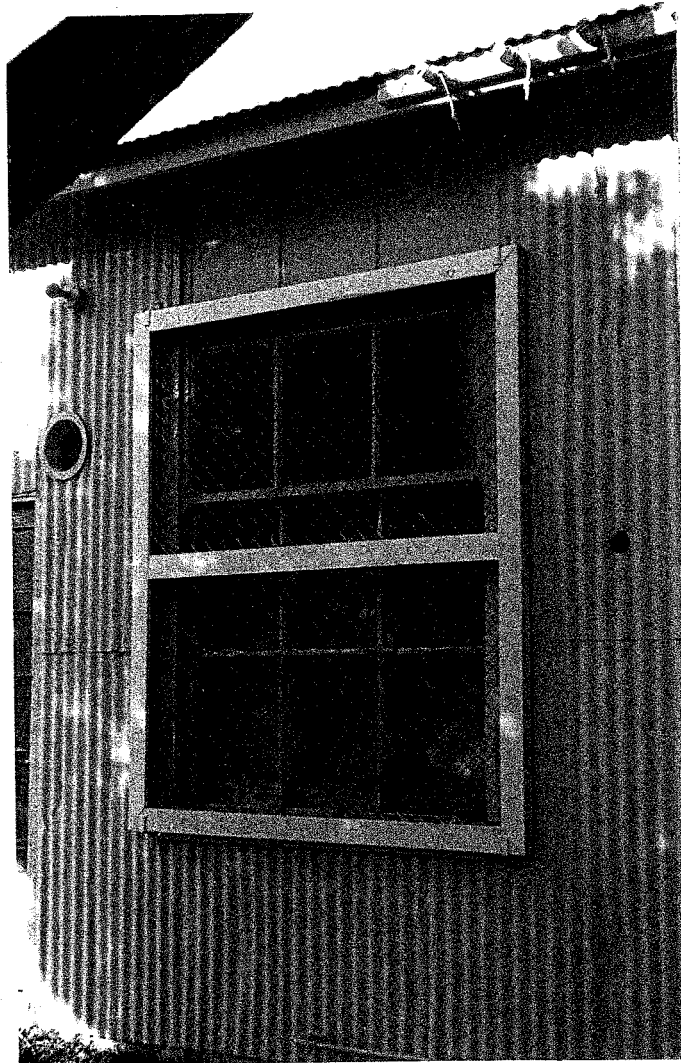
- 1** Corrugated Iron Roofing
- 2** Drop Wood Interior Siding
- 3** Windows
- 4** Gyp. Board



VIEW NO. 08 1991

Elevation Left Wing

- 1** Loading Dock
- 2** Wood Garage Doors
- 3** Boarded Over Windows
- 4** 6/6 Wood Window (Bottom Boarded Over)



VIEW NO. 09 1991

Exterior Window

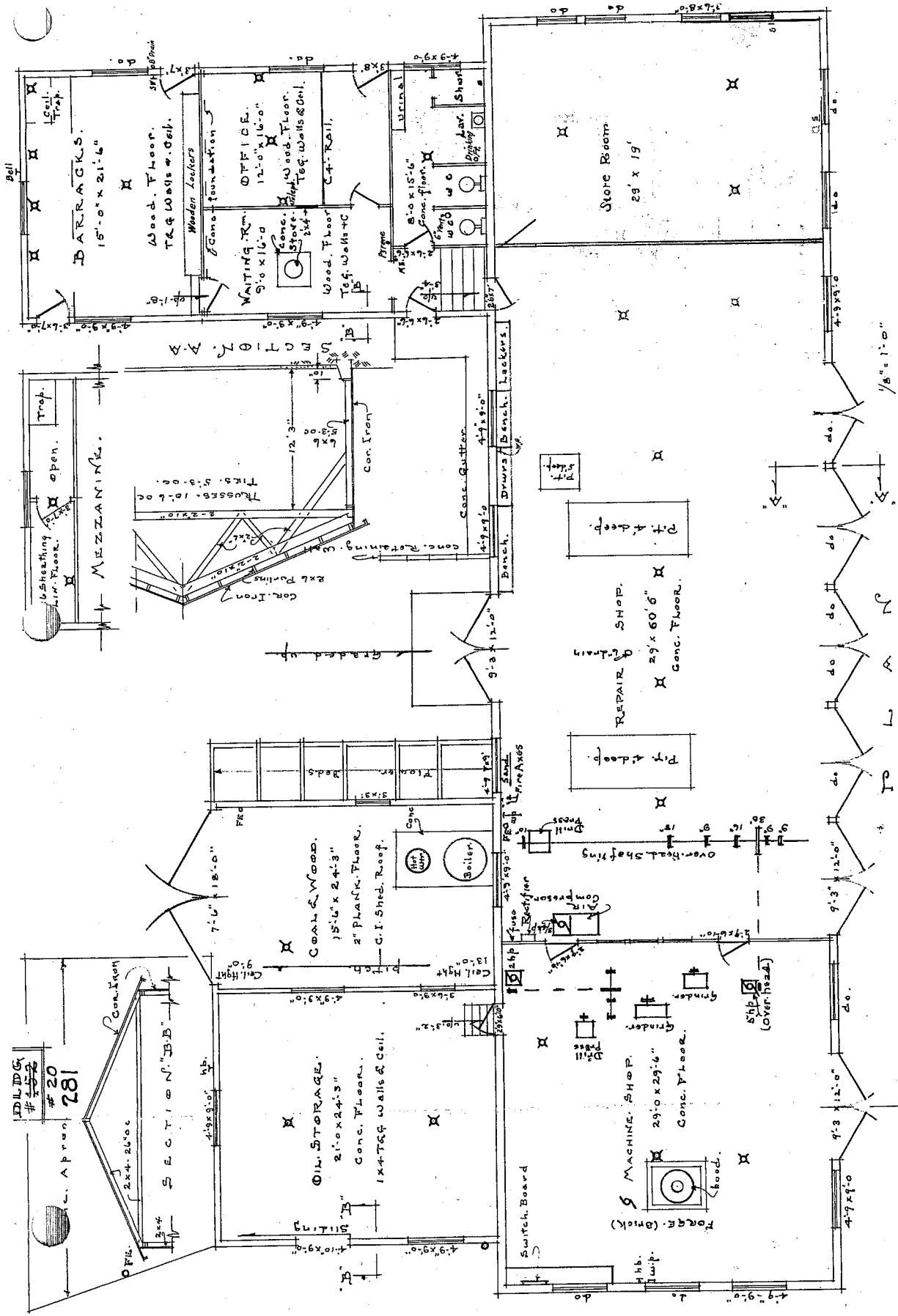
- 1** 6/6 Double Hung Window
- 2** Wire Mesh Window Screen
- 3** Boarded Over Windows
- 4** Corrugated Iron Sheating



VIEW NO. 10 1991
Interior Storage

- 1** Wood Structure
- 2** Corrugated Iron Sheathing
- 3** Boarded Over Window
- 4** Chain Link Fence

REAR SIDE OF MONTEREY. CALIF.
Bldg # 20
Q M WAREHOUSE



Last
Recorded

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
UPDATE SHEET

Primary #
HRI #
Trinomial
NRHP Status Code

Page 1 of 3

*Resource Name or # Building 282

☐ Continuation ☒ Update

P1. Other Identifier: Building 282

***P2d. UTM:** Zone: 10; 05 98 160 mE/ 40 51 760 mN (WGS 84)

***P2 e. Other Locational Data:** USGS 7.5' Quad: Monterey

***P3a. Description:** See attached DPR 523 form from Jackson Research Projects, October 1984. This property has been field checked and appears to be continuing to deteriorate.

***P3b. Resource Attributes:** (HP 34) Military Property

***P8. Recorded by:** Melissa Montag, U.S. Army Corps of Engineers, Sacramento District, 1325 J Street, Sacramento, CA 95814

***B10. Significance:**

This update form was prepared to assess the current condition of buildings at the U.S. Army Garrison (USAG), Presidio of Monterey (Presidio) proposed for demolition. Building 282 was last documented with photographs taken in 1991, with the original recordation of the building on DPR forms occurring in 1984. In 1985, after the 1984 recording, Building 282 was determined to be a contributing element to the Presidio of Monterey Historic District (HD), a historic district eligible for listing in the National Register of Historic Places (NRHP) under Criterion A and C. Demolition of Building 282 is an undertaking being considered by the USAG Presidio. As a result of this action an update of the DPR is required in order to assess changes in the condition of the building. This update is being conducted in order to comply with Section 106 of the NRHP, and as an effort to determine possible adverse effects the proposed demolition may have on contributing elements of the Presidio HD.

The passage of time since the last evaluation has resulted in further deterioration to Building 282. Alterations include windows boarded up, presumably broken, chipped and peeling paint on the siding of the building, dry rot, peeling asphalt shingles on the roof, and removal of a basketball hoop on the east elevation of the building. The basketball hoop was not present in the 1984 recordation but is visible in the 1991 photographs. Presently the fittings on the wall that supported the basketball hoop are still visible on the exterior wall. Building 282 has been previously used as a coal shed, subsequently used as a plumbing shed and janitorial office, and is presently vacant. Alterations for Building 282 include the addition of windows at the north and east elevations and the original double equipment door changed to a fixed smaller door. The interior of Building 282 has been heavily modified and damaged by water and neglect. Building 282 was constructed as part of the reactivation of the post to support garrison troops returning from combat in the Philippines and is an example of the basic form of utilitarian style of the early Presidio, and it is also associated with events that led to the opening of the Presidio and other Army posts on the Pacific Coast. As noted in the 1984 DPR form, Building 282 was in a good condition despite architectural changes to the door and fenestration. Building 282 has undergone deterioration since 1991, with further alteration to the overall design, materials, and workmanship. However, Building 282 still retains its association with Criterion A and C as a contributing element to the Presidio HD.

See 1985 Presidio HD NRHP Nomination Form for historic context and evaluation.

Historic Context

See 1985 Presidio HD NRHP Nomination Form; historic context unchanged.

Evaluation

See 1985 Presidio HD NRHP Nomination Form; evaluation unchanged.

***B14. Evaluator:** Melissa Montag

***Date of Evaluation:** May 2013

Photographs:



Photograph 1: North Elevation of Building 282, camera facing southeast, March 2013.



Photograph 2: East elevation of Building 282, camera facing west, March 2013.

Photographs:



Photograph 3: South Elevation of Building 282, camera facing north, March 2013.



Photograph 4: West and south elevations of Building 282, camera facing northeast, March 2013.

HISTORIC RESOURCES INVENTORY

Serial No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A 10/598160/4051760 B _____
C _____ D _____

IDENTIFICATION

1. Common name: Building 282
2. Historic name: Building 22
3. Street or rural address: Sill Road
City Monterey Zip 93940 County Monterey
4. Parcel number: N/A
5. Present Owner: Department of Defense Address: Presidio of Monterey
City Monterey Zip 93940 Ownership is: Public ☒ Private ☐
6. Present Use: Janitorial Office Original use: Coal shed, then Plumbing Shop

DESCRIPTION

- 7a. Architectural style: Utilitarian
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: This seven hundred square foot rectangular utility building was constructed in 1903. It is situated with a cluster of other service buildings of mixed ages in the north central part of the district. Building 282 is wood framed, sheathed with drop siding and set on poured concrete. Its hip roof is covered with brown composition shingles. On the facade the large double paneled sliding door has been fixed in place and a standard door inserted. Fenestration was apparently added sometime around 1930. Three 8 paned windows were placed symmetrically on the right elevation, a nine paned window on the rear, and three vertically divided two paned windows added to the left elevation.



8. Construction date:
Estimated _____ Factual 1903
9. Architect Quartermaster Corps
10. Builder U.S. Army
11. Approx. property size (in feet)
Frontage 32 Depth 24
or approx. acreage 780 sq. ft.
12. Date(s) of enclosed photograph(s)
October 1984

Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existenc ___

Alterations: Double equipment doors at facade made into 1 fixed on smaller door.

Findings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ___ Industrial X Commercial ___ Other: ___

Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

Is the structure: On its original site? X Moved? ___ Unknown? ___

Related features: In general equipment area with 283, 279, 281.

IMPORTANCE

Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Building 282 was constructed in 1903 as part of the reactivation of this post to garrison troops returning from combat in the Philippines. Building 282 is one of eleven surviving utilitarian structures in that section of the post erected between 1903 and 1904. It originally served as a coal shed. It was subsequently converted for use as a plumbing shed and now functions as a janitorial office. Though altered with the addition of windows at the right side and rear elevations, its basic form remains an example of utilitarian style of the early post. Moreover it is significant for its association with the events of 1902-03 that led to the opening of POM and other Army posts on the Pacific Coast.

Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture ___ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military 1
Religion ___ Social/Education ___

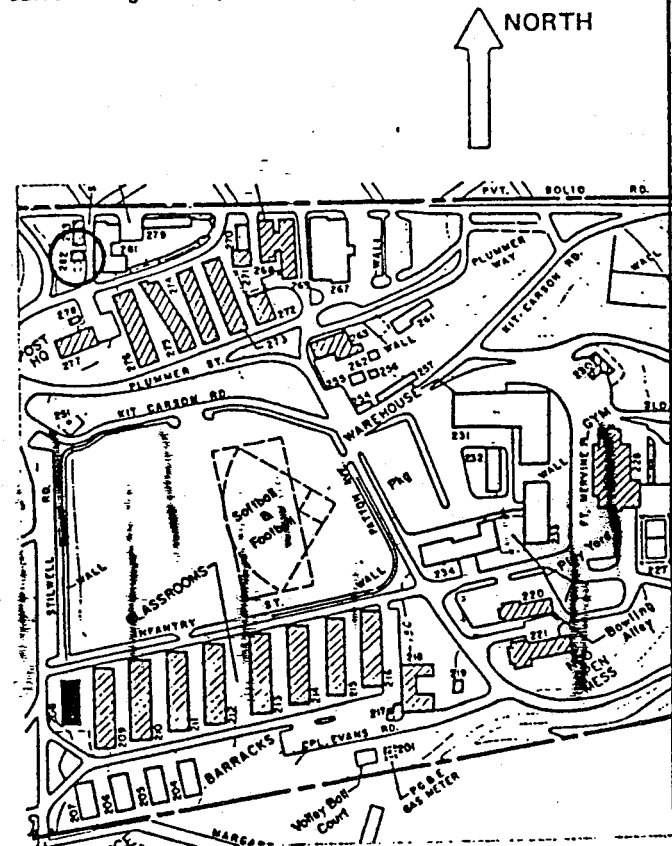
Sources (List books, documents, surveys, personal interviews and their dates).

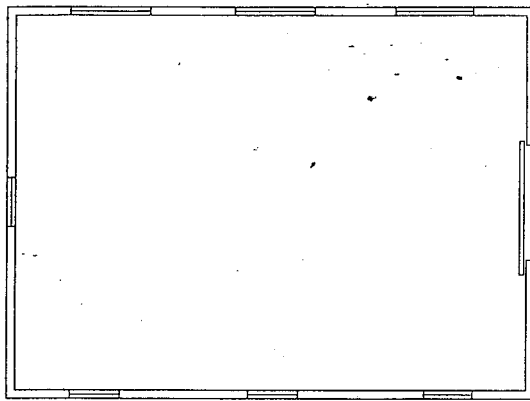
Floor Plans
QMC Form #117
QMC Records
Real Property Record, DA Form #2877

Date form prepared January 1985

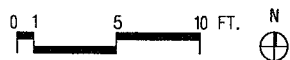
By (name) ___
Organization: Jackson Research Projects
Address: 423 F Street, Suite 13
City: Davis, CA Zip: 95616
Phone: (916) 757-2521

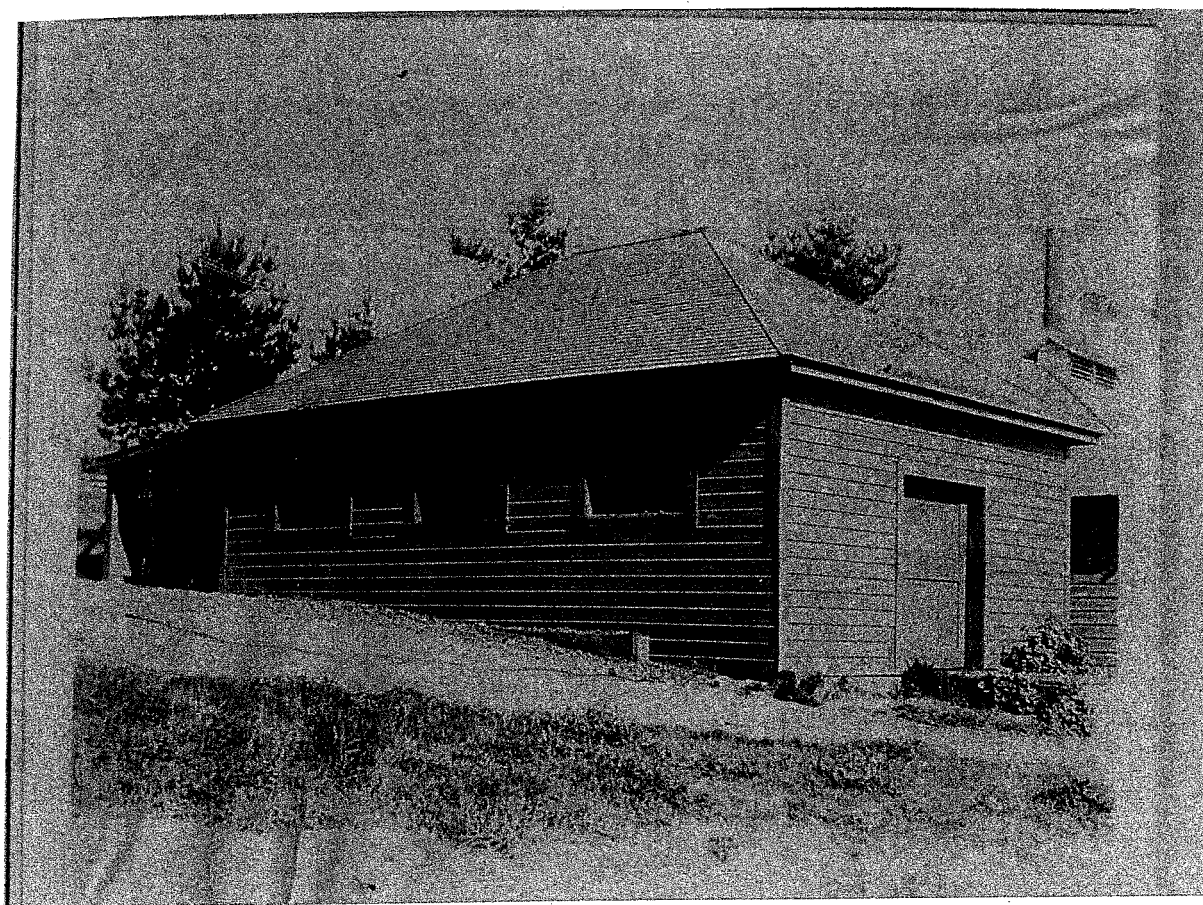
Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





FLOOR PLAN

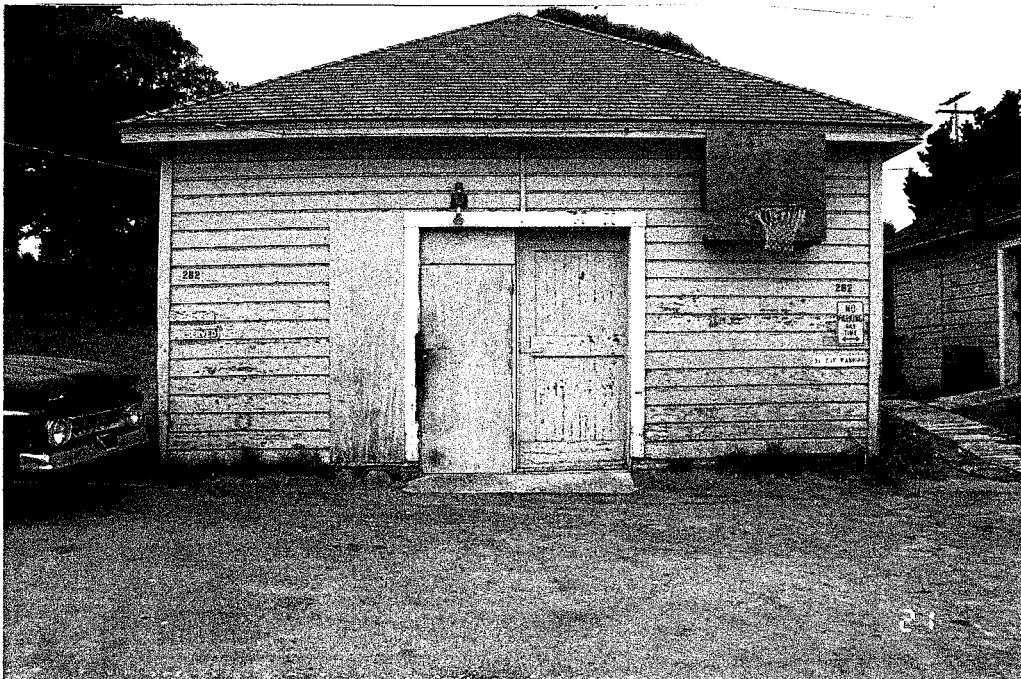






VIEW NO. 01 1991
Contextual View (South-east)

- 1** Building 282
- 2** Building 283



VIEW NO. 02 1991
Front (east) Elevation

- 1** Wood Double Paneled Sliding Door (Fixed in place)
- 2** Wood Hollow Core Door
- 3** Basketball Net
- 4** Flat Wood Trim
- 5** Horizontal Wood Drop Siding
- 6** Asphalt Shingle Roof



VIEW NO. 03 1991
Side (West) Elevations

- 1** Horizontal Wood Drop Siding
- 2** 2-light Movable Wood Window
- 3** Concrete Foundation
- 4** Sloped Asphalt Shingle Roof
- 5** Vent



VIEW NO. 04 1991
Detail Rear Window

- 1** Horizontal Wood Siding
- 2** Flat Wood Trim
- 3** 9-light Wood Window



VIEW NO. 05 1994

Detail South Window

- 1** Horizontal Wood Siding
- 2** Flat Wood Trim
- 3** 2-light Wood Window



VIEW NO. 06 1991

Detail Corner Eave

- 1** Metal flashing
- 2** Flat Wood trim
- 3** Wood Soffit

**State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
UPDATE SHEET**

Primary #
HRI #
Trinomial
NRHP Status Code

Page 1 of 3

*Resource Name or # Building 283

☐ Continuation ☒ Update

P1. Other Identifier: Building 283

***P2d. UTM:** Zone: 10; 05 98 160 mE/ 40 51 770 mN (WGS 84)

***P2 e. Other Locational Data:** USGS 7.5' Quad: Monterey

***P3a. Description:** See attached DPR 523 form from Jackson Research Projects, October 1984. This property has been field checked and appears to be in good condition.

***P3b. Resource Attributes:** (HP 34) Military Property

***P8. Recorded by:** Melissa Montag, U.S. Army Corps of Engineers, Sacramento District, 1325 J Street, Sacramento, CA 95814

***B10. Significance:**

This update form was prepared to assess the current condition of buildings at the U.S. Army Garrison (USAG), Presidio of Monterey (Presidio) proposed for demolition. Documentation of Building 283 was last updated with photographs taken in 1991, with the original recordation of the building on DPR forms occurring in 1984. In 1985, after the 1984 recording, Building 283 was determined to be a contributing element to the Presidio of Monterey Historic District (HD), a historic district eligible for listing in the National Register of Historic Places (NRHP) under Criterion A and C. Demolition of Building 283 is an undertaking being considered by the USAG Presidio. As a result of this action an update of the DPR is required in order to assess changes in the condition of the building. This update is being conducted in order to comply with Section 106 of the NRHP, and as an effort to determine possible adverse effects the proposed demolition may have on contributing elements of the Presidio HD.

The passage of time since the last evaluation has resulted in little change to Building 283. Prior to the 1984 recordation Building 283 underwent changes to the building fenestration, removal of a shed roofed garage annex at the rear elevation, and enlargement of the building footprint with an addition constructed in 1908. Since its construction Building 283 has been continuously used as a water pump station and is presently leased to California American Water for use. Building 283 was constructed as part of the reactivation of the post to support garrison troops returning from combat in the Philippines and is an example of the basic form of utilitarian style of the early Presidio, and it is also associated with events that led to the opening of the Presidio and other Army posts on the Pacific Coast. As noted in the 1984 DPR form, Building 283 was in a good condition despite architectural changes to the footprint and fenestration. Building 283 has undergone little deterioration since 1991. Building 283 still retains its association with Criterion A and C as a contributing element to the Presidio HD.

See 1985 Presidio HD NRHP Nomination Form for historic context and evaluation.

Historic Context

See 1985 Presidio HD NRHP Nomination Form; historic context unchanged.

Evaluation

See 1985 Presidio HD NRHP Nomination Form; evaluation unchanged.

***B14. Evaluator:** Melissa Montag

***Date of Evaluation:** May 2013

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
UPDATE SHEET

Primary #
HRI #
Trinomial
NRHP Status Code

Page 2 of 3

*Resource Name or # Building 283
☐ Continuation ☒ Update

Photographs:



Photograph 1: East Elevation of Building 283, camera facing west, March 2013.



Photograph 2: South elevations of Building 283, camera facing northwest, March 2013.

Photographs:



Photograph 3: West elevation of Building 283, camera facing east, March 2013.



Photograph 4: North elevations of Building 283, camera facing south, March 2013.

HISTORIC RESOURCES INVENTORY

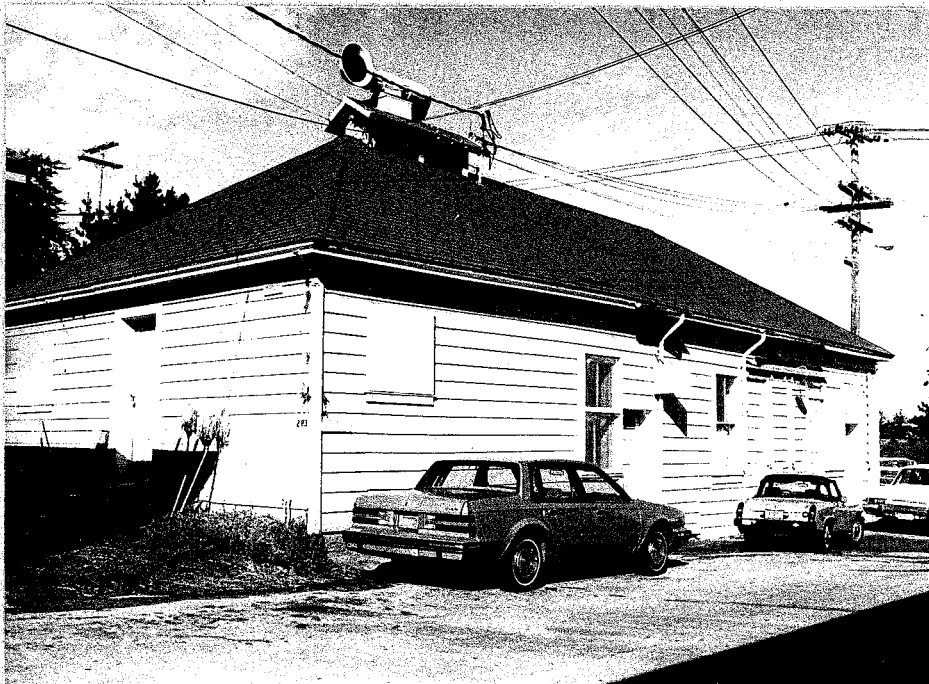
Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A 10/598160/4051770 B _____
C _____ D _____

IDENTIFICATION

1. Common name: Building 283
2. Historic name: Building 21
3. Street or rural address: Sill Road at Private Bolio Road
City Monterey Zip 93940 County Monterey
4. Parcel number: N/A
5. Present Owner: Department of Defense Address: Presidio of Monterey
City Monterey Zip 93940 Ownership is: Public ☒ Private ☐
6. Present Use: Water Pump Station Original use: Power House (Pump Station)

DESCRIPTION

- 7a. Architectural style:
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: This 1,542 square foot building was constructed in 1903 as a water pump station. It is situated with a cluster of maintenance buildings at the north central part of the district. Set in poured concrete, its wood frame is sheathed with drop siding. Its hipped roof is covered with composition shingles. A gabled roof monitor is crowned with air horns that serve as fire sirens. Fenestration is mixed and somewhat altered from its original appearance. A small square window on the left of the facade which apparently replaced a double hung window is boarded over. The facade also includes a 2/2 double hung window and where there was originally a second window there is now a single door. To the right of this a sliding door has been replaced with a double hung window. Also on the facade double sliding doors survive but to the right a single standard door has replaced one of a pair of 2/2 double hung windows. The windows on the other elevations have largely been covered with boards. A shed roofed garage annex at the rear elevation has been removed. The left elevation includes a single standard door. Alterations include its enlargement by 845 square feet in 1908 and the aforementioned changes in fenestration.



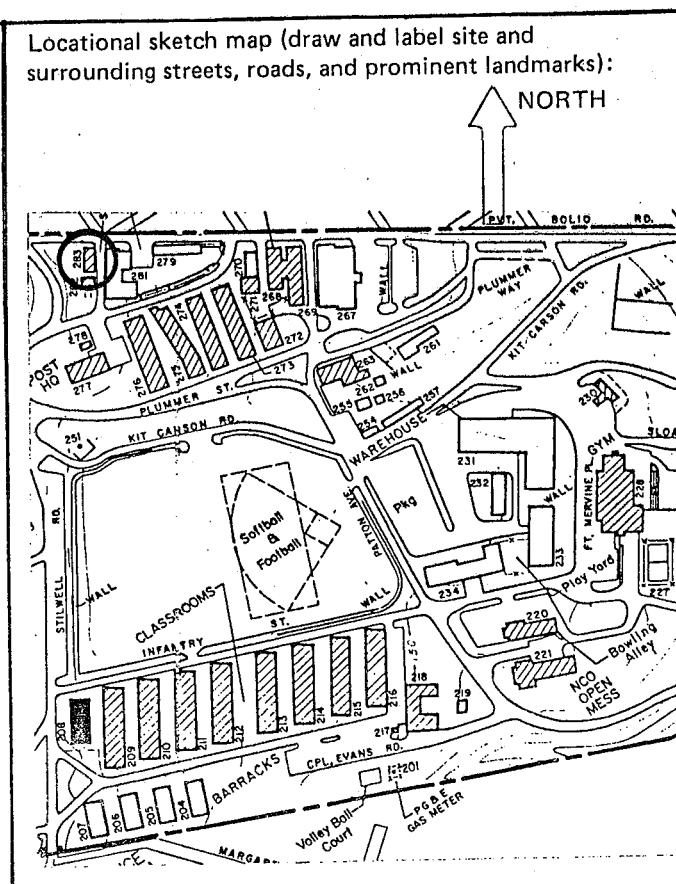
8. Construction date: Estimated _____ Factual 1903
9. Architect Quartermaster Corps
10. Builder U.S. Army
11. Approx. property size (in feet)
Frontage 58 Depth 26
or approx. acreage 1,542 sq. f
12. Date(s) of enclosed photograph(s)
October 1984

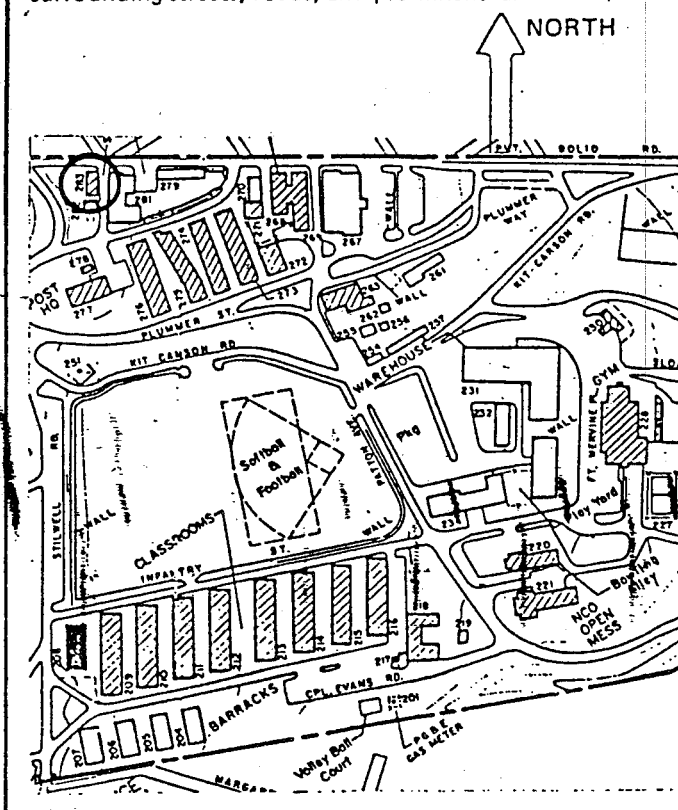
13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Enlarged in 1908, facade doors added, windows removed, sliding doors removed
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential _____ Industrial ☒ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: Possible demolition under Master Plan
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: In general equipment area with Buildings 279, 281, and 282

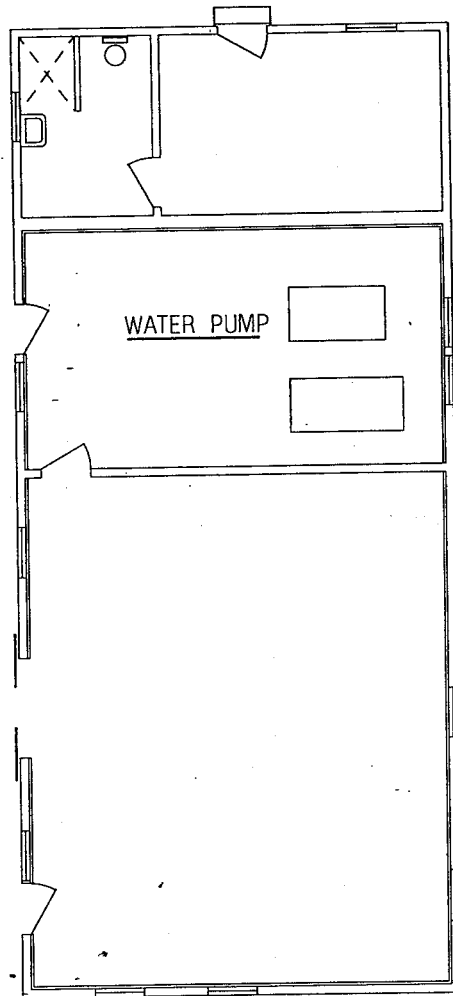
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.) Building 283 was constructed in 1903 as part of the reactivation of this post to garrison troops returning from combat in the Philippines. Building 283 is one of eleven surviving utilitarian structures in that section of the post erected at the POM between 1903 and 1904. It has functioned since its construction as a pump house for the post. Though enlarged in 1908 the original design characteristics were maintained including the hip roof and drop siding. Despite some alteration in fenestration, it remains an example of utilitarian architecture at the POM during its early years, illustrating the range of structures needed to operate a typical turn-of-the-century Army post.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture _____ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____ X
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
Floor Plans, DEH Files
Monterey New Era 7/15/03
QMC Building Record
QMC Form #117
Real Property Record, DA form #2877
January 1985
22. Date form prepared _____
- By (name) _____
Organization Jackson Research Projects
Address: 423 F Street, Suite 13
City Davis, CA Zip 95616
Phone: (916) 757-2521







FLOOR PLAN





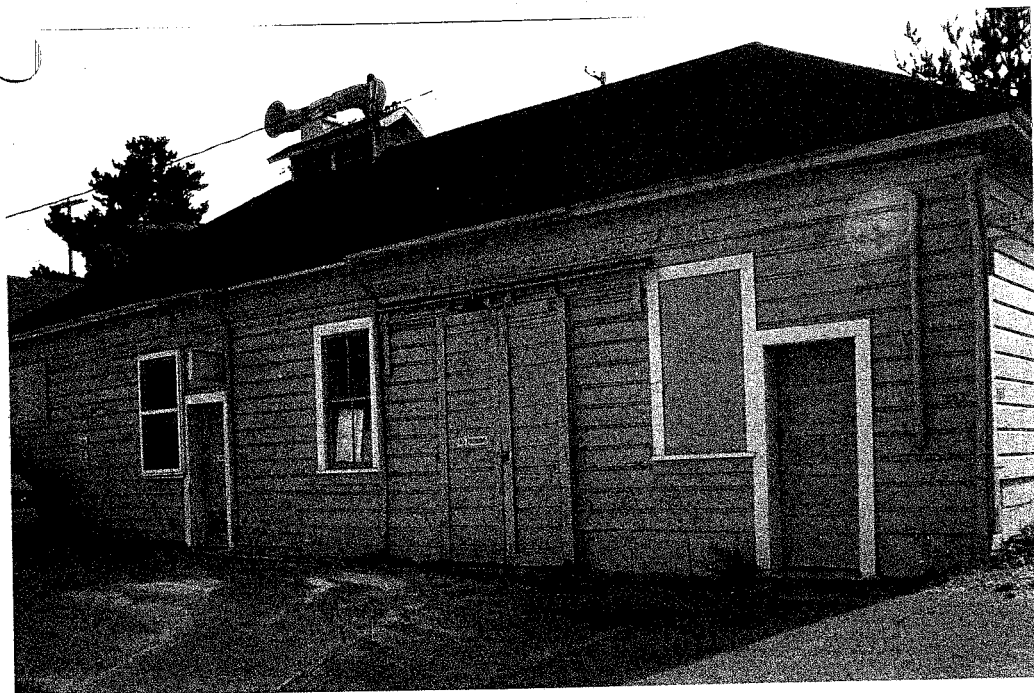
VIEW NO. 01 1991
Contextual View (South-
east)

- 1** Building 283
- 2** Building 282



VIEW NO. 02 1991
Perspective (southeast)
Elevation

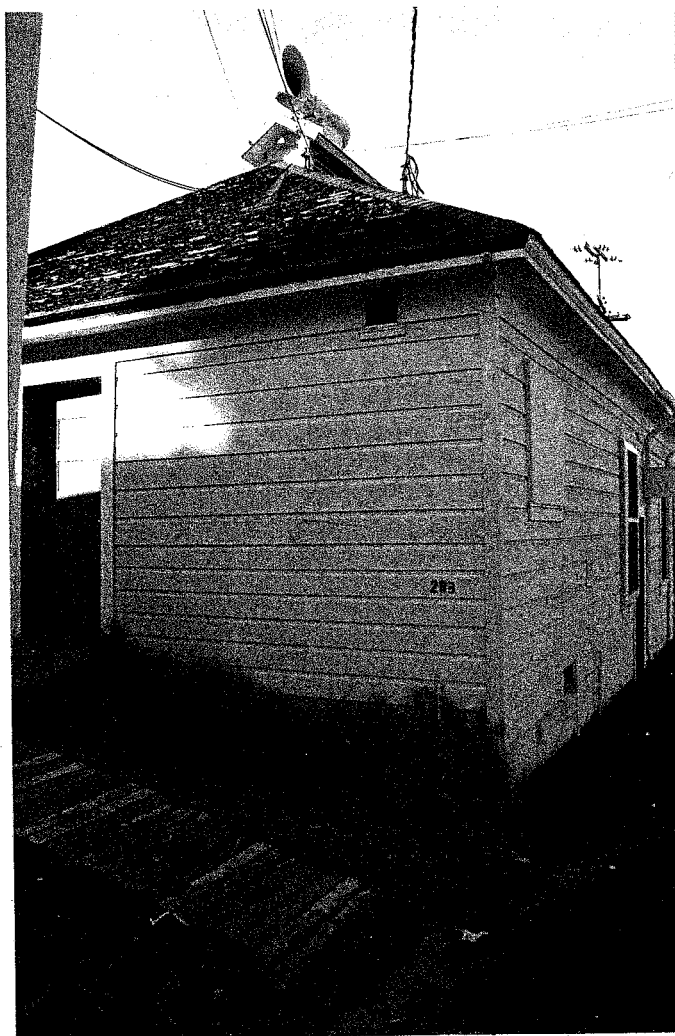
- 1** Roof Monitor
- 2** Air Horn
- 3** Horizontal Wood
Drop Siding
- 4** Asphalt Shingle Roof



VIEW NO. 03 1991

Front (east) Elevation

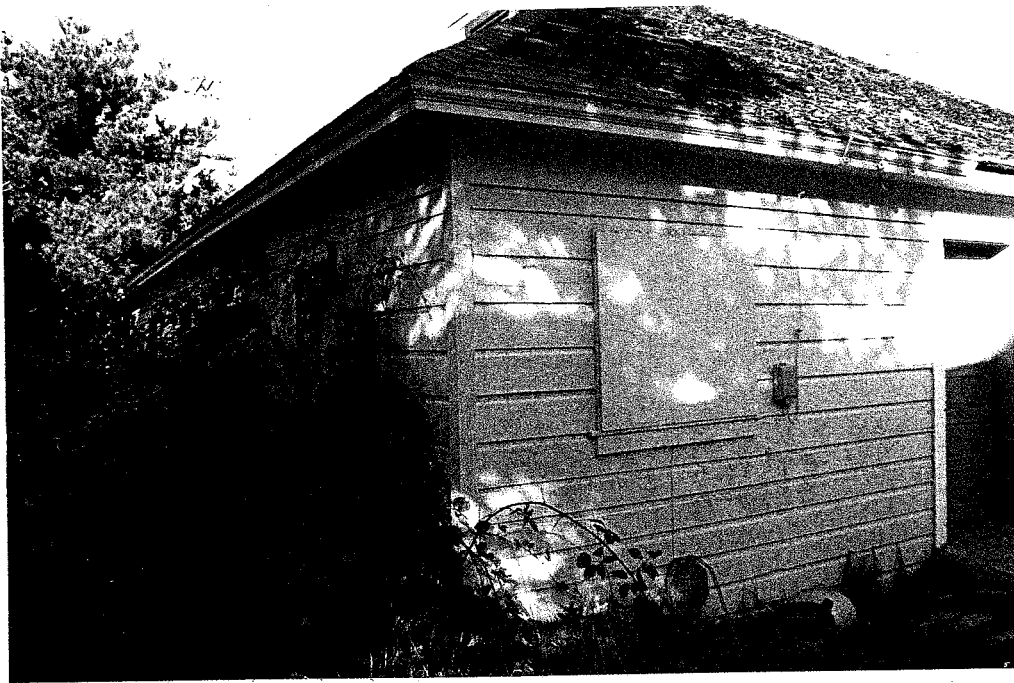
- 1** Horizontal Wood Drop Siding
- 2** 2/2 Double Hung Wood Window
- 3** Boarded over Window
- 4** 5-panel Wood Door
- 5** Sliding Wood Doors



VIEW NO. 04 1991

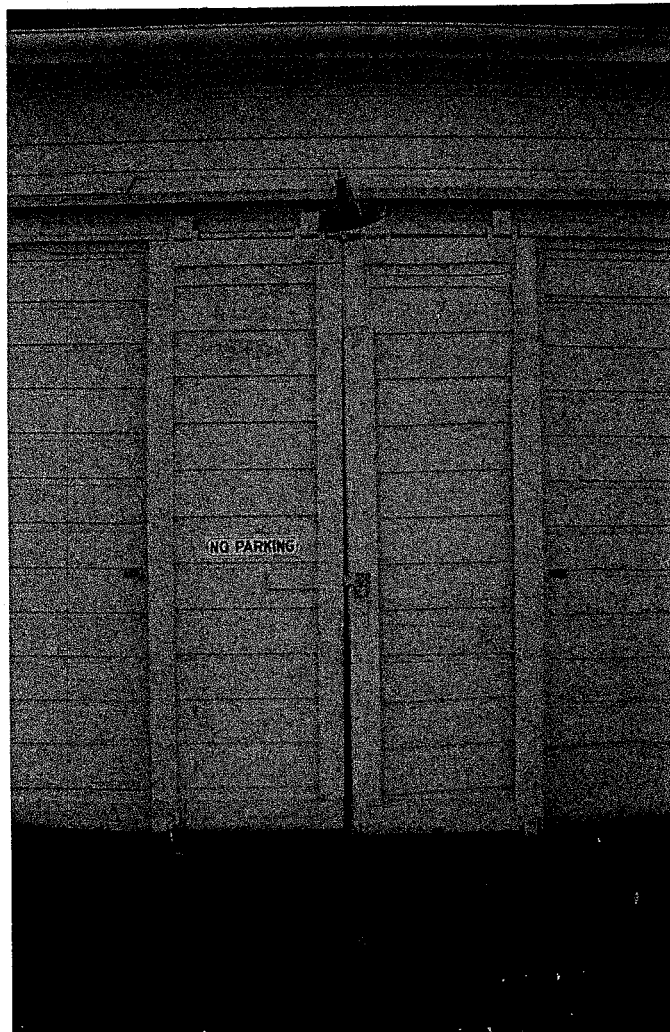
Detail (south) Corner

- 1** Horizontal Wood Siding
- 2** Flat Wood Trim
- 3** Vent
- 4** 5-Panel Wood Door
- 5** Boarded Over Window



VIEW NO. 05 1994
Detail (southwest) Corner

- 1** Horizontal Wood Siding
- 2** Flat Wood Trim
- 3** Boarded over Window
- 4** Wooden Door Ramp
- 5** Sloped Asphalt Singlr Roof



VIEW NO. 06 1991
Detail Front Door

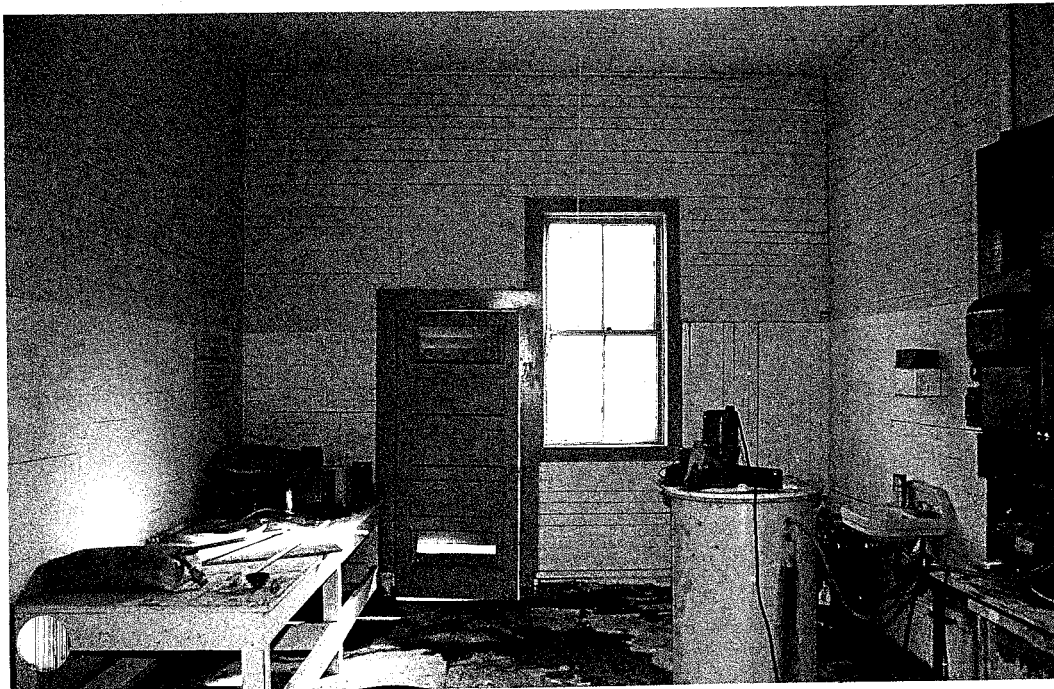
- 1** Metal flashing
- 2** Horizontal Wood Board Sliding Doors
- 3** Metal track



VIEW NO. 07 1994

Interior View

- 1** 2/2 Wood Windows
- 2** Concrete Floor
- 3** Bare Light Bulb Fixture
- 4** Pump Equipment
- 5** Horizontal Wood Strip Wall/Ceiling Finish



VIEW NO. 08 1994

Interior View

- 1** Horizontal Wood Strip Wall/ceiling Finish
- 2** 5-panel Wood Door
- 3** 2/2 Wood Window
- 4** Electrical Box
- 5** Water Heater
- 6** Flat Wood Trim

Enclosure 6

MEMORANDUM OF AGREEMENT

Between the U.S. Army Garrison, Presidio of Monterey
And the California State Historic Preservation Officer
Regarding Installation of a Parking Lot within the
Presidio of Monterey Historic District
Monterey, California

MEMORANDUM OF AGREEMENT
Between the U.S. Army Garrison, Presidio of Monterey
and the California State Historic Preservation Officer
Regarding Installation of a Parking Lot within the
Presidio of Monterey Historic District
Monterey, California

WHEREAS, the U.S. Army Garrison, Presidio of Monterey (Army) plans to demolish Buildings 279, 281, 282, and 283, and the planned project consists of removing the existing wooden structures, demolishing the foundations and slabs, re-grading the area and installation of a parking surface (hereinafter referred to as the “Undertaking” as defined in 36 CFR § 800.16[y]); and

WHEREAS, the Army has determined that the Undertaking does not qualify for exclusion under the executed 1993 *Programmatic Agreement Among the United States Army, the Advisory Council on Historic Preservation and the California State Historic Preservation Officer Regarding Routine Maintenance of Historic Properties at the Presidio of Monterey* (Programmatic Agreement) and therefore requires a separate review pursuant to 36 CFR 800; and

WHEREAS, the Army has consulted with the California State Historic Preservation Officer (SHPO) pursuant to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA), regarding the Undertaking and has determined that Buildings 279, 281, 282, and 283 are eligible for listing in the National Register of Historic Places (NRHP) under Criterion A and C as contributing elements to the overall Presidio of Monterey Historic District (Historic District), a NRHP eligible historic district; and

WHEREAS, Buildings 279, 282, and 283 were originally constructed between 1903 and 1904 for use as a wagon shed, coal shed, and water pump station respectively, but are now presently vacant; and Building 281 was constructed in 1921 for use as an auto repair shop, but is now utilized for storage; and

WHEREAS, the Army, in consultation with the SHPO, has determined that the only known historic property within the Area of Potential Effect (APE) affected by the Undertaking is the Historic District; and

WHEREAS, the Army, in consultation with the SHPO, has determined that in accordance with 36 CFR § 800.5(d)(2) the demolition of Buildings 279, 281, 282, and 283 would constitute a finding of adverse effect to contributing elements of the Historic District and the Army intends to use this Memorandum of Agreement (Agreement) to comply with Section 106 of the NHPA, and its implementing regulations; and

WHEREAS, the Army, in consultation with the SHPO, has determined that although the Undertaking constitutes a finding of adverse effect to contributing elements of the Historic District, it does not adversely affect the overall NRHP eligibility of the Historic District; and

WHEREAS, in accordance with 36 CFR § 800.6(a)(1), the Army invited the Advisory Council on Historic Preservation (ACHP) to participate in consultation to resolve adverse effect of the Undertaking and the ACHP has declined to participate by letter dated December 27, 2013; and

WHEREAS, in accordance with 36 CFR 800.2(d), the Army invited the City of Monterey, the Alliance of Monterey Area Preservationists and the Ohlone/Costanoan-Esselen Nation to participate in consultation to resolve the adverse effect of the Undertaking by letter dated October 9, 2013. The Ohlone/Costanoan-Esselen Nation requested that a Native American consultant monitor ground disturbance associated with this Undertaking; and

WHEREAS, in accordance with 36 CFR 800.2(d), the Army invited the public to participate in consultation by publishing a notice of availability in the Monterey Herald on November 4 & 5, 2013 and February 8 & 9, 2020. The Section 106 consultation was available for review on the Presidio of Monterey website, the Monterey Public Library, the Chamberlain Library and the Presidio of Monterey Directorate of Public Works; however, the Army did not receive any comments; and

WHEREAS, in accordance with 36 CFR 800.2(c)(2)(ii)(D), the Army invited the following five federally recognized tribes, recently determined to be aboriginal land tribes associated with the installation, to participate in consultation by letter dated August 26, 2019: Picayune Rancheria of the Chukchansi Indians, Santa Rosa Indian Community of the Santa Rosa Rancheria, Table Mountain Rancheria, Tule River Indian Tribe of the Tule River Reservation, and the Tuolumne Band of Me-Wuk Indians of the Tuolumne Rancheria of California (hereinafter referred to as the Tribes). On November 8, 2019, Table Mountain Rancheria requested that a representative of the Ohlone/Costanoan-Esselen Nation be on-site to monitor ground disturbing activities associated with the undertaking; and

WHEREAS, the Army, in consultation with the National Park Service, completed Historic American Building Survey (HABS) documentation for Buildings 279 (CA-2666-B), 281 (CA-2666-C), 282 (CA-2666-D), and 283 (CA-2666-E), in a manner compatible and consistent with the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation: HABS/HAER Standard, to mitigate the adverse effects of the Undertaking;

NOW THEREFORE, the Army and the SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in order to take into account the adverse effect of the Undertaking to contributing elements of the Historic District.

STIPULATIONS

The Army shall ensure that the following measures are carried out:

- I. The Army will donate the HABS documentation for Buildings 279 (CA-2666-B), 281 (CA-2666C), 282 (CA-2666D), and 283 (CA-2666E) to the National Park Service, where it will be accessible to the public at the Library of Congress.
- II. The Army will ensure this HABS documentation is accessible to the public in the Historic Records Collection (archives), Defense Language Institute Foreign Language Center, Monterey, California.
- III. An archaeologist meeting the Secretary of Interior Standards (per 36 CFR § 61 Appendix A) and a Tribal representative will be on-site during ground disturbing activities associated with this Undertaking to ensure a prompt response in the event of an unanticipated discovery of cultural resources.
- IV. If, during the course of the Undertaking, there is an unanticipated discovery of cultural resources, all construction activity within 30-meters (100-feet) of the resource shall immediately halt. Any exposed resource(s) will be protected from further harm.
- V. The Army will inspect the discovery and will apply the National Register criteria to determine if the discovery is eligible for listing in the NRHP. The Army may assume a property to be eligible pursuant to 36 CFR 800.13(c).
- VI. The Army shall notify the SHPO, ACHP, and Tribes, as appropriate, within 48 hours of the discovery and shall provide formal notification of the Army's assessment of NRHP eligibility and proposed actions to resolve any adverse effects.
- VII. The SHPO and Tribes shall respond within 48 hours of the notification. The Army shall take into account their recommendations regarding NRHP eligibility and the proposed actions, and then carry out the appropriate actions. The Army shall provide the consulting parties a report of the actions when they are completed.
- VIII. Should the discovered cultural resource be identified by the Tribes as a property of traditional, cultural or religious significance, the Army will consult with the Tribes regarding eligibility and treatment.
- IX. Should discovered cultural resources be identified by the Tribes as items covered under the Native American Graves Protection and Repatriation Act (NAGPRA), the Army will consult with the Tribes in accordance with Section 3 of NAGPRA.

X. Post-review discoveries which are not being adversely affected by the activity and which can be avoided, will be protected, monitored, and to the extent possible, avoided by future operations.

XI. DURATION

This MOA will expire if its terms are not carried out within five (5) years from the date of its execution. Prior to such time, the Army may consult with the other signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation XIII below.

XII. MONITORING AND REPORTING

Each year following the execution of this MOA until it expires or is terminated, the Army shall provide all parties to this MOA a summary report detailing work undertaken pursuant to its terms. This report will be included in the Army's Annual Report to the SHPO and ACHP in accordance with the Presidio's Programmatic Agreement. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in the Army's efforts to carry out the terms of this MOA.

XIII. DISPUTE RESOLUTION

Should any signatory or consulting party to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, the Army shall consult with such party to resolve the objection. If the Army determines that such objection cannot be resolved, the Army will:

A. Forward all documentation relevant to the dispute, including the Army's proposed resolution, to the ACHP. The ACHP shall provide the Army with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, the Army shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and consulting parties, and provide them with a copy of this written response. The Army will then proceed according to its final decision.

B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, the Army may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, the Army shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and consulting parties to the MOA, and provide them and the ACHP with a copy of such written response.

C. The Army's responsibility to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute remain unchanged.

XIV. AMENDMENTS

This MOA may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy signed by all of the signatories is filed with the ACHP.

XV. TERMINATION

If any signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other signatories to attempt to develop an amendment per Stipulation XIII, above. If within sixty (60) days an amendment cannot be reached, any signatory may terminate the MOA upon written notification to the other signatories.

Once the MOA is terminated, and prior to work continuing on the undertaking, the Army must either (a) execute an MOA pursuant to 36 CFR § 800.6 or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. The Army shall notify the signatories as to the course of action it will pursue.

Execution of this MOA by the Army and the California SHPO and implementation of its terms evidence that the Army has taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.

SIGNATORIES:

U.S. Army Garrison, Presidio of Monterey

Gregory J. Ford, Colonel, U.S. Army, Commanding

Date_____

California State Historic Preservation Officer

Julianne Polanco, State Historic Preservation Officer

Date_____

Enclosure 7

2013 Notice of Availability



DEPARTMENT OF THE ARMY
UNITED STATES ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, PRESIDIO OF MONTEREY
1759 LEWIS ROAD, SUITE 210
MONTEREY, CA 93944-3223

REPLY TO
ATTENTION OF

OCT 24 2013

Office of the Garrison Commander

Dear Interested Parties:

The Department of the Army invites all interested parties to review and comment on the Section 106 Consultation document for the proposed demolition of Buildings 279, 281, 282, and 283, which are contributing elements to the Presidio of Monterey Historic District.

The United States Army Garrison (USAG) Presidio of Monterey (POM) proposes to demolish Buildings 279, 281, 282 and 283 in order to re-engineer circulation routes and construct additional surface parking within the installation's fenced boundary. The project is required to improve traffic flow and safety conditions along Private Bolio Road, Fitch Avenue and Sill Road. The proposed undertaking will occur in the Presidio of Monterey Historic District, which has been determined eligible for listing on the National Register of Historic Places (NRHP). The USAG POM has determined that this undertaking will have an adverse effect on four contributing elements of the district; however, the undertaking will not affect the Presidio of Monterey Historic District's eligibility for listing in the NRHP.

This Section 106 Consultation document was prepared pursuant to the National Historic Preservation Act (NHPA) of 1966, as amended, (Public Law 89-665; 16 U.S. Code 470 et seq.), the Advisory Council on Historic Preservation's regulations for implementing the NHPA (36 Code of Federal Regulations § 800) and Army Regulation 200-1, "Environmental Protection and Enhancement." This Section 106 Consultation evaluates the affect of the proposed action and identifies mitigation measures.

Comments on the Section 106 Consultation document are due December 5, 2013.

The Section 106 Consultation document is available for review at the following locations:

Monterey Public Library
625 Pacific Street, Monterey, CA 93940-2821
Phone: (831) 646-3932

Chamberlain Library
Building 4275 General Jim Moore Boulevard
Ord Military Community, Seaside, CA 93955
Phone: (831) 242-7680

US Army Garrison, Presidio of Monterey
Directorate of Public Works, Environmental Division
Building 4463 Gigling Road,
Ord Military Community, Seaside, CA 93955
Phone: (831) 242-7926

Please forward written comments to:

Attn: Laura Prishmont Quimby
Directorate of Public Works, Environmental Division
PO Box 5004
Monterey, CA 93944-5004
(831) 242-7926

Via electronic mail to: laura.a.prishmontquimby.civ@mail.mil

Via facsimile to: (831) 242-7019

Sincerely,


Paul W. Fellingner
Colonel, US Army
Commanding

Encl



**Presidio of Monterey
Notice of Availability
Consultation Document
Supporting Section 106 of the
National Historic Preservation Act**

The Department of the Army invites all interested parties to review and comment on the Section 106 Consultation Document for the proposed demolition of four buildings that are contributing elements to the Presidio of Monterey Historic District. The Historic District has been determined eligible for listing on the National Register of Historic Places. The United States Army Garrison, Presidio of Monterey proposes to demolish the four buildings in order to re-engineer circulation routes and construct additional surface parking which will improve traffic flow and safety conditions on Private Bolio Road.

The Section 106 Consultation Document is available for review at the following locations:

City of Monterey
Monterey Public Library
625 Pacific St
Monterey, CA 93940

Chamberlain Library
Building 4275 General Jim Moore Boulevard
Ord Military Community (Former Fort Ord)
Monterey, CA 93944

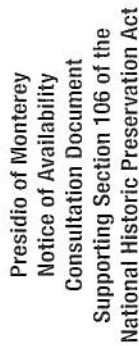
US Army Garrison, Presidio of Monterey
Department of Public Works
Building 4463 Gigling Road
Ord Military Community (Former Fort Ord)
Seaside, CA 93955

Presidio of Monterey website: <http://pom-ima.monterey.army.mil>

Please forward written comments to:

Laura Prishmont Quimby
U.S. Army Garrison, Presidio of Monterey
Directorate of Public Works, Environmental Div.
P.O. Box 5004
Monterey, CA 93944
Email to: laura.a.prishmontquimby.civ@mail.mil

THE DEADLINE FOR PROVIDING PUBLIC COMMENTS IS 12/05/2013



The Section 106 Consultation Document is available for review at the following locations:

US Army Garrison, Presidio of Monterey
Department of Public Works
Building 4463 Gigling Road
Ord Military Community (Former Fort Ord)
Seaside, CA 93955

Please forward written comments to:

Email to: laura.a.prishmonta@imbv.civ@mail.mil

Published May 15, 2013

NOTICE OF TRUSTEE'S SALE TS No. CA-11-450697-VF Order No.: 10293336-CA-LPI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/28/2004, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): CINDY IKEOKA, AN UNMARRIED WOMAN Recorded: 7/2/2004 as Instrument No. 00004069761 Official Records in the office of the Recorder of Monterey County, California; Date of Sale: 11/12/2013 at 00:00:00 AM Place of Sale: in front of the main entrance of Monterey County Administration building located at 168 W. Alisal Street, Salinas, CA 93901 Amount of unpaid balance and other charges: \$1,960,964.73 The purported property address is: 548 GUAYITO ROAD, CARMEL AREA, CA 93923 Assessor's Parcel No.: 0341091-016-000 NOTICE TO POTENTIAL BIDDER: you are

NOTICE OF TRUSTEE'S SALE Title Order No. 5817117 Trustee Sale No. 17816 Account No. 1021-C YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 05/18/2012. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 11/18/2013 at 10:00AM, Sunrise Assessment Services, as the duly appointed Trustee pursuant to Instrument # 2012-030243 of official records in the Office of the Recorder of Monterey County, California, property owned by: GLORIA N. PEREZ. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At the main entrance to the County Administration Building at 168 W. Alisal Street, Salinas, CA., all right, title and interest under said Notice of Delinquent

Deadline for legal ads of unusually large size or complex composition will be determined on an individual basis. Expect 2-3 days in advance of regular deadlines.
Deadlines subject to change for holidays.

The following person is doing business as:
Moss Landing Glassworks
9422 Hawk Dr
Salinas, CA 93907

This business is conducted by an individual, s/s/ Susan Orman

FICTITIOUS BUSINESS NAME STATEMENT
File No. 20131796

Bruce Edward Pierson
10161 Sun Star Road
Monterey, CA 93940

Published Oct. 21, 28. Nov. 4 and 11, 2013.

**Monterey
County**

Enclosure 8

2019 Consultation with Federally Recognized Aboriginal Land Tribes



DEPARTMENT OF THE ARMY
UNITED STATES ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, PRESIDIO OF MONTEREY
1759 LEWIS ROAD, SUITE 210
MONTEREY, CA 93944-3223

REPLY TO
ATTENTION OF

Directorate of Public Works, Environmental Division

Robert Stanley Cox, Cultural Resources Director
Tuolumne Band of Me-Wuk Indians
195195 Me-Wu Street
Tuolumne, CA 95479

20 August 2019

SUBJECT: National Historic Preservation Act, Section 106 Compliance Regarding the
Demolition of Historic and Non-Historic Buildings at the U.S. Army Garrison, Presidio of Monterey

Dear Mr. Cox,

The United States Army Garrison, Presidio of Monterey (Presidio) invites you to review and comment on two (2) proposed undertakings in accordance with Section 106 of the National Historic Preservation Act (NHPA) and its' implementing regulation 36 CFR § 800. Both projects will occur on the Presidio installation and involve the demolition of historic and non-historic buildings (Figure 1). One project is proposed by the Army (Enclosure 1) and the other project is proposed by the City of Monterey (City) (Enclosure 2). The City's proposed undertaking will occur on land leased from the Army; therefore, the City's project must comply with federal law, including the NHPA.

Enclosure 1 regards Presidio's proposal to demolish Buildings 279, 281, 282 and 283 in order to re-engineer circulation routes and construct additional parking within the installation's fenced boundary (Enclosure 1: Pages 2-3, Figures 1a-d). The project is required to improve traffic flow and safety conditions along Private Bolio Road, Fitch Avenue and Sill Road. The proposed undertaking will occur within the Presidio of Monterey Historic District, which has been determined eligible for listing in the National Register of Historic Places (NRHP), and the four (4) buildings are contributing elements to the district. The Presidio has concluded that, although the undertaking includes demolition of four contributing elements to the district, the undertaking will not adversely affect the Historic District's eligibility for listing in the NRHP. Although there are no known archaeological sites within 400-feet of the area to be directly impacted by the undertaking (Figure 1), the Presidio intends to have a qualified archaeologist present during ground disturbing activities in order to ensure a prompt response in the event of an inadvertent discovery of cultural resources.

Enclosure 2 regards the City's proposal to demolish Buildings 118 and 119, which have collapsed and/or are in a deteriorating condition. The project is required to correct life, health and safety concerns as the collapsed buildings are located within the Lower Presidio Historic Park, which is open and accessible to the public seven days a week. The proposed undertaking will occur within the boundaries of the Presidio of Monterey Historic District and the NRHP listed "El Castillo" Historic District, which contains evidence of Native American occupation, including burials, as well as evidence of Spanish, Mexican and American military redoubts (Enclosure 2: Figures 1-3). Because the area is highly sensitive, the City intends to demolish the buildings without any ground disturbance. The demolition process will be limited to above grade material and no digging or removal of structures connected to the soil (i.e., foundation blocks, footings, etc...) will occur. A layer of non-compacted class 2 aggregate base material, four-to-six inches thick, will be placed adjacent to the buildings in order to protect the ground surface from heavy

equipment. Although the City's NHPA consultation argues for "No Adverse Effect" with no mitigation, the Army will require the City to retain a qualified archaeologist, who will remain on-site during the demolition, in order to ensure there is no ground disturbance and to provide immediate response in the event of an inadvertent discovery of cultural resources.

The Presidio appreciates your review and comment on the two proposed undertakings. The above information is provided as a brief summary of each project, the details of which can be found in Enclosures 1 and 2; however, please feel free to call or e-mail the Presidio's Cultural Resources Program Manager, Laura Prishmont Quimby, with questions or concerns. Ms. Prishmont Quimby will follow-up with a phone call in order to ensure you have received these consultations and to answer any questions you may have.

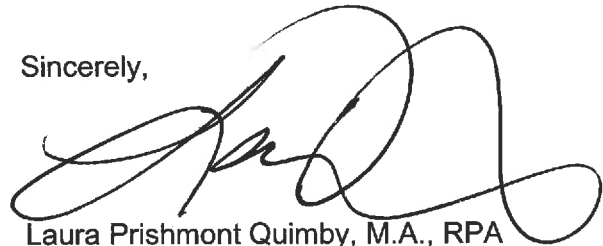
Please forward comments within 30-days of receipt to:

Attn: Laura Prishmont Quimby
Cultural Resources Program Manager
Directorate of Public Works, Environmental Division
PO Box 5004
Monterey, CA 93944-5004
Phone: (831) 242-7926

Via electronic mail to: laura.a.prishmontquimby.civ@mail.mil

Via phone to: (831) 242-7926

Sincerely,

A handwritten signature in black ink, appearing to be 'Laura Prishmont Quimby', written in a cursive style.

Laura Prishmont Quimby, M.A., RPA
Cultural Resources Program Manager
U.S. Army Garrison, Presidio of Monterey

Enclosures

Cc:

Picayune Rancheria of the Chukchansi Indians
Santa Rosa Indian Community of the Santa Rosa Rancheria
Table Mountain Rancheria
Tule River Indian Tribe of the Tule River Reservation



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
UNITED STATES ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, PRESIDIO OF MONTEREY
1759 LEWIS ROAD, SUITE 210
MONTEREY, CA 93944-3223

Directorate of Public Works, Environmental Division

Robert Pennell, Cultural Resources Director
Table Mountain Rancheria
23736 Sky Harbour Road
Friant, CA 93626

20 August 2019

SUBJECT: National Historic Preservation Act, Section 106 Compliance Regarding the Demolition of Historic and Non-Historic Buildings at the U.S. Army Garrison, Presidio of Monterey

Dear Mr. Pennell,

The United States Army Garrison, Presidio of Monterey (Presidio) invites you to review and comment on two (2) proposed undertakings in accordance with Section 106 of the National Historic Preservation Act (NHPA) and its' implementing regulation 36 CFR § 800. Both projects will occur on the Presidio installation and involve the demolition of historic and non-historic buildings (Figure 1). One project is proposed by the Army (Enclosure 1) and the other project is proposed by the City of Monterey (City) (Enclosure 2). The City's proposed undertaking will occur on land leased from the Army; therefore, the City's project must comply with federal law, including the NHPA.

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equipment. Although the City's NHPA consultation argues for "No Adverse Effect" with no mitigation, the Army will require the City to retain a qualified archaeologist, who will remain on-site during the demolition, in order to ensure there is no ground disturbance and to provide immediate response in the event of an inadvertent discovery of cultural resources.

The Presidio appreciates your review and comment on the two proposed undertakings. The above information is provided as a brief summary of each project, the details of which can be found in Enclosures 1 and 2; however, please feel free to call or e-mail the Presidio's Cultural Resources Program Manager, Laura Prishmont Quimby, with questions or concerns. Ms. Prishmont Quimby will follow-up with a phone call in order to ensure you have received these consultations and to answer any questions you may have.

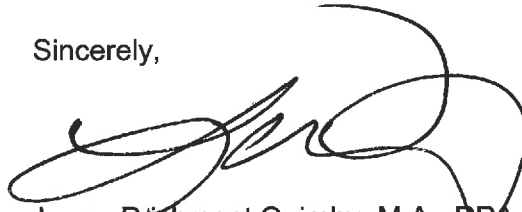
Please forward comments within 30-days of receipt to:

Attn: Laura Prishmont Quimby
Cultural Resources Program Manager
Directorate of Public Works, Environmental Division
PO Box 5004
Monterey, CA 93944-5004
Phone: (831) 242-7926

Via electronic mail to: laura.a.prishmontquimby.civ@mail.mil

Via phone to: (831) 242-7926

Sincerely,

A handwritten signature in black ink, appearing to read 'Laura Prishmont Quimby', with a large, stylized flourish at the end.

Laura Prishmont Quimby, M.A., RPA
Cultural Resources Program Manager
U.S. Army Garrison, Presidio of Monterey

Enclosures

Cc:

Picayune Rancheria of the Chukchansi Indians
Santa Rosa Indian Community of the Santa Rosa Rancheria
Tule River Indian Tribe of the Tule River Reservation
Tuolumne Band of Me-Wuk Indians of the Tuolumne Rancheria of California



DEPARTMENT OF THE ARMY
UNITED STATES ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, PRESIDIO OF MONTEREY
1759 LEWIS ROAD, SUITE 210
MONTEREY, CA 93944-3223

REPLY TO
ATTENTION OF

Directorate of Public Works, Environmental Division

Shana Powers, Cultural Resources Director
Santa Rosa Indian Community of the Santa Rosa Rancheria
16835 Alkali Drive
Lemoore, CA 93245

20 August 2019

SUBJECT: National Historic Preservation Act, Section 106 Compliance Regarding the Demolition of Historic and Non-Historic Buildings at the U.S. Army Garrison, Presidio of Monterey

Dear Ms. Powers,

The United States Army Garrison, Presidio of Monterey (Presidio) invites you to review and comment on two (2) proposed undertakings in accordance with Section 106 of the National Historic Preservation Act (NHPA) and its' implementing regulation 36 CFR § 800. Both projects will occur on the Presidio installation and involve the demolition of historic and non-historic buildings (Figure 1). One project is proposed by the Army (Enclosure 1) and the other project is proposed by the City of Monterey (City) (Enclosure 2). The City's proposed undertaking will occur on land leased from the Army; therefore, the City's project must comply with federal law, including the NHPA.

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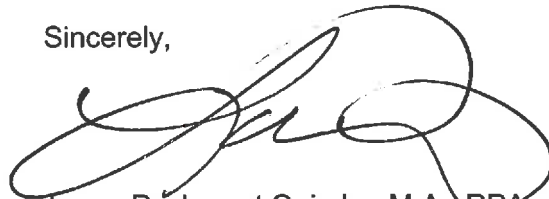
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PO Box 5004
Monterey, CA 93944-5004
Phone: (831) 242-7926

Via electronic mail to: laura.a.prishmontquimby.civ@mail.mil

Via phone to: (831) 242-7926

Sincerely,



Laura Prishmont Quimby, M.A., RPA
Cultural Resources Program Manager
U.S. Army Garrison, Presidio of Monterey

Enclosures

Cc:

Picayune Rancheria of the Chukchansi Indians
Table Mountain Rancheria
Tule River Indian Tribe of the Tule River Reservation
Tuolumne Band of Me-Wuk Indians of the Tuolumne Rancheria of California



DEPARTMENT OF THE ARMY
UNITED STATES ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, PRESIDIO OF MONTEREY
1759 LEWIS ROAD, SUITE 210
MONTEREY, CA 93944-3223

REPLY TO
ATTENTION OF

Directorate of Public Works, Environmental Division

Heather Airey, Cultural Resources Director (THPO)
Picayune Rancheria of the Chukchansi Indians
8080 North Palm Ave, Suite #106B
Fresno, CA 93711

20 August 2019

SUBJECT: National Historic Preservation Act, Section 106 Compliance Regarding the
Demolition of Historic and Non-Historic Buildings at the U.S. Army Garrison, Presidio of Monterey

Dear Ms. Airey,

The United States Army Garrison, Presidio of Monterey (Presidio) invites you to review and comment on two (2) proposed undertakings in accordance with Section 106 of the National Historic Preservation Act (NHPA) and its' implementing regulation 36 CFR § 800. Both projects will occur on the Presidio installation and involve the demolition of historic and non-historic buildings (Figure 1). One project is proposed by the Army (Enclosure 1) and the other project is proposed by the City of Monterey (City) (Enclosure 2). The City's proposed undertaking will occur on land leased from the Army; therefore, the City's project must comply with federal law, including the NHPA.

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Please forward comments within 30-days of receipt to:

Attn: Laura Prishmont Quimby
Cultural Resources Program Manager
Directorate of Public Works, Environmental Division
PO Box 5004
Monterey, CA 93944-5004
Phone: (831) 242-7926

Via electronic mail to: laura.a.prishmontquimby.civ@mail.mil

Via phone to: (831) 242-7926

Sincerely,

A handwritten signature in black ink, appearing to be 'Laura Prishmont Quimby', written over a horizontal line.

Laura Prishmont Quimby, M.A., RPA
Cultural Resources Program Manager
U.S. Army Garrison, Presidio of Monterey

Enclosures

Cc:
Santa Rosa Indian Community of the Santa Rosa Rancheria
Table Mountain Rancheria
Tule River Indian Tribe of the Tule River Reservation
Tuolumne Band of Me-Wuk Indians of the Tuolumne Rancheria of California



DEPARTMENT OF THE ARMY
UNITED STATES ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, PRESIDIO OF MONTEREY
1759 LEWIS ROAD, SUITE 210
MONTEREY, CA 93944-3223

REPLY TO
ATTENTION OF

Directorate of Public Works, Environmental Division

Kerri Vera, Director, Department of Environmental Protection
Tule River Indian Tribe of the Tule River Reservation
340 N Reservation Road
Porterville, CA 93257

20 August 2019

SUBJECT: National Historic Preservation Act, Section 106 Compliance Regarding the
Demolition of Historic and Non-Historic Buildings at the U.S. Army Garrison, Presidio of Monterey

Dear Ms. Vera,

The United States Army Garrison, Presidio of Monterey (Presidio) invites you to review and comment on two (2) proposed undertakings in accordance with Section 106 of the National Historic Preservation Act (NHPA) and its' implementing regulation 36 CFR § 800. Both projects will occur on the Presidio installation and involve the demolition of historic and non-historic buildings (Figure 1). One project is proposed by the Army (Enclosure 1) and the other project is proposed by the City of Monterey (City) (Enclosure 2). The City's proposed undertaking will occur on land leased from the Army; therefore, the City's project must comply with federal law, including the NHPA.

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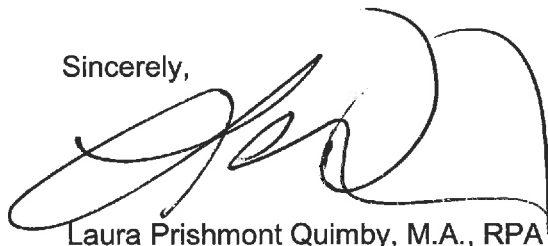
Please forward comments within 30-days of receipt to:

Attn: Laura Prishmont Quimby
Cultural Resources Program Manager
Directorate of Public Works, Environmental Division
PO Box 5004
Monterey, CA 93944-5004
Phone: (831) 242-7926

Via electronic mail to: laura.a.prishmontquimby.civ@mail.mil

Via phone to: (831) 242-7926

Sincerely,

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Laura Prishmont Quimby, M.A., RPA
Cultural Resources Program Manager
U.S. Army Garrison, Presidio of Monterey

Enclosures

Cc:

Picayune Rancheria of the Chukchansi Indians
Santa Rosa Indian Community of the Santa Rosa Rancheria
Table Mountain Rancheria
Tuolumne Band of Me-Wuk Indians of the Tuolumne Rancheria of California

From: [Bob Pennell](#)
To: [Prishmont Quimby, Laura A CIV USARMY ID-TRAINING \(USA\)](#); [Cristina Gonzales](#)
Subject: [Non-DoD Source] RE: Presidio of Monterey: NHPA Sec 106- Army Demo 270-283, City Demo 118-119 (UNCLASSIFIED)
Date: Friday, November 08, 2019 1:39:05 PM

Hi Laura

I apologize for not responding to this in a timely manner. Table Mountain Rancheria has only one comment with regards to this NHPA Section 106 consultation and that is a request to have a Tribal Monitor from the Ohlone Costanoan Esselen Nation present during any ground disturbing activity associated with these undertakings.

Robert Pennell
Table Mountain Rancheria
Cultural Resources Director
PO Box 410
Friant California 93626

Office (559) 325-0351
Fax (559) 325-0394
Cell (559) 217-9718

-----Original Message-----

From: Prishmont Quimby, Laura A CIV USARMY ID-TRAINING (USA)
<laura.a.prishmontquimby.civ@mail.mil>
Sent: Friday, November 8, 2019 1:30 PM
To: Bob Pennell <rpennell@TMR.ORG>; Cristina Gonzales <CGonzales@TMR.ORG>
Subject: Presidio of Monterey: NHPA Sec 106- Army Demo 270-283, City Demo 118-119 (UNCLASSIFIED)

CLASSIFICATION: UNCLASSIFIED

Hi Bob and Cristina,

I am writing today to determine if Table Mountain Rancheria wishes to submit comments IAW NHPA Section 106 regarding the two projects referenced in the subject line and in the attached letter. The NHPA Sec 106 consultation documents were Fed Ex'd to your office as enclosures to the attached letter on 26 AUG 2019. If you wish to comment on the consultation documents, you may do so via responding to this e-mail and/or via telephone.

Hope you are having great weather up in the foothills,

Laura

Laura Prishmont Quimby, M.A., RPA
Cultural Resources Program Manager
US Army Garrison, Presidio of Monterey
laura.a.prishmontquimby.civ@mail.mil
(831) 242-7926

CLASSIFICATION: UNCLASSIFIED

Enclosure 9

2019 Notice of Availability and
Affidavit from the Monterey Herald



DEPARTMENT OF THE ARMY
UNITED STATES ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, US ARMY GARRISON, PRESIDIO OF MONTEREY
1759 LEWIS ROAD, SUITE 210
MONTEREY, CA 93944-3223

Office of the Garrison Commander

JAN 09 2020

Dear Interested Parties:

The United States Army Garrison, Presidio of Monterey (Army) invites all interested parties to review and comment on the National Historic Preservation Act (NHPA) Section 106 consultation document regarding the proposed demolition of four buildings that are contributing elements to the Presidio of Monterey Historic District in Monterey, California. The undertaking is required to re-engineer circulation routes and construct additional parking in order to improve traffic flow and safety conditions along Private Bolio Road, Fitch Avenue, and Stilwell Road. The Army has determined that the undertaking will not affect the historic district's eligibility for listing in the National Register of Historic Places with mitigations.

The consultation document was prepared pursuant to Section 106 of the NHPA of 1966 as amended (54 U.S. Code 306108), the Advisory Council on Historic Preservation's regulations for implementing the NHPA (36 Code of Federal Regulations § 800), and Army Regulation 200-1 "Environmental Protection and Enhancement."

Comments on the consultation document are due March 9, 2020.

The consultation document is available for review at the following locations:

Monterey Public Library
625 Pacific Street
Monterey, CA 93940-2821

Pacific Grove Library
550 Central Ave
Pacific Grove, CA 93950

U.S. Army Garrison, Presidio of Monterey
Directorate of Public Works, Environmental Division
Building 4463 Gigling Road, Third Floor
Ord Military Community, Seaside, CA 93955


U.S. Army Garrison, Presidio of Monterey website at:
<https://home.army.mil/monterey/index.php/about/garrison-directorates/publicworks/culturalresources-and-historical-preservation>

Please forward written comments to:

Attn: Laura Prishmont Quimby, M.A., RPA
Cultural Resources Program Manager- IMPM PWE
U.S. Army Garrison, Presidio of Monterey
Directorate of Public Works, Environmental Division
PO Box 5004, Monterey, CA 93944-5004

Via electronic mail to: laura.a.prishmontquimby.civ@mail.mil

Sincerely,



Gregory J. Ford
Colonel, US Army
Commanding



NOTICE OF AVAILABILITY
U.S. Army Garrison, Presidio of Monterey
Consultation Document Prepared Pursuant to
Section 106 of the National Historic Preservation Act

The Department of the Army invites all interested parties to review and comment on a National Historic Preservation Act, Section 106 consultation document regarding the proposed demolition of four buildings that are contributing elements to the Presidio of Monterey Historic District in Monterey, California. The Army proposes to demolish the buildings in order to re-engineer circulation routes and construct additional parking. The project is required to improve traffic flow and safety conditions along Private Bolio Road, Fitch Avenue, and Stilwell Road. The Army has determined that the undertaking will not affect the Historic District's eligibility for listing in the National Register of Historic Places with mitigations.

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Building 4463 Gigling Road, Ord Military Community
Seaside, CA 93955

U.S. Army Garrison, Presidio of Monterey website at:
<https://home.army.mil/monterey/index.php/about/garrison-directorates/publicworks/culturalresources-and-historical-preservation>

Please forward written comments to:

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Cultural Resources Program Manager- IMPM PWE
U.S. Army Garrison, Presidio of Monterey
Directorate of Public Works, Environmental Division
PO Box 5004, Monterey, CA 93944-5004
e-mail: laura.a.prishmontquimby.civ@mail.mil

THE DEADLINE FOR PROVIDING COMMENTS IS MARCH 9, 2020



Published by The Monterey Herald
P.O. Box 271 • Monterey, California 93942
(831) 726.4382

PRESIDIO OF MONTEREY US ARMY GARRISON

Account No. 3585889
ROBERT GUIDI
PO BOX 5004
MONTEREY, CA 939445004

Legal No. 0006456276

Notice of Availability - Consultation Document Prepared Pursuant to Section 106

Ordered by: Prishmont Quimby

PROOF OF PUBLICATION

STATE OF CALIFORNIA
County of Monterey

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of The Monterey Herald, a newspaper of general circulation, printed and published daily and Sunday in the City of Monterey, County of Monterey, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than 6 point), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

02/08/20, 02/09/20

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed on 02/09/2020 at Monterey, California.

Signature

This space is reserved for the County Clerk's Filing Stamp



NOTICE OF AVAILABILITY U.S. Army Garrison, Presidio of Monterey Consultation Document Prepared Pursuant to Section 106 of the National Historic Preservation Act

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[https://home.army.mil/monterey/index
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historical-preservation](https://home.army.mil/monterey/index.php/about/garrison-directorates/publicworks/culturalresources-and-historical-preservation)

Please forward written comments to:
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M.A., RPA
Cultural Resources Program
Manager- IMPM PWE
U.S. Army Garrison, Presidio of
Monterey
Directorate of Public Works,
Environmental Division
PO Box 5004, Monterey, CA 93944-
5004
email: [laura.a.prishmontquimby.civ
@mail.mil](mailto:laura.a.prishmontquimby.civ@mail.mil)

**THE DEADLINE FOR PROVIDING
COMMENTS IS 3.09.2020**

Published 2/08, 2/09/2020



United States Department of the Interior

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



IN REPLY REFER TO:
08EVEN00-2013-F-0113

July 18, 2013

James M. Willison
Director, Public Works
Presidio of Monterey
Building 4663, Gigling Road
Monterey, California 93944

Subject: Formal Consultation for the Presidio of Monterey Real Property Master Plan,
Monterey, Monterey County, California (8-8-13-F-29)

Dear Mr. Willison:

This document transmits the U.S. Fish and Wildlife Service's (Service) biological opinion based on our review of the Department of the Army (Army) Presidio of Monterey (Presidio) Real Property Master Plan, Monterey, Monterey County, California, and its effects on the federally endangered Yadon's piperia (*Piperia yadonii*), in accordance with section 7 of the Endangered Species Act of 1973, as amended (Act) (16 U.S.C. 1531 *et seq.*). You requested initiation of formal consultation on implementation of the Real Property Master Plan and continued maintenance and repair of existing facilities on the Presidio.

This biological opinion is based on the biological assessment (Army 2013), electronic and telephone communications between our staffs, and information in our files. A complete administrative record of this consultation can be made available at the Ventura Fish and Wildlife Office.

BIOLOGICAL OPINION

DESCRIPTION OF THE PROPOSED ACTION

The Presidio of Monterey has divided the Real Property Master Plan into short-range projects, projects completed by 2018, and long-range projects to be completed by 2030.

Short-Range Projects

Barracks Phase I

The project would consist of a new barracks building, four associated parking areas, a new dining facility, and a new administration facility. The new buildings would total 164,960 square

feet. The new 5-story barracks would accommodate 320 persons year-round and provide other general services.

The sites selected for the barracks complex construction are located on or adjacent to developed areas. The barracks would be constructed on the existing parking lot for Building 829. A new dining facility would be constructed on the existing parking lot behind Building 629. A new administrative facility would be constructed between Building 629 and 627. The wooded area south of the parking at Building 660 would be developed into a 126-space parking area. In addition to this site, a new 39-space parking area would be built on the existing landfill and a new 58-space parking area would be built in the northwest corner of the installation just west of the Price Fitness Center Field. Another smaller parking lot would be built adjacent to the barracks building to accommodate up to 10 Americans with Disabilities Act compliant parking spaces.

Long-Range Projects

Exact project start dates and design details are unknown. Projects are anticipated to start in 2018 and be completed by 2030. A range of potential construction years would be developed in the future after project funding has been secured.

Barracks Complex Phase IV

Construction of the Barracks Complex Phase IV consists of constructing a multi-level barracks building and a multi-level parking structure. The barracks would be built along Rifle Range Road and would house up to 400 military personnel. A multi-level parking structure would be built over the existing Building 660 parking lot.

Classroom Renovation I

Two 1950s-era General Instruction Buildings (Buildings 620 and 624) would be renovated to current standards. The proposed improvements would include upgrading the ventilation and heating systems, ceiling tiles, window frames, and exterior doors; installation of elevators; and painting the building exteriors and interiors. This project would not require heavy construction equipment or a large staging area. Activities would largely occur inside the building.

Access Control Point Upgrades

The Access Control Point projects would increase security measures and improve traffic circulation and access. The renovated Access Control Points would include updating the gate house and guard booths, active/passive barriers, over watch position canopies, traffic controls (signs, signals, and sensors), passenger search and identification check canopies, and diesel generators. The entry control stations would also have exterior and interior lighting, heating, and telephone and radio-communication systems. Supporting facilities that include storm drainage, electricity, and gas lines also would be provided.

Water Diversion

This water diversion projects are required to prevent subsurface stormwater runoff from flooding the basements of buildings surrounding Soldier Field in the Historic District after substantial rainfall events. The long-range water diversion projects would consist of drainage improvements, such as installing inlets for receiving flows from downspouts, creating alternative paths of flow, installing drain trenches, replacing existing turf landscaping, and providing surface improvements to street and walkway surfaces. The water diversion improvements would occur at 14 buildings within the Historic District.

Joint Services Training Center

A new 12,600-square-foot general assembly hall would be constructed to support Defense Language Institute Foreign Language Center activities, such as ceremonies, lectures, and meetings. As a result of surveys for Yadon's piperia, the proposed project was relocated to the parking lot on the east side of Building 517. The new Joint Services Training Center would contain an assembly hall capable of seating up to 1,500 people. This center would be used for activities, such as the annual program reviews, general officers steering meetings, and academic advisory council meetings.

Operations and Maintenance Activities

Infrastructure that requires ongoing maintenance and repair includes existing buildings, roads, parking lots, sidewalks, designated paths, fences, signs, communication systems (including cables and lines), electric and gas lines, water lines, water tanks, landscaping, cisterns, and sewer and stormwater systems. Typical maintenance of primary roads and parking lots includes crack repairs, resurfacing with chipseal and slurry, and repairing and replacing damaged curbs and gutters. Periodic sidewalk repairs generally consist of excavating sections of sidewalk, leveling the exposed surface with tree root cutting, removing or adding fill, and then pouring replacement concrete. The majority of existing facilities that require maintenance and repair occur within highly developed areas; however, there are some facilities such as decomposed granite paths, water lines, portions of the cantonment fence, communication lines, sewer systems, and stormwater systems that traverse relatively undeveloped areas.

Minor Construction

Minor construction may include constructing new sidewalks, paths, water lines, and communication lines; repairing or removing existing water tanks; expanding existing facilities such as enlarging or improving a building or parking lot; improving sections of sidewalks and walkways for compliance with the Americans with Disabilities Act; constructing small outbuildings such as storage facilities; and installing new fences. Minor construction would primarily occur within highly developed areas; however, there are existing facilities, including three water tanks and a sewer lift station, located in more undeveloped areas, may require minor construction in the future. Two of the water tanks occur in Huckleberry Hill Nature Preserve and

one occurs in the forested area between Buildings 630 and 660 in a fenced enclosure. The sewer lift station occurs in a forested area in the northwest portion of the Presidio along Mason Road adjacent to the installation's boundary and the City of Monterey.

Security Upgrades

New facilities at the Presidio must comply with security standards including setbacks from perimeter fences, parking areas, and roadways. For new inhabitable buildings, minimum standoff distances are:

- 148 feet from the perimeter fence
- 82 feet from internal roads and parking areas for buildings of conventional construction (buildings designed only to resist common loadings and environmental effects such as wind and seismic loads)
- 33 feet from roads and parking areas for buildings of hardened construction (buildings that are specifically designed to resist weapons or explosive effects)

Additional security standards include designing unobstructed spaces around buildings, operating drive-up/drop-off areas rather than allowing unattended vehicles, controlling access roads, and eliminating parking beneath inhabited buildings or on rooftops. All existing buildings would be upgraded to incorporate such security measures. A security fence upgrade project would repair and replace approximately 24,000 linear feet of existing chain-link fence surrounding the Presidio.

Yadon's Piperia Impact Avoidance and Minimization Measures

1. Redesign of Short- and Long-Range Project Sites to Avoid Yadon's piperia Populations

The Army has revised its proposed development to minimize or avoid impacts on Yadon's piperia. In late winter 2009/early spring 2010, the Army conducted Yadon's piperia surveys throughout the Presidio. These surveys identified previously undocumented populations and expanded numbers of existing populations within areas that had been planned for development. Following these surveys and based on the size and location of the undocumented populations, the Army made substantial changes to the project description to avoid impacts on Yadon's piperia.

2. Management and Conservation Efforts

The Army is currently implementing conservation and management actions to protect existing Yadon's piperia populations and avoid adverse impacts on

populations during training, recreation, foot and vehicle travel, and routine vegetation maintenance. Conservation goals and management actions are described in the Integrated Natural Resource Management Plan and Endangered Species Management Plan (Presidio 2008a, 2008b) and are based on the Final Recovery Strategies for Six Coastal Plant Species on the Monterey Peninsula (Jones & Stokes 1996) and the Recovery Plan for Five Plants from Monterey County (Service 2004). These efforts include:

- Surveying to identify populations of Yadon's piperia and to monitor changes in known populations over time. Future surveying efforts will more thoroughly focus on the Huckleberry Hill Nature Preserve, which has not been surveyed as extensively in the past as other areas of the Presidio due to its preserve status when the species was listed.
- Installing informational and warning signs and, where necessary, protective fencing around populations of Yadon's piperia to minimize potentially damaging foot traffic.
- Implementing educational and awareness programs.
- Monitoring deer browsing and trampling, and caging individual plants or installing deer exclusion fencing around groups of plants to protect them from impacts related to deer activity.
- Ensuring that routine vegetation management associated with facilities maintenance such as fuel abatement and tree hazard removals in occupied habitat is only conducted during the period of the year when Yadon's piperia is dormant (August to November). If maintenance must occur outside of that period because of safety, access, or emergency, the Army will ensure that all piperia individuals within the vicinity of the planned work are flagged by a qualified biologist and avoided during the activity.
- Controlling invasive, nonnative plant species such as French broom, pampas grass (*Cortaderia jubata*), and iceplant (*Carpobrotus edulis* and *C. chilensis*) in habitat occupied by Yadon's piperia and potential habitat areas. Invasive species management strategies that avoid or minimize effects on Piperia will be used, including hand-removal or using mechanical means to eradicate nonnative species in occupied habitat (within 100 feet of a documented Yadon's piperia), conducting weed removal work within occupied habitat during the dormant season (August to November), in potential habitat only applying herbicides with no soil activity (such as glyphosate) and following current Service-recommended strategies and treatment methods.

3. Prior to and during construction and maintenance and repair activities, the following measures will be implemented:
 - Focused preconstruction surveys during the vegetative growing season (December to March) for Yadon's piperia will be conducted to identify the presence and location of individuals of Yadon's piperia that might occur within or near construction and maintenance areas, including staging and access areas. If present, plants will be documented, counted, photographed, and conspicuously flagged and/or fenced to maximize avoidance and to determine the number of individuals affected.
 - Occupied Yadon's piperia habitat in the vicinity of construction and maintenance activities will be clearly marked and fenced off to provide additional protection from trampling and ground disturbance in and near occupied habitat.
 - To the maximum extent feasible, activities associated with construction and maintenance and repair that must occur in occupied Yadon's piperia habitat will be scheduled to be performed in the dormant season (August to November) for Yadon's piperia.
 - Biological monitors will be employed at all construction sites located in or adjacent to occupied Yadon's piperia habitat.
 - Should individuals of Yadon's piperia that were not previously identified be observed at construction sites, the Service will be consulted as necessary prior to any soil disturbance or excavation.
 - Maintenance and repair and construction work occurring within occupied Yadon's piperia habitat will be focused on existing access roads and limited to a minimal area of disturbance to the extent practicable. Staging areas, spoils storage, and equipment/vehicle parking will be located in designated areas outside of occupied habitat.
 - Prior to the start of construction, all construction personnel will be required to receive training regarding the presence of Yadon's piperia at the proposed project site. The training will be developed and provided by a qualified biologist familiar with Yadon's piperia. The biologist will provide educational information including the natural history of this species, required mitigation measures to avoid impacts, and penalties for not complying with biological requirements.
 - Measures implemented to avoid the introduction of nonnative invasive plant species will include: revegetating areas disturbed during construction with

approved native plant species; removing invasive plant seeds and plant parts from all clothing, shoes, vehicles, and equipment prior to entering the project area; and removing invasive plant seeds or plant parts in plastic bags and taken to an appropriate disposal facility.

- To reduce impacts to Yadon's piperia habitat, construction designs will incorporate selective Monterey pine tree (*Pinus radiata*) removal as a first choice as opposed to complete clear-cutting the forest in undeveloped areas.
- To protect Monterey pine forest habitat and associated species, including Yadon's piperia, all Monterey pines scheduled for preservation within 100 feet of the project area will be treated for bark beetles prior to construction. Freshly wounded pine material can attract damaging beetles to the site. Treatment methods and timing of application will be per International Society of Arboriculture recommendations and be in accordance with the Presidio's Integrated Pest Management Plan. If a broad-spectrum insecticide is planned for use in Yadon's piperia habitat, treatment will not occur during the flowering season (May to July) for Yadon's piperia, so that potential effects on pollinators are minimized. During the growing season (December to July) of the plant, a qualified biologist will flag and cover *Piperia* individuals where necessary prior to treatment. Any pesticides and methods used will follow current Service-recommended strategies.

Conservation Areas

The Army proposes to establish two Conservation Areas on the Presidio to protect known populations of Yadon's piperia. These Conservation Areas encompass approximately 16 acres, which represents 34 percent of occupied habitat and, together with the Huckleberry Hill Nature Preserve, approximately 80 percent of the potential habitat and 75 percent of the individuals identified on the Presidio. These 16 acres will remain as Conservation Areas for 20 years, or the life of the Real Property Master Plan, whichever is longer. Establishing Conservation Areas that protect unoccupied habitat adjacent to habitat occupied by Yadon's piperia will not only protect existing populations, but will also give these populations room to expand. Routine maintenance activities, such as mowing, will be prohibited in portions of the Conservation Areas occupied by Yadon's piperia during the growing season (December to July). Hand-removal of nonnative invasive weed seedlings will be permitted in Conservation Areas during the rainy season (November to April) to allow for easier and more efficient removal of weeds such as French broom that may cause substantial ground disturbance when pulled at maturity.

Measures that will be incorporated during weed work conducted during the rainy season to minimize impacts on Yadon's piperia include the training of personnel in the identification of *Piperia* species in the vegetative stage of growth, flagging of individual *Piperia* to avoid during weed control activities, and minimizing soil disturbance in areas adjacent to *Piperia* individuals

to the extent possible. Hand removal attempts will cease until Yadon's piperia is dormant if the weed seedlings do not readily pull up with little to no ground disturbance.

Additional Conservation Area specific mitigation measures are briefly discussed below:

Conservation Area #1

Conservation Area #1 is approximately 12.5 acres and located in the north central area of the Presidio between Building 630 and Hilltop Field. Approximately 6,553 Yadon's piperia individuals were counted during surveys of this area in the winter of 2010. This area currently has designated and volunteer paths that traverse through areas occupied by Yadon's piperia. To preserve and enhance habitat in this area, a Trail Closure, Re-route, and Rehabilitation Plan will be created and implemented in Conservation Area #1. This plan will include closure and restoration to natural conditions highly eroded paths and numerous volunteer trails that currently fragment and degrade Yadon's piperia habitat in this area and develop new low-maintenance, pervious paths that avoid Yadon's piperia populations while safely accommodating high pedestrian traffic-flow through the area.

Conservation Area #2

Conservation Area #2 is approximately 3.5 acres and is located north of Mason Road in the northwestern area of the Presidio. Approximately 2,600 Yadon's piperia individuals were counted during surveys of this area in the winter of 2010. A City of Monterey sewer line extends through a portion of Conservation Area #2. The City retains a 15-foot easement over this sewer line. This easement includes a 1,000-linear-foot, narrow dirt road used for biannual access to and maintenance of the sewer line and a section of the stormwater system. Periodic maintenance of this road is necessary for vehicle access. Access road maintenance includes vegetation control through mowing or weed whacking and placement of fill in divots and ruts. Individuals of Yadon's piperia have been observed growing adjacent to this road and sewer line easement. To avoid and minimize impacts on Yadon's piperia during road and sewer line maintenance the following measures will be implemented:

1. The City of Monterey will coordinate with the Presidio Environmental Division 10 working days prior to conducting any road or sewer line maintenance activities within this area so that Presidio can assist in flagging plants and provide direction on the placement of temporary snow fencing, so that activities will avoid Yadon's piperia. Presidio Environmental Staff will document and report these activities to the Service.
2. No extraneous ground disturbance outside of the easement, including driving vehicles off of the road, will occur in association with these maintenance activities.

3. If maintenance is to occur during Yadon's piperia growing season (December to July) a qualified Biological Monitor will flag individuals of Yadon's piperia on or adjacent to the access road and areas of sewer line maintenance and will monitor maintenance activities to ensure that individuals of Yadon's piperia are not disturbed.

Relocation of Yadon's Piperia

Individuals of Yadon's piperia that cannot be avoided during construction and ongoing operations and maintenance activities associated with the proposed project will be salvaged and either be: (1) donated, at the authorization of the Service, to academic organizations conducting research on the biology or conservation of Yadon's piperia, or (2) transplanted into areas protected from construction and maintenance activities. Sites for transplantation of Yadon's piperia will be focused on suitable habitat in the Huckleberry Hill Nature Preserve. Individuals will be transplanted into areas where suitable habitat exists, but preferably in areas near occupied habitat but sufficiently outside of the known population so as to reduce the possibility of disturbing undocumented, dormant tubers. Receptor sites that will minimize spore drift outside of the nature preserve will be preferred.

The following guidelines, recommendations, and methods, based on work done by McGraw et al. 2004 and 2011, will be utilized, to the extent possible, when relocating and transplanting individuals of Yadon's piperia:

1. Individuals (i.e., tubers) to be transplanted will be extracted in the fall/winter when plants are dormant.
2. Recovery of the dormant tubers of Yadon's piperia will occur by sieving dirt in the area to be impacted or by using a tree spade (McGraw et al. 2011).
3. Tubers will be transplanted along with local soil material to enhance the likelihood that necessary mycorrhizal fungi will be present.
4. If tubers cannot be planted immediately, the tubers will be stored in trays in the field or in a lath house, to protect them from herbivory.
5. Removal of nonnative invasive species using non-chemical methods in the area of transplantation will occur prior to transplantation.
6. Suitable receptor sites will be chosen based on habitat characteristics such as indicator species, soils, topography, and hydrology.

7. Transplanted Yadon's piperia individuals will be caged or the area around transplanted individuals fenced to reduce herbivory and trampling.
8. Transplanted Yadon's piperia will be monitored during annual surveys.

ANALYTICAL FRAMEWORK FOR THE JEOPARDY DETERMINATION

Jeopardy Determination

The jeopardy analysis in this biological opinion relies on four components: (1) the *Status of the Species*, which evaluates the range-wide condition of Yadon's piperia, the factors responsible for those conditions, and their survival and recovery needs; (2) the *Environmental Baseline*, which evaluates the condition of Yadon's piperia in the action area, the factors responsible for that condition, and the relationship of the action area to the survival and recovery of Yadon's piperia; (3) the *Effects of the Action*, which determines the direct and indirect impacts of the proposed Federal action and the effects of any interrelated or interdependent activities to Yadon's piperia; and (4) the *Cumulative Effects*, which evaluates the effects of future, non-Federal activities in the action area on Yadon's piperia.

In accordance with policy and regulation, the jeopardy determination is made by evaluating the effects of the proposed Federal action in the context of the current status of Yadon's piperia, taking into account any cumulative effects, to determine if implementation of the proposed action is likely to cause an appreciable reduction in the likelihood of both the survival and recovery of Yadon's piperia in the wild.

STATUS OF THE SPECIES

Yadon's Piperia

Yadon's piperia was listed as a federally endangered species on August 12, 1998 (Service 1998), and 2,117 acres of critical habitat was designated for the species on November 23, 2007 (Service 2007). Information contained in this account was obtained primarily from the *Piperia yadonii* (Yadon's Piperia) 5-Year Review (Service 2009).

Yadon's piperia is a slender perennial herb in the orchid family (Orchidaceae). As in other orchids, germination of Yadon's piperia seeds probably involves a symbiotic relationship with a fungus. Following germination, orchid seedlings typically grow below ground for one to several years before producing their first basal leaves. Plants may produce only vegetative growth for several years, before producing flowers. In mature plants of Yadon's piperia, the basal leaves typically emerge sometime after fall or winter rains and wither by May or June, when the plant produces a single flowering stem. The blooming season of Yadon's piperia is fairly short; the first flowers are dependent on age and/or tuber size and will open in late June with blooming completed by early August and fruits maturing from August to early October. The plant is dormant until the winter rains stimulate root and leaf bud development. Pollinators include nocturnal moths, bumblebees, and infrequently midges and mosquitoes (Doak and Graff 2001).

Yadon's piperia has been found in two primary habitat types: Monterey pine forest with an herbaceous, sparse understory; and ridges in maritime chaparral growing beneath dwarf Hooker's manzanita (*Arctostaphylos hookeri*) shrubs in shallow soils (Morgan and Ackerman 1990, Allen 1996, Doak and Graff 2001). In the Monterey pine forest habitat, the species grows through pine needle duff among sparse herbaceous vegetation. Yadon's piperia grows in filtered sun on soils (sandy, podzolic, or decomposed granite when associated with Monterey pine and manzanitas) with a shallow clay hard pan that becomes very dry during the flowering season. Overall, this species favors a well-drained sandy soil substrate with podzolic conditions; areas that retain moisture during the rainy season but are not subject to inundation (V. Yadon, Pacific Grove Museum of Natural History, in litt. 1997). In some Monterey pine forest locations, Yadon's piperia plants occur among dense stands of the non-native annual grass *Briza maxima* (quaking grass) (Doak and Graff 2001). In maritime chaparral habitat in northern Monterey County, plants grow on sandstone ridges where soils are shallow. They are commonly found under the edges of prostrate mats of Hooker's manzanita. Yadon's piperia can occur in some locations where disturbance has occurred in the past 10 to 15 years and continue to be affected by limited recreation, development, and landscaping, such as abandoned dirt roads or cut slopes created by road construction (Allen 1996). Like other orchid species, Yadon's piperia does not appear to be an early successional species but is able to colonize trails and road banks within dwarf maritime chaparral or Monterey pine forest once a decade or more has passed and if light and moisture regimes are favorable (Allen 1996; Yadon, in litt. 1997).

The center of distribution for Yadon's piperia is the Monterey Peninsula where plants are found throughout the larger undeveloped tracts of Monterey pine forest. To the north, the range of Yadon's piperia extends to the Los Lomas area, near the border of Santa Cruz County (Allen 1996; Yadon, in litt. 1997). Since preparation of the listing rule, Yadon's piperia has been found at one location south of the Monterey Peninsula near Palo Colorado Canyon in maritime chaparral (J. Norman, in litt. 1995). Yadon's piperia has been found only 4 to 6 miles inland (Allen 1996; Yadon, in litt. 1997) despite searches of lands farther east (Allen 1996). The final recovery plan lists five geographic areas important for recovery of the species: Monterey Peninsula, the interior of Monterey Peninsula, north County/Elkhorn/Prunedale, Point Lobos, and Palo Colorado Canyon.

The Pebble Beach Company funded intensive surveys for Yadon's piperia, focusing on the Monterey Peninsula in 1995 and beyond the Peninsula in western Monterey County in 1996. Yadon's piperia plants have been counted at known sites, approximately 346 acres, throughout the range of this species since 1990 (R. Morgan, in litt. 1992; Uribe and Associates, in litt. 1993; Norman, in litt. 1995; Allen 1996; Jones and Stokes 1996). During the 1995 surveys, the greatest concentrations of Yadon's piperia, approximately 57,000 plants, or 67 percent of all known plants, were found scattered throughout much of the remaining Monterey pine forest owned by the Pebble Beach Company and the Del Monte Forest Foundation on the Monterey Peninsula (Allen 1996). About 8,500 of these plants were in designated open space areas (Allen 1996). Another 2,000 plants, 2 percent of all known, occurred on remnant patches of Monterey pine forest in parks and open space areas of Pacific Grove and Monterey (Allen 1996; Jones and Stokes 1996). During a 2004 follow-up survey in known occupied habitat, 129,652 plants, a 240

percent increase from the previous surveys, were identified on lands owned by Pebble Beach Company (Zander Associates 2004).

East of the Monterey Peninsula, individuals were identified on or near the Monterey Peninsula Airport, but the population appears to have been greatly reduced in certain areas of the airport (B. Leitner, in litt. 2001; CDFW 2013). More than 2,350 plants were identified at the Naval Postgraduate School/Navy Golf Course in Monterey where they continue to be discovered and are expanding due to management efforts (Greening Associates 1999). At the Former Fort Ord site, Yadon's piperia was only known to occur in the extreme northern and southern boundaries until surveys conducted in 2009 identified at least 340 flowering Yadon's piperia in 118 locations on approximately 47 acres (Service 2009, Army 2011). The remaining populations occur on properties owned by the Pebble Beach Company, Del Monte Forest Foundation, U.S. Department of Defense, County of Monterey, City of Carmel, Monterey Peninsula Regional Park District, and an undetermined number of other private landowners (Jones and Stokes 1996). The largest populations occur on property owned and managed by the Pebble Beach Company (Jones and Stokes 1996). Several of the privately-owned populations continue to be threatened by development. Although some of the populations are protected from development, threats to their long-term survival include non-native species and recreational activities.

Inland to the north of the Monterey Peninsula, about 18,000 Yadon's piperia plants, or 21 percent of all known plants, have been found on the chaparral-covered ridges north of Prunedale (Allen 1996). South of the Peninsula, about 7,500 plants have been found on California Department of Parks and Recreation properties at Point Lobos Ranch (Big Sur Land Trust, in litt. 1997) and in a smaller parcel that is in private ownership. Considering the current abundance of Yadon's piperia in the remaining large tracts of Monterey Forest, this species probably occurred throughout the Peninsula when Monterey pine forests were much more extensive before urbanization.

South of Carmel Highlands, near Palo Colorado Canyon, 38 plants were observed in 1995. Plants were identified but not quantified on a return visit to the site in 2004. This site, in private ownership, was noted to be high quality chaparral with a unique assemblage of species (CDFW 2013).

At the time of listing in 1994, habitat fragmentation and development were named as threats to Yadon's piperia. Much of the habitat fragmentation occurred in the past and the resulting effects are still a threat. The potential for further fragmentation of the remaining populations continues to be a threat to the species. Other threats to habitat for Yadon's piperia at the time of listing, and that continue, include competition from non-native plants, mowing of vacant properties, roadside maintenance and a fire directive requiring mowing within 6 to 8 inches of the ground surface of habitat along roadways in the Pebble Beach area (M. Stromberg, in litt. 2002), the potential loss of viable habitat due to changes in vegetative structure within sites following fire suppression (Graff 2006), and loss of plants from potential improvement projects at the Monterey Peninsula Airport. Large portions of the existing population at the airport may be lost from proposed future projects.

Since the time of listing, the threat of development and habitat fragmentation has been reduced somewhat; in particular, some of the densest populations of Yadon's piperia on Monterey Peninsula have been set aside in designated Open Space areas by Pebble Beach Company and will likely not be developed in the future. In addition, plans are being developed to acquire populations of Yadon's piperia in the near future for conservation and they will receive an additional level of protection through implementation of management plans. Also since the time of listing, extensive surveys have expanded the species' known range, discovered additional populations, and reported higher numbers of individuals; however, a number of factors have been shown to reduce the reproductive potential of the species. Recent research has shown high rates of herbivory have significantly affected the populations of Yadon's piperia over time by reducing the ability of individual plants to survive and reproduce (Doak and Graff 2001). Research has also elucidated the importance of pollinators to achieving viable seed set, which is also crucial for long-term persistence (Doak and Graff 2001). Therefore, although the range is greater and the number of populations and individuals now known is higher than at the time of listing, threats including herbivory, disease, and low rates of seed set may be decreasing the long-term persistence of the species.

ENVIRONMENTAL BASELINE

The implementing regulations for section 7(a)(2) of the Act define the action area as all areas to be affected directly or indirectly by the Federal action and not merely the immediate area involved in the action (50 Code of Federal Regulations (CFR) 402.02). We have determined that the action area includes all areas of the Presidio as covered in the Real Property Master Plan and Huckleberry Hill Nature Preserve (Army 2013).

Yadon's piperia is known to occur in multiple locations throughout the Presidio. The largest populations in the action area occur within Monterey pine forest with grassy understory and Monterey pine forest with shrub understory habitat; specifically, between Buildings 630 and 660, north of Mason Road across from Buildings 829 through 834, and south of Building 832 (Army 2013). Additional smaller populations have been observed outside of the Huckleberry Hill Nature Preserve behind Buildings 831 and 833, west and northwest of Buildings 649 and 650, and in a small forested area south of Building 842. Isolated individuals and small clusters of piperia have been found in fragmented, vegetated islands within highly developed locations in the Presidio including a landscaped area consisting primarily of eucalyptus trees northwest of Building 842. Numerous small populations of Yadon's piperia have also been documented within Monterey pine forest habitat in the Huckleberry Hill Nature Preserve.

An extensive survey conducted in 2010, identified 12,861 piperia occupying approximately 47 acres (Army 2013). Although several species of piperia, which can only be differentiated during the flowering stage, could potentially occur in the type of habitat that occurs at the Presidio, no other species of piperia has ever been observed on the installation during formalized summer surveys or during qualitative follow-up visits to areas where winter surveys were conducted (Army 2013). Yadon's piperia forms a tuber that is capable of remaining dormant for a number of years; therefore, it is possible that additional plants exist on the Presidio and could

go undetected. The population of Yadon's piperia may fluctuate dramatically from year-to-year based on climatic conditions, herbivory, survey technique, and dormancy of individual plants; therefore, it is not possible to determine the exact number of Yadon's piperia at the Presidio.

EFFECTS OF THE ACTION

Construction, maintenance, and repair activities could result in mortality of individuals through trampling by construction equipment or personnel and removal of individuals or habitat or degradation of habitat through ground-disturbing activities.

Based on final project design and the known extent of Yadon's piperia populations, activities associated with construction of the Barracks Phase I project will result in permanent disturbance to approximately 0.34 acre of occupied and adjacent suitable habitat and 3.5 acres of potential habitat for Yadon's piperia. Additionally, during biological plant surveys conducted by the Army in May 2010, approximately 8 individuals of Yadon's piperia were observed in the project footprint for the proposed Barracks Phase I project. Additional individuals of Yadon's piperia that have not been identified due to the lack of above ground expression may be affected by excavation, slope stabilization, staging areas, and access roads necessary for construction of these facilities. Salvage and successful transplantation of known individuals or individuals uncovered during ground disturbing activities would minimize impacts.

Final designs of the long-range projects have not been developed; however, most of the foreseen long-range projects would occur in areas that are already developed, and impacts to Yadon's piperia would likely be minimal. Any construction activities in undeveloped areas could result in mortality of individual piperia plants. These effects would be avoided and minimized through the implementation of the proposed protective measures.

The proposed Indoor Swimming Pool project is located primarily within a developed area of the Presidio, where approximately 45 Yadon's piperia plants were observed during surveys in 2010 (Army 2013). Additionally, this project would potentially require permanent disturbance to approximately 0.5 acre of occupied and adjacent suitable habitat for Yadon's piperia. The Army proposes to salvage and transplant affected individuals.

The majority of the security fence upgrade project occurs in developed areas between the Presidio cantonment area and the City of Monterey and contains no habitat for Yadon's piperia. Portions of the fence do traverse known Yadon's piperia habitat north of proposed Conservation Area #2 and around the Huckleberry Hill Nature Preserve. Some individual plants have been documented immediately adjacent to the existing fence in these areas (Army 2013). At this time, the Army anticipates the fence will remain in its existing footprint and current anti-terrorism and security standards would not involve extensive changes to the existing fence specifications. Consequently, little to no permanent disturbance to habitat would occur. Potential direct impacts could occur through trampling of individual plants by construction equipment or personnel during fence installation/removal or via ground disturbance during fence post installation.

The majority of maintenance and repair activities would occur in highly developed areas of the Presidio. Maintenance and repair activities are anticipated to affect few if any Yadon's piperia. Most of these areas do not provide any habitat for Yadon's piperia, isolated individuals and small clusters of Yadon's piperia have been found in fragmented, vegetated islands and landscaping within highly developed locations in the Presidio. Activities associated with maintenance such as sidewalk and road repairs, power washing, and mowing grasses adjacent to facilities for fuel abatement may impact some isolated plants in these areas. There may also be permanent loss of vegetated areas associated with minor construction where these isolated individuals occur, although these locations would not generally be considered potential habitat for Yadon's piperia.

The sewer lift station located north of Mason Road within proposed Conservation Area #2 would be expanded by roughly 600 square feet on the north side of the facility. As yet there have been no Yadon's piperia documented in this location, but the site provides potentially suitable habitat. The water tank located within a fenced enclosure within proposed Conservation Area #1 requires periodic maintenance. Yadon's piperia have been identified in proximity to the tank. The facility may be decommissioned and removed in the future, providing additional habitat for Yadon's piperia, but possibly impacting an undetermined number of individual plants during the removal process. The Trail Closure, Re-route, and Rehabilitation Plan associated with proposed Conservation Area #1 would also provide long-term benefit for the species, but could result in impacts on individual plants as degraded volunteer paths are closed and restored to adjacent site conditions. Maintenance, repairs, and replacement of water lines, electric and gas lines, communication cable, and sewer and stormwater lines within these undeveloped areas could also cause direct impacts on Yadon's piperia through trampling or ground disturbance. No permanent loss of habitat is anticipated from these types of activities.

Potential spread of nonnative invasive species through ground disturbing activities, habitat alteration, or inadvertent introduction or spread of seeds through equipment. Fragmentation of habitat and loss of connectivity between populations can affect gene flow and successful reproduction. The Barracks Phase I parking lot proposed for the area south of Building 660 would impact the existing forest corridor between the base of Huckleberry Hill Nature Preserve and the largest known population of Yadon's piperia on the Presidio, between Buildings 630 and 660. Pollinators and seeds may not be able to traverse the area as effectively as they have in the past reducing the both genetic exchange and potential expansion of occupied habitat.

Degradation or modification of occupied and potential habitat could occur from project activities such as removal of trees and other vegetation and fuel modification. Trees and associated vegetation may provide protection to individuals of Yadon's piperia from herbivores, provide shade, and increase soil moisture. Removal of vegetation may, therefore, result in degraded habitat conditions for Yadon's piperia. Fuel modification around new buildings, parking lots, and other facilities may reduce the likelihood or capacity of Yadon's piperia individuals to sprout from underground rootstock.

Construction of new barracks, parking lots, access control points, and other facilities associated with proposed project activities could result in increased use of these areas by pedestrians. This

could increase the potential for inadvertent trampling of individuals of Yadon's piperia in the vicinity of these new facilities. These impacts would be reduced by distribution informational pamphlets on the species and demarcating the occupied areas with signage.

In summary, the proposed action could adversely affect individual Yadon's piperia that occur at the Presidio through crushing, trampling, and alteration of habitat. These effects will be minimized by Army's implementation of the minimization measures described above; efforts to design construction in unoccupied areas, areas of marginal habitat, or areas of low density occupation; and, creation of the Conservation Areas. The proposed actions are not anticipated to substantially affect the population of the species at the Presidio or the range wide distribution. Implementation of the Real Property Master Plan is not anticipated to compromise the recovery of Yadon's piperia.

CUMULATIVE EFFECTS

Cumulative effects include the effects of future State, tribal, local, or private actions that are reasonably certain to occur in the action area considered in this biological opinion. Future Federal actions that are unrelated to the proposed action are not considered in this section because they require separate consultation pursuant to section 7 of the Act. We are unaware of any other non-Federal actions that are reasonably certain to occur and are likely to adversely affect Yadon's piperia in the action area.

CONCLUSION

After reviewing the current status of Yadon's piperia, the environmental baseline for the action area, the effects of the proposed and the cumulative effects, it is the Service's biological opinion that the Presidio of Monterey Real Property Master Plan as proposed and revised is not likely to jeopardize the continued existence of Yadon's piperia.

This conclusion is based on the following:

1. The design of the proposed development projects was devised to avoid areas of densely occupied Yadon's piperia habitat.
2. Although 0.84 acre of occupied habitat and approximately 3.5 acres of potentially suitable habitat for Yadon's piperia would be permanently lost, conservation and minimization measures as described in the Description of the Proposed Action section of this biological opinion would reduce the overall impact to both the local and range-wide populations of Yadon's piperia (Army 2013).

Sections 7(b)(4) and 7(o)(2) of the Act generally do not apply to listed plant species. Consequently, this biological opinion does not contain an incidental take statement for the Yadon's piperia. However, limited protection of listed plants is provided to the extent that the Act prohibits the removal and reduction to possession of federally listed endangered plants or the

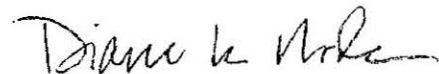
malicious damage of such plants on areas under Federal jurisdiction, or the destruction of endangered plants on non-Federal areas in violation of State Law or regulation or in the course of any violation of a State criminal trespass law. While protection of listed plants provided in the Act requires a Federal permit for the removal or reduction to possession of endangered or threatened plants from Federal lands (section 10), in this case, because we have analyzed the salvaging and collection of Yadon's piperia tubers as part of the proposed action, no further Federal permit for their collection for restoration purposes is required.

REINITIATION NOTICE

This concludes formal consultation on the action(s) outlined in Presidio of Monterey Real Property Master Plan request for consultation. As provided in 50 CFR 402.16, reinitiation of formal consultation is required where discretionary Federal agency involvement or control over the action has been retained (or is authorized by law) and if: (1) new information reveals effects of the agency action that may affect listed species or critical habitat in a manner or to an extent not considered in this opinion; (2) the agency action is subsequently modified in a manner that causes an effect to the listed species or critical habitat not considered in this opinion; or (3) a new species is listed or critical habitat designated that may be affected by the action.

If you have any questions regarding this biological opinion, please contact Christopher Diel of my staff at (805) 644-1766, extension 305.

Sincerely,

A handwritten signature in cursive script, appearing to read "Diane K. Noda".

Diane K. Noda
Field Supervisor

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12. Appendix B- Air Quality Calculations from CalEEMod

Parking Lot with LID Features - Monterey County, Annual

Parking Lot with LID Features

Monterey County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	0.90	Acre	0.90	39,204.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	3.6	Precipitation Freq (Days)	55
Climate Zone	4			Operational Year	2020
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Parking Lot with LID Features - Monterey County, Annual

Project Characteristics -

Land Use -

Construction Phase - Four existing buildings and the existing parking lot will be demolished. No buildings will be constructed, but permeable foundation must be laid

Off-road Equipment -

Off-road Equipment - Equipment required to build subbase

Off-road Equipment - Crusher required for processing old asphalt, dumpers and tenders needed to deal with construction debris, excavator required for old parking surface removal

Off-road Equipment - Building parking lot only

Off-road Equipment - Excavator needed for bioswale placement

Off-road Equipment - Construction of permeable lot requires interlocking bricks not asphalt

Off-road Equipment - Scraper needed to level site

Demolition -

Trips and VMT - Distance to landfill is 14.1 miles from the project site.

On-road Fugitive Dust - Percentages adjusted to reflect the project area after pavement is removed.

Architectural Coating - No structures will be built as a part of this project, all paint used will be for demarcation lines

Vehicle Trips -

Grading - Total site size is 1.3 acres, surrounding land for laydown areas is paved

Energy Use - Assumes lighting for 12 hours per day, 365 days per year

Water And Wastewater - No wastewater services will be connected to this lot

Solid Waste - No additional trash services will be supplied to this lot

Land Use Change - Assumes bioswales will be largely grassland

Sequestration -

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Water Mitigation - If areas are irrigated, only reclaimed water will be used

Parking Lot with LID Features - Monterey County, Annual

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	150.00	0.00
tblArchitecturalCoating	EF_Nonresidential_Exterior	150.00	0.00
tblArchitecturalCoating	EF_Nonresidential_Interior	150.00	0.00
tblArchitecturalCoating	EF_Nonresidential_Interior	150.00	0.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	0.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	0.00
tblArchitecturalCoating	EF_Residential_Interior	100.00	0.00
tblArchitecturalCoating	EF_Residential_Interior	100.00	0.00
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	15
tblConstructionPhase	NumDays	5.00	2.00
tblConstructionPhase	NumDays	100.00	20.00
tblConstructionPhase	NumDays	10.00	20.00
tblConstructionPhase	NumDays	1.00	2.00
tblEnergyUse	LightingElect	0.00	2,080.00
tblGrading	AcresOfGrading	0.75	1.30
tblGrading	AcresOfGrading	3.00	1.30
tblOffRoadEquipment	HorsePower	158.00	78.00
tblOffRoadEquipment	HorsePower	16.00	89.00
tblOffRoadEquipment	HorsePower	367.00	187.00
tblOffRoadEquipment	HorsePower	158.00	231.00
tblOffRoadEquipment	HorsePower	187.00	97.00
tblOffRoadEquipment	LoadFactor	0.38	0.48
tblOffRoadEquipment	LoadFactor	0.38	0.20
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.48	0.41

Parking Lot with LID Features - Monterey County, Annual

tblOffRoadEquipment	LoadFactor	0.38	0.29
tblOffRoadEquipment	LoadFactor	0.41	0.37
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	OffRoadEquipmentType	Air Compressors	Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblOffRoadEquipment	OffRoadEquipmentType	Forklifts	Dumpers/Tenders
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType	Graders	Scrapers
tblOffRoadEquipment	OffRoadEquipmentType	Cranes	Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Air Compressors
tblOffRoadEquipment	OffRoadEquipmentType	Tractors/Loaders/Backhoes	Graders
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Crushing/Proc. Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Dumpers/Tenders
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Dumpers/Tenders
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOnRoadDust	HaulingPercentPave	100.00	50.00
tblOnRoadDust	HaulingPercentPave	100.00	50.00
tblOnRoadDust	VendorPercentPave	100.00	0.00
tblOnRoadDust	VendorPercentPave	100.00	50.00
tblOnRoadDust	WorkerPercentPave	100.00	0.00
tblOnRoadDust	WorkerPercentPave	100.00	50.00
tblSequestration	NumberOfNewTrees	0.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	13.00

Parking Lot with LID Features - Monterey County, Annual

tblTripsAndVMT	WorkerTripNumber	13.00	3.00
tblTripsAndVMT	WorkerTripNumber	23.00	8.00
tblWater	ElectricityIntensityFactorForWastewaterTreatment	1,911.00	0.00
tblWater	ElectricityIntensityFactorToDistribute	1,272.00	0.00
tblWater	ElectricityIntensityFactorToSupply	2,117.00	0.00
tblWater	ElectricityIntensityFactorToTreat	111.00	0.00

2.0 Emissions Summary

Parking Lot with LID Features - Monterey County, Annual

2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.0563	0.3761	0.3320	6.0000e-004	1.4095	0.0205	1.4300	0.1422	0.0192	0.1614	0.0000	52.9402	52.9402	0.0116	0.0000	53.2305
Maximum	0.0563	0.3761	0.3320	6.0000e-004	1.4095	0.0205	1.4300	0.1422	0.0192	0.1614	0.0000	52.9402	52.9402	0.0116	0.0000	53.2305

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.0563	0.3761	0.3320	6.0000e-004	0.8626	0.0205	0.8831	0.0870	0.0192	0.1063	0.0000	52.9401	52.9401	0.0116	0.0000	53.2304
Maximum	0.0563	0.3761	0.3320	6.0000e-004	0.8626	0.0205	0.8831	0.0870	0.0192	0.1063	0.0000	52.9401	52.9401	0.0116	0.0000	53.2304

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	38.80	0.00	38.25	38.79	0.00	34.17	0.00	0.00	0.00	0.00	0.00	0.00

Parking Lot with LID Features - Monterey County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	8-5-2019	9-30-2019	0.3436	0.3436
		Highest	0.3436	0.3436

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.3500e-003	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	2.0000e-005
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	23,722.1777	23,722.1777	1.0727	0.2219	23,815.1283
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	3.3500e-003	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	23,722.1777	23,722.1777	1.0727	0.2219	23,815.1283

Parking Lot with LID Features - Monterey County, Annual

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.3500e-003	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	2.0000e-005
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	23,722.1777	23,722.1777	1.0727	0.2219	23,815.1283
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	3.3500e-003	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	23,722.1777	23,722.1777	1.0727	0.2219	23,815.1283

[illegible]

Parking Lot with LID Features - Monterey County, Annual

2.3 Vegetation**Vegetation**

	CO2e
Category	MT
New Trees	8.6600
Vegetation Land Change	0.6465
Total	9.3065

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/5/2019	8/30/2019	5	20	
2	Site Preparation	Site Preparation	8/31/2019	9/3/2019	5	2	
3	Grading	Grading	9/4/2019	9/5/2019	5	2	
4	Construction	Building Construction	9/6/2019	10/3/2019	5	20	
5	Paving	Paving	10/4/2019	10/10/2019	5	5	
6	Architectural Coating	Architectural Coating	10/11/2019	10/14/2019	5	2	
7	Landscaping	Architectural Coating	10/15/2019	10/21/2019	5	5	

Acres of Grading (Site Preparation Phase): 1.3**Acres of Grading (Grading Phase): 1.3**

Parking Lot with LID Features - Monterey County, Annual

Acres of Paving: 0.9**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 2,352
(Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Construction	Skid Steer Loaders	1	8.00	65	0.37
Construction	Excavators	1	4.00	231	0.29
Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Scrapers	1	8.00	187	0.41
Demolition	Excavators	1	8.00	158	0.38
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Demolition	Crushing/Proc. Equipment	1	4.00	85	0.78
Paving	Air Compressors	1	8.00	78	0.48
Demolition	Dumpers/Tenders	2	8.00	16	0.38
Grading	Graders	1	6.00	97	0.37
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Site Preparation	Dumpers/Tenders	2	4.00	16	0.38
Construction	Dumpers/Tenders	2	6.00	89	0.20
Site Preparation	Excavators	1	8.00	158	0.38
Landscaping	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Landscaping	Air Compressors	1	6.00	78	0.48
Paving	Skid Steer Loaders	1	7.00	65	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56

Parking Lot with LID Features - Monterey County, Annual

Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Landscaping	Excavators	1	6.00	78	0.48
Construction	Cranes	1	4.00	231	0.29
Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	9	23.00	0.00	83.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	6	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Construction	9	16.00	6.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	9	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Landscaping	3	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Parking Lot with LID Features - Monterey County, Annual

3.2 Demolition - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.4000e-003	0.0000	9.4000e-003	1.4200e-003	0.0000	1.4200e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0175	0.1542	0.1503	2.4000e-004		8.9500e-003	8.9500e-003		8.5600e-003	8.5600e-003	0.0000	21.1332	21.1332	4.4200e-003	0.0000	21.2438
Total	0.0175	0.1542	0.1503	2.4000e-004	9.4000e-003	8.9500e-003	0.0184	1.4200e-003	8.5600e-003	9.9800e-003	0.0000	21.1332	21.1332	4.4200e-003	0.0000	21.2438

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.1000e-004	0.0136	2.7600e-003	3.0000e-005	7.0000e-004	7.0000e-005	7.7000e-004	1.9000e-004	7.0000e-005	2.6000e-004	0.0000	3.2636	3.2636	1.3000e-004	0.0000	3.2668
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1100e-003	1.0600e-003	9.4500e-003	2.0000e-005	1.8300e-003	2.0000e-005	1.8400e-003	4.9000e-004	2.0000e-005	5.0000e-004	0.0000	1.7925	1.7925	9.0000e-005	0.0000	1.7947
Total	1.5200e-003	0.0146	0.0122	5.0000e-005	2.5300e-003	9.0000e-005	2.6100e-003	6.8000e-004	9.0000e-005	7.6000e-004	0.0000	5.0561	5.0561	2.2000e-004	0.0000	5.0615

Parking Lot with LID Features - Monterey County, Annual

3.2 Demolition - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.2300e-003	0.0000	4.2300e-003	6.4000e-004	0.0000	6.4000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0175	0.1542	0.1503	2.4000e-004		8.9500e-003	8.9500e-003		8.5600e-003	8.5600e-003	0.0000	21.1332	21.1332	4.4200e-003	0.0000	21.2438
Total	0.0175	0.1542	0.1503	2.4000e-004	4.2300e-003	8.9500e-003	0.0132	6.4000e-004	8.5600e-003	9.2000e-003	0.0000	21.1332	21.1332	4.4200e-003	0.0000	21.2438

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.1000e-004	0.0136	2.7600e-003	3.0000e-005	7.0000e-004	7.0000e-005	7.7000e-004	1.9000e-004	7.0000e-005	2.6000e-004	0.0000	3.2636	3.2636	1.3000e-004	0.0000	3.2668
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1100e-003	1.0600e-003	9.4500e-003	2.0000e-005	1.8300e-003	2.0000e-005	1.8400e-003	4.9000e-004	2.0000e-005	5.0000e-004	0.0000	1.7925	1.7925	9.0000e-005	0.0000	1.7947
Total	1.5200e-003	0.0146	0.0122	5.0000e-005	2.5300e-003	9.0000e-005	2.6100e-003	6.8000e-004	9.0000e-005	7.6000e-004	0.0000	5.0561	5.0561	2.2000e-004	0.0000	5.0615

Parking Lot with LID Features - Monterey County, Annual

3.3 Site Preparation - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.9000e-004	0.0000	6.9000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7300e-003	0.0200	0.0107	2.0000e-005		8.6000e-004	8.6000e-004		7.9000e-004	7.9000e-004	0.0000	1.9845	1.9845	6.2000e-004	0.0000	1.9999
Total	1.7300e-003	0.0200	0.0107	2.0000e-005	6.9000e-004	8.6000e-004	1.5500e-003	7.0000e-005	7.9000e-004	8.6000e-004	0.0000	1.9845	1.9845	6.2000e-004	0.0000	1.9999

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	6.0000e-005	5.3000e-004	0.0000	1.0000e-004	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1013	0.1013	0.0000	0.0000	0.1014
Total	6.0000e-005	6.0000e-005	5.3000e-004	0.0000	1.0000e-004	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1013	0.1013	0.0000	0.0000	0.1014

Parking Lot with LID Features - Monterey County, Annual

3.3 Site Preparation - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.1000e-004	0.0000	3.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7300e-003	0.0200	0.0107	2.0000e-005		8.6000e-004	8.6000e-004		7.9000e-004	7.9000e-004	0.0000	1.9845	1.9845	6.2000e-004	0.0000	1.9999
Total	1.7300e-003	0.0200	0.0107	2.0000e-005	3.1000e-004	8.6000e-004	1.1700e-003	3.0000e-005	7.9000e-004	8.2000e-004	0.0000	1.9845	1.9845	6.2000e-004	0.0000	1.9999

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	6.0000e-005	5.3000e-004	0.0000	1.0000e-004	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1013	0.1013	0.0000	0.0000	0.1014
Total	6.0000e-005	6.0000e-005	5.3000e-004	0.0000	1.0000e-004	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1013	0.1013	0.0000	0.0000	0.1014

Parking Lot with LID Features - Monterey County, Annual

3.4 Grading - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.4400e-003	0.0000	1.4400e-003	4.9000e-004	0.0000	4.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.4400e-003	0.0125	9.9000e-003	1.0000e-005		8.5000e-004	8.5000e-004		8.0000e-004	8.0000e-004	0.0000	1.2587	1.2587	2.7000e-004	0.0000	1.2654
Total	1.4400e-003	0.0125	9.9000e-003	1.0000e-005	1.4400e-003	8.5000e-004	2.2900e-003	4.9000e-004	8.0000e-004	1.2900e-003	0.0000	1.2587	1.2587	2.7000e-004	0.0000	1.2654

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	1.2000e-004	0.0000	0.0405	0.0000	0.0405	4.0400e-003	0.0000	4.0400e-003	0.0000	0.0234	0.0234	0.0000	0.0000	0.0234
Total	1.0000e-005	1.0000e-005	1.2000e-004	0.0000	0.0405	0.0000	0.0405	4.0400e-003	0.0000	4.0400e-003	0.0000	0.0234	0.0234	0.0000	0.0000	0.0234

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3.4 Grading - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.5000e-004	0.0000	6.5000e-004	2.2000e-004	0.0000	2.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.4400e-003	0.0125	9.9000e-003	1.0000e-005		8.5000e-004	8.5000e-004		8.0000e-004	8.0000e-004	0.0000	1.2587	1.2587	2.7000e-004	0.0000	1.2654
Total	1.4400e-003	0.0125	9.9000e-003	1.0000e-005	6.5000e-004	8.5000e-004	1.5000e-003	2.2000e-004	8.0000e-004	1.0200e-003	0.0000	1.2587	1.2587	2.7000e-004	0.0000	1.2654

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	1.2000e-004	0.0000	0.0248	0.0000	0.0248	2.4700e-003	0.0000	2.4700e-003	0.0000	0.0234	0.0234	0.0000	0.0000	0.0234
Total	1.0000e-005	1.0000e-005	1.2000e-004	0.0000	0.0248	0.0000	0.0248	2.4700e-003	0.0000	2.4700e-003	0.0000	0.0234	0.0234	0.0000	0.0000	0.0234

Parking Lot with LID Features - Monterey County, Annual

3.5 Construction - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0115	0.1227	0.0959	1.6000e-004		6.9700e-003	6.9700e-003		6.4100e-003	6.4100e-003	0.0000	14.6632	14.6632	4.6400e-003	0.0000	14.7792
Total	0.0115	0.1227	0.0959	1.6000e-004		6.9700e-003	6.9700e-003		6.4100e-003	6.4100e-003	0.0000	14.6632	14.6632	4.6400e-003	0.0000	14.7792

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.3000e-004	8.1400e-003	2.3400e-003	2.0000e-005	0.2740	6.0000e-005	0.2741	0.0274	6.0000e-005	0.0275	0.0000	1.6325	1.6325	8.0000e-005	0.0000	1.6346
Worker	7.7000e-004	7.4000e-004	6.5700e-003	1.0000e-005	1.0807	1.0000e-005	1.0807	0.1080	1.0000e-005	0.1080	0.0000	1.2470	1.2470	6.0000e-005	0.0000	1.2485
Total	1.1000e-003	8.8800e-003	8.9100e-003	3.0000e-005	1.3546	7.0000e-005	1.3547	0.1354	7.0000e-005	0.1354	0.0000	2.8795	2.8795	1.4000e-004	0.0000	2.8830

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3.5 Construction - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0115	0.1227	0.0959	1.6000e-004		6.9700e-003	6.9700e-003		6.4100e-003	6.4100e-003	0.0000	14.6632	14.6632	4.6400e-003	0.0000	14.7792
Total	0.0115	0.1227	0.0959	1.6000e-004		6.9700e-003	6.9700e-003		6.4100e-003	6.4100e-003	0.0000	14.6632	14.6632	4.6400e-003	0.0000	14.7792

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.3000e-004	8.1400e-003	2.3400e-003	2.0000e-005	0.1679	6.0000e-005	0.1679	0.0168	6.0000e-005	0.0168	0.0000	1.6325	1.6325	8.0000e-005	0.0000	1.6346
Worker	7.7000e-004	7.4000e-004	6.5700e-003	1.0000e-005	0.6619	1.0000e-005	0.6619	0.0661	1.0000e-005	0.0661	0.0000	1.2470	1.2470	6.0000e-005	0.0000	1.2485
Total	1.1000e-003	8.8800e-003	8.9100e-003	3.0000e-005	0.8298	7.0000e-005	0.8298	0.0829	7.0000e-005	0.0829	0.0000	2.8795	2.8795	1.4000e-004	0.0000	2.8830

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3.6 Paving - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.1500e-003	0.0282	0.0270	4.0000e-005		1.6500e-003	1.6500e-003		1.5600e-003	1.5600e-003	0.0000	3.6486	3.6486	8.8000e-004	0.0000	3.6707
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	3.1500e-003	0.0282	0.0270	4.0000e-005		1.6500e-003	1.6500e-003		1.5600e-003	1.5600e-003	0.0000	3.6486	3.6486	8.8000e-004	0.0000	3.6707

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	9.0000e-005	8.2000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1559	0.1559	1.0000e-005	0.0000	0.1561
Total	1.0000e-004	9.0000e-005	8.2000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1559	0.1559	1.0000e-005	0.0000	0.1561

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3.6 Paving - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.1500e-003	0.0282	0.0270	4.0000e-005		1.6500e-003	1.6500e-003		1.5600e-003	1.5600e-003	0.0000	3.6486	3.6486	8.8000e-004	0.0000	3.6707
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	3.1500e-003	0.0282	0.0270	4.0000e-005		1.6500e-003	1.6500e-003		1.5600e-003	1.5600e-003	0.0000	3.6486	3.6486	8.8000e-004	0.0000	3.6707

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	9.0000e-005	8.2000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1559	0.1559	1.0000e-005	0.0000	0.1561
Total	1.0000e-004	9.0000e-005	8.2000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1559	0.1559	1.0000e-005	0.0000	0.1561

Parking Lot with LID Features - Monterey County, Annual

3.7 Architectural Coating - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	8.1800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.7000e-004	1.8400e-003	1.8400e-003	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.2553	0.2553	2.0000e-005	0.0000	0.2559
Total	8.4500e-003	1.8400e-003	1.8400e-003	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.2553	0.2553	2.0000e-005	0.0000	0.2559

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	1.2000e-004	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0234	0.0234	0.0000	0.0000	0.0234
Total	1.0000e-005	1.0000e-005	1.2000e-004	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0234	0.0234	0.0000	0.0000	0.0234

Parking Lot with LID Features - Monterey County, Annual

3.7 Architectural Coating - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	8.1800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.7000e-004	1.8400e-003	1.8400e-003	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.2553	0.2553	2.0000e-005	0.0000	0.2559
Total	8.4500e-003	1.8400e-003	1.8400e-003	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.2553	0.2553	2.0000e-005	0.0000	0.2559

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	1.2000e-004	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0234	0.0234	0.0000	0.0000	0.0234
Total	1.0000e-005	1.0000e-005	1.2000e-004	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0234	0.0234	0.0000	0.0000	0.0234

Parking Lot with LID Features - Monterey County, Annual

3.8 Landscaping - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	8.1800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.5000e-003	0.0131	0.0133	2.0000e-005		8.8000e-004	8.8000e-004		8.3000e-004	8.3000e-004	0.0000	1.6986	1.6986	3.9000e-004	0.0000	1.7083
Total	9.6800e-003	0.0131	0.0133	2.0000e-005		8.8000e-004	8.8000e-004		8.3000e-004	8.3000e-004	0.0000	1.6986	1.6986	3.9000e-004	0.0000	1.7083

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	3.1000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0585	0.0585	0.0000	0.0000	0.0585
Total	4.0000e-005	3.0000e-005	3.1000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0585	0.0585	0.0000	0.0000	0.0585

Parking Lot with LID Features - Monterey County, Annual

3.8 Landscaping - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	8.1800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.5000e-003	0.0131	0.0133	2.0000e-005		8.8000e-004	8.8000e-004		8.3000e-004	8.3000e-004	0.0000	1.6986	1.6986	3.9000e-004	0.0000	1.7083
Total	9.6800e-003	0.0131	0.0133	2.0000e-005		8.8000e-004	8.8000e-004		8.3000e-004	8.3000e-004	0.0000	1.6986	1.6986	3.9000e-004	0.0000	1.7083

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	3.1000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0585	0.0585	0.0000	0.0000	0.0585
Total	4.0000e-005	3.0000e-005	3.1000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0585	0.0585	0.0000	0.0000	0.0585

4.0 Operational Detail - Mobile

Parking Lot with LID Features - Monterey County, Annual

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Non-Asphalt Surfaces	0.533135	0.030877	0.202665	0.141212	0.024955	0.006027	0.018072	0.025901	0.004150	0.002959	0.007890	0.001253	0.000905

Parking Lot with LID Features - Monterey County, Annual

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

[illegible]

Parking Lot with LID Features - Monterey County, Annual

5.2 Energy by Land Use - NaturalGas

Unmitigated

[illegible]

Mitigated

[illegible]

Parking Lot with LID Features - Monterey County, Annual

5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	8.15443e+007	23,722.1777	1.0727	0.2219	23,815.1283
Total		23,722.1777	1.0727	0.2219	23,815.1283

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	8.15443e+007	23,722.1777	1.0727	0.2219	23,815.1283
Total		23,722.1777	1.0727	0.2219	23,815.1283

6.0 Area Detail**6.1 Mitigation Measures Area**

Parking Lot with LID Features - Monterey County, Annual

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.3500e-003	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	2.0000e-005
Unmitigated	3.3500e-003	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	2.0000e-005

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	8.2000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.5300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	2.0000e-005
Total	3.3500e-003	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	2.0000e-005

Parking Lot with LID Features - Monterey County, Annual

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	8.2000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.5300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	2.0000e-005
Total	3.3500e-003	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	2.0000e-005

7.0 Water Detail**7.1 Mitigation Measures Water**

Use Reclaimed Water

Parking Lot with LID Features - Monterey County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

Parking Lot with LID Features - Monterey County, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

8.0 Waste Detail

8.1 Mitigation Measures Waste**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

Parking Lot with LID Features - Monterey County, Annual

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Parking Lot with LID Features - Monterey County, Annual

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	9.3065	0.0000	0.0000	9.3065

Parking Lot with LID Features - Monterey County, Annual

11.1 Vegetation Land Change**Vegetation Type**

	Initial/Final	Total CO2	CH4	N2O	CO2e
	Acres	MT			
Grassland	0.25 / 0.4	0.6465	0.0000	0.0000	0.6465
Total		0.6465	0.0000	0.0000	0.6465

11.2 Net New Trees**Species Class**

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Soft Maple	10	8.6600	0.0000	0.0000	8.6600
Total		8.6600	0.0000	0.0000	8.6600

Parking Lot with LID Features - Monterey County, Summer

Parking Lot with LID Features
Monterey County, Summer**1.0 Project Characteristics**

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	0.90	Acre	0.90	39,204.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	3.6	Precipitation Freq (Days)	55
Climate Zone	4			Operational Year	2020
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Parking Lot with LID Features - Monterey County, Summer

Project Characteristics -

Land Use -

Construction Phase - Four existing buildings and the existing parking lot will be demolished. No buildings will be constructed, but permeable foundation must be laid

Off-road Equipment -

Off-road Equipment - Equipment required to build subbase

Off-road Equipment - Crusher required for processing old asphalt, dumpers and tenders needed to deal with construction debris, excavator required for old parking surface removal

Off-road Equipment - Building parking lot only

Off-road Equipment - Excavator needed for bioswale placement

Off-road Equipment - Construction of permeable lot requires interlocking bricks not asphalt

Off-road Equipment - Scraper needed to level site

Demolition -

Trips and VMT - Distance to landfill is 14.1 miles from the project site.

On-road Fugitive Dust - Percentages adjusted to reflect the project area after pavement is removed.

Architectural Coating - No structures will be built as a part of this project, all paint used will be for demarcation lines

Vehicle Trips -

Grading - Total site size is 1.3 acres, surrounding land for laydown areas is paved

Energy Use - Assumes lighting for 12 hours per day, 365 days per year

Water And Wastewater - No wastewater services will be connected to this lot

Solid Waste - No additional trash services will be supplied to this lot

Land Use Change - Assumes bioswales will be largely grassland

Sequestration -

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Water Mitigation - If areas are irrigated, only reclaimed water will be used

Parking Lot with LID Features - Monterey County, Summer

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	150.00	0.00
tblArchitecturalCoating	EF_Nonresidential_Exterior	150.00	0.00
tblArchitecturalCoating	EF_Nonresidential_Interior	150.00	0.00
tblArchitecturalCoating	EF_Nonresidential_Interior	150.00	0.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	0.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	0.00
tblArchitecturalCoating	EF_Residential_Interior	100.00	0.00
tblArchitecturalCoating	EF_Residential_Interior	100.00	0.00
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	15
tblConstructionPhase	NumDays	5.00	2.00
tblConstructionPhase	NumDays	100.00	20.00
tblConstructionPhase	NumDays	10.00	20.00
tblConstructionPhase	NumDays	1.00	2.00
tblEnergyUse	LightingElect	0.00	2,080.00
tblGrading	AcresOfGrading	0.75	1.30
tblGrading	AcresOfGrading	3.00	1.30
tblOffRoadEquipment	HorsePower	158.00	78.00
tblOffRoadEquipment	HorsePower	16.00	89.00
tblOffRoadEquipment	HorsePower	367.00	187.00
tblOffRoadEquipment	HorsePower	158.00	231.00
tblOffRoadEquipment	HorsePower	187.00	97.00
tblOffRoadEquipment	LoadFactor	0.38	0.48
tblOffRoadEquipment	LoadFactor	0.38	0.20
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.48	0.41

Parking Lot with LID Features - Monterey County, Summer

tblOffRoadEquipment	LoadFactor	0.38	0.29
tblOffRoadEquipment	LoadFactor	0.41	0.37
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	OffRoadEquipmentType	Air Compressors	Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblOffRoadEquipment	OffRoadEquipmentType	Forklifts	Dumpers/Tenders
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType	Graders	Scrapers
tblOffRoadEquipment	OffRoadEquipmentType	Cranes	Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Air Compressors
tblOffRoadEquipment	OffRoadEquipmentType	Tractors/Loaders/Backhoes	Graders
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Crushing/Proc. Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Dumpers/Tenders
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Dumpers/Tenders
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOnRoadDust	HaulingPercentPave	100.00	50.00
tblOnRoadDust	HaulingPercentPave	100.00	50.00
tblOnRoadDust	VendorPercentPave	100.00	0.00
tblOnRoadDust	VendorPercentPave	100.00	50.00
tblOnRoadDust	WorkerPercentPave	100.00	0.00
tblOnRoadDust	WorkerPercentPave	100.00	50.00
tblSequestration	NumberOfNewTrees	0.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	13.00

Parking Lot with LID Features - Monterey County, Summer

tblTripsAndVMT	WorkerTripNumber	13.00	3.00
tblTripsAndVMT	WorkerTripNumber	23.00	8.00
tblWater	ElectricityIntensityFactorForWastewaterTreatment	1,911.00	0.00
tblWater	ElectricityIntensityFactorToDistribute	1,272.00	0.00
tblWater	ElectricityIntensityFactorToSupply	2,117.00	0.00
tblWater	ElectricityIntensityFactorToTreat	111.00	0.00

2.0 Emissions Summary

Parking Lot with LID Features - Monterey County, Summer

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	8.4572	20.0149	16.2939	0.0298	159.4832	0.9032	160.1876	15.9334	0.8637	16.5816	0.0000	2,901.9761	2,901.9761	0.6850	0.0000	2,914.7544
Maximum	8.4572	20.0149	16.2939	0.0298	159.4832	0.9032	160.1876	15.9334	0.8637	16.5816	0.0000	2,901.9761	2,901.9761	0.6850	0.0000	2,914.7544

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	8.4572	20.0149	16.2939	0.0298	97.6823	0.9032	98.3867	9.7533	0.8637	10.4015	0.0000	2,901.9761	2,901.9761	0.6850	0.0000	2,914.7544
Maximum	8.4572	20.0149	16.2939	0.0298	97.6823	0.9032	98.3867	9.7533	0.8637	10.4015	0.0000	2,901.9761	2,901.9761	0.6850	0.0000	2,914.7544

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	38.75	0.00	38.58	38.79	0.00	37.27	0.00	0.00	0.00	0.00	0.00	0.00

Parking Lot with LID Features - Monterey County, Summer

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0184	0.0000	9.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000		2.0000e-004	2.0000e-004	0.0000		2.1000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0184	0.0000	9.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		2.0000e-004	2.0000e-004	0.0000	0.0000	2.1000e-004

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0184	0.0000	9.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000		2.0000e-004	2.0000e-004	0.0000		2.1000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0184	0.0000	9.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		2.0000e-004	2.0000e-004	0.0000	0.0000	2.1000e-004

Parking Lot with LID Features - Monterey County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/5/2019	8/30/2019	5	20	
2	Site Preparation	Site Preparation	8/31/2019	9/3/2019	5	2	
3	Grading	Grading	9/4/2019	9/5/2019	5	2	
4	Construction	Building Construction	9/6/2019	10/3/2019	5	20	
5	Paving	Paving	10/4/2019	10/10/2019	5	5	
6	Architectural Coating	Architectural Coating	10/11/2019	10/14/2019	5	2	
7	Landscaping	Architectural Coating	10/15/2019	10/21/2019	5	5	

Acres of Grading (Site Preparation Phase): 1.3**Acres of Grading (Grading Phase): 1.3****Acres of Paving: 0.9****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 2,352 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Construction	Skid Steer Loaders	1	8.00	65	0.37
Construction	Excavators	1	4.00	231	0.29

Parking Lot with LID Features - Monterey County, Summer

Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Scrapers	1	8.00	187	0.41
Demolition	Excavators	1	8.00	158	0.38
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Demolition	Crushing/Proc. Equipment	1	4.00	85	0.78
Paving	Air Compressors	1	8.00	78	0.48
Demolition	Dumpers/Tenders	2	8.00	16	0.38
Grading	Graders	1	6.00	97	0.37
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Site Preparation	Dumpers/Tenders	2	4.00	16	0.38
Construction	Dumpers/Tenders	2	6.00	89	0.20
Site Preparation	Excavators	1	8.00	158	0.38
Landscaping	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Landscaping	Air Compressors	1	6.00	78	0.48
Paving	Skid Steer Loaders	1	7.00	65	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Landscaping	Excavators	1	6.00	78	0.48
Construction	Cranes	1	4.00	231	0.29
Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38

Parking Lot with LID Features - Monterey County, Summer

Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	9	23.00	0.00	83.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	6	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Construction	9	16.00	6.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	9	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Landscaping	3	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Parking Lot with LID Features - Monterey County, Summer

3.2 Demolition - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9396	0.0000	0.9396	0.1423	0.0000	0.1423			0.0000			0.0000
Off-Road	1.7489	15.4154	15.0328	0.0242		0.8948	0.8948		0.8557	0.8557		2,329.5410	2,329.5410	0.4875		2,341.7293
Total	1.7489	15.4154	15.0328	0.0242	0.9396	0.8948	1.8344	0.1423	0.8557	0.9980		2,329.5410	2,329.5410	0.4875		2,341.7293

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0400	1.3266	0.2676	3.4200e-003	0.0724	6.7400e-003	0.0791	0.0198	6.4500e-003	0.0263		362.6472	362.6472	0.0136		362.9874
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1121	0.0926	0.9936	2.1100e-003	0.1889	1.7000e-003	0.1906	0.0501	1.5700e-003	0.0517		209.7879	209.7879	9.9900e-003		210.0377
Total	0.1521	1.4192	1.2611	5.5300e-003	0.2613	8.4400e-003	0.2698	0.0699	8.0200e-003	0.0780		572.4351	572.4351	0.0236		573.0251

Parking Lot with LID Features - Monterey County, Summer

3.2 Demolition - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.4228	0.0000	0.4228	0.0640	0.0000	0.0640			0.0000			0.0000
Off-Road	1.7489	15.4154	15.0328	0.0242		0.8948	0.8948		0.8557	0.8557	0.0000	2,329.5410	2,329.5410	0.4875		2,341.7293
Total	1.7489	15.4154	15.0328	0.0242	0.4228	0.8948	1.3176	0.0640	0.8557	0.9197	0.0000	2,329.5410	2,329.5410	0.4875		2,341.7293

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0400	1.3266	0.2676	3.4200e-003	0.0724	6.7400e-003	0.0791	0.0198	6.4500e-003	0.0263		362.6472	362.6472	0.0136		362.9874
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1121	0.0926	0.9936	2.1100e-003	0.1889	1.7000e-003	0.1906	0.0501	1.5700e-003	0.0517		209.7879	209.7879	9.9900e-003		210.0377
Total	0.1521	1.4192	1.2611	5.5300e-003	0.2613	8.4400e-003	0.2698	0.0699	8.0200e-003	0.0780		572.4351	572.4351	0.0236		573.0251

Parking Lot with LID Features - Monterey County, Summer

3.3 Site Preparation - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6893	0.0000	0.6893	0.0744	0.0000	0.0744			0.0000			0.0000
Off-Road	1.7330	19.9626	10.6909	0.0222		0.8622	0.8622		0.7946	0.7946		2,187.5503	2,187.5503	0.6794		2,204.5348
Total	1.7330	19.9626	10.6909	0.0222	0.6893	0.8622	1.5515	0.0744	0.7946	0.8691		2,187.5503	2,187.5503	0.6794		2,204.5348

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0634	0.0523	0.5616	1.1900e-003	0.1068	9.6000e-004	0.1078	0.0283	8.9000e-004	0.0292		118.5758	118.5758	5.6500e-003		118.7170
Total	0.0634	0.0523	0.5616	1.1900e-003	0.1068	9.6000e-004	0.1078	0.0283	8.9000e-004	0.0292		118.5758	118.5758	5.6500e-003		118.7170

Parking Lot with LID Features - Monterey County, Summer

3.3 Site Preparation - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3102	0.0000	0.3102	0.0335	0.0000	0.0335			0.0000			0.0000
Off-Road	1.7330	19.9626	10.6909	0.0222		0.8622	0.8622		0.7946	0.7946	0.0000	2,187.5503	2,187.5503	0.6794		2,204.5348
Total	1.7330	19.9626	10.6909	0.0222	0.3102	0.8622	1.1724	0.0335	0.7946	0.8281	0.0000	2,187.5503	2,187.5503	0.6794		2,204.5348

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0634	0.0523	0.5616	1.1900e-003	0.1068	9.6000e-004	0.1078	0.0283	8.9000e-004	0.0292		118.5758	118.5758	5.6500e-003		118.7170
Total	0.0634	0.0523	0.5616	1.1900e-003	0.1068	9.6000e-004	0.1078	0.0283	8.9000e-004	0.0292		118.5758	118.5758	5.6500e-003		118.7170

Parking Lot with LID Features - Monterey County, Summer

3.4 Grading - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.4421	0.0000	1.4421	0.4882	0.0000	0.4882			0.0000			0.0000
Off-Road	1.4430	12.4774	9.8957	0.0143		0.8529	0.8529		0.8030	0.8030		1,387.4869	1,387.4869	0.2932		1,394.8166
Total	1.4430	12.4774	9.8957	0.0143	1.4421	0.8529	2.2950	0.4882	0.8030	1.2913		1,387.4869	1,387.4869	0.2932		1,394.8166

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0146	0.0121	0.1296	2.8000e-004	47.6856	2.2000e-004	47.6858	4.7594	2.0000e-004	4.7596		27.3636	27.3636	1.3000e-003		27.3962
Total	0.0146	0.0121	0.1296	2.8000e-004	47.6856	2.2000e-004	47.6858	4.7594	2.0000e-004	4.7596		27.3636	27.3636	1.3000e-003		27.3962

Parking Lot with LID Features - Monterey County, Summer

3.4 Grading - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6489	0.0000	0.6489	0.2197	0.0000	0.2197			0.0000			0.0000
Off-Road	1.4430	12.4774	9.8957	0.0143		0.8529	0.8529		0.8030	0.8030	0.0000	1,387.4869	1,387.4869	0.2932		1,394.8166
Total	1.4430	12.4774	9.8957	0.0143	0.6489	0.8529	1.5019	0.2197	0.8030	1.0227	0.0000	1,387.4869	1,387.4869	0.2932		1,394.8166

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0146	0.0121	0.1296	2.8000e-004	29.1967	2.2000e-004	29.1969	2.9105	2.0000e-004	2.9107		27.3636	27.3636	1.3000e-003		27.3962
Total	0.0146	0.0121	0.1296	2.8000e-004	29.1967	2.2000e-004	29.1969	2.9105	2.0000e-004	2.9107		27.3636	27.3636	1.3000e-003		27.3962

Parking Lot with LID Features - Monterey County, Summer

3.5 Construction - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1515	12.2671	9.5933	0.0163		0.6969	0.6969		0.6412	0.6412		1,616.3425	1,616.3425	0.5114		1,629.1273
Total	1.1515	12.2671	9.5933	0.0163		0.6969	0.6969		0.6412	0.6412		1,616.3425	1,616.3425	0.5114		1,629.1273

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0326	0.8016	0.2208	1.7300e-003	32.2559	6.2600e-003	32.2621	3.2243	5.9900e-003	3.2302		182.1123	182.1123	8.6300e-003		182.3281
Worker	0.0780	0.0644	0.6912	1.4700e-003	127.2273	1.1800e-003	127.2285	12.7091	1.0900e-003	12.7102		145.9394	145.9394	6.9500e-003		146.1132
Total	0.1106	0.8660	0.9120	3.2000e-003	159.4832	7.4400e-003	159.4907	15.9334	7.0800e-003	15.9404		328.0517	328.0517	0.0156		328.4413

Parking Lot with LID Features - Monterey County, Summer

3.5 Construction - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1515	12.2671	9.5933	0.0163		0.6969	0.6969		0.6412	0.6412	0.0000	1,616.3425	1,616.3425	0.5114		1,629.1273
Total	1.1515	12.2671	9.5933	0.0163		0.6969	0.6969		0.6412	0.6412	0.0000	1,616.3425	1,616.3425	0.5114		1,629.1273

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0326	0.8016	0.2208	1.7300e-003	19.7587	6.2600e-003	19.7650	1.9745	5.9900e-003	1.9805		182.1123	182.1123	8.6300e-003		182.3281
Worker	0.0780	0.0644	0.6912	1.4700e-003	77.9236	1.1800e-003	77.9248	7.7787	1.0900e-003	7.7798		145.9394	145.9394	6.9500e-003		146.1132
Total	0.1106	0.8660	0.9120	3.2000e-003	97.6823	7.4400e-003	97.6898	9.7533	7.0800e-003	9.7604		328.0517	328.0517	0.0156		328.4413

Parking Lot with LID Features - Monterey County, Summer

3.6 Paving - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2589	11.2735	10.8143	0.0170		0.6592	0.6592		0.6237	0.6237		1,608.7566	1,608.7566	0.3897		1,618.5003
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2589	11.2735	10.8143	0.0170		0.6592	0.6592		0.6237	0.6237		1,608.7566	1,608.7566	0.3897		1,618.5003

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0390	0.0322	0.3456	7.3000e-004	0.0657	5.9000e-004	0.0663	0.0174	5.4000e-004	0.0180		72.9697	72.9697	3.4800e-003		73.0566
Total	0.0390	0.0322	0.3456	7.3000e-004	0.0657	5.9000e-004	0.0663	0.0174	5.4000e-004	0.0180		72.9697	72.9697	3.4800e-003		73.0566

Parking Lot with LID Features - Monterey County, Summer

3.6 Paving - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2589	11.2735	10.8143	0.0170		0.6592	0.6592		0.6237	0.6237	0.0000	1,608.7566	1,608.7566	0.3897		1,618.5002
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2589	11.2735	10.8143	0.0170		0.6592	0.6592		0.6237	0.6237	0.0000	1,608.7566	1,608.7566	0.3897		1,618.5002

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0390	0.0322	0.3456	7.3000e-004	0.0657	5.9000e-004	0.0663	0.0174	5.4000e-004	0.0180		72.9697	72.9697	3.4800e-003		73.0566
Total	0.0390	0.0322	0.3456	7.3000e-004	0.0657	5.9000e-004	0.0663	0.0174	5.4000e-004	0.0180		72.9697	72.9697	3.4800e-003		73.0566

Parking Lot with LID Features - Monterey County, Summer

3.7 Architectural Coating - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	8.1761					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
Total	8.4426	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0146	0.0121	0.1296	2.8000e-004	0.0246	2.2000e-004	0.0249	6.5400e-003	2.0000e-004	6.7400e-003		27.3636	27.3636	1.3000e-003		27.3962
Total	0.0146	0.0121	0.1296	2.8000e-004	0.0246	2.2000e-004	0.0249	6.5400e-003	2.0000e-004	6.7400e-003		27.3636	27.3636	1.3000e-003		27.3962

Parking Lot with LID Features - Monterey County, Summer

3.7 Architectural Coating - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	8.1761					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
Total	8.4426	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0146	0.0121	0.1296	2.8000e-004	0.0246	2.2000e-004	0.0249	6.5400e-003	2.0000e-004	6.7400e-003		27.3636	27.3636	1.3000e-003		27.3962
Total	0.0146	0.0121	0.1296	2.8000e-004	0.0246	2.2000e-004	0.0249	6.5400e-003	2.0000e-004	6.7400e-003		27.3636	27.3636	1.3000e-003		27.3962

Parking Lot with LID Features - Monterey County, Summer

3.8 Landscaping - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.2705					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.6019	5.2568	5.3137	7.6900e-003		0.3501	0.3501		0.3324	0.3324		748.9536	748.9536	0.1717		753.2458
Total	3.8724	5.2568	5.3137	7.6900e-003		0.3501	0.3501		0.3324	0.3324		748.9536	748.9536	0.1717		753.2458

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0146	0.0121	0.1296	2.8000e-004	0.0246	2.2000e-004	0.0249	6.5400e-003	2.0000e-004	6.7400e-003		27.3636	27.3636	1.3000e-003		27.3962
Total	0.0146	0.0121	0.1296	2.8000e-004	0.0246	2.2000e-004	0.0249	6.5400e-003	2.0000e-004	6.7400e-003		27.3636	27.3636	1.3000e-003		27.3962

Parking Lot with LID Features - Monterey County, Summer

3.8 Landscaping - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.2705					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.6019	5.2568	5.3137	7.6900e-003		0.3501	0.3501		0.3324	0.3324	0.0000	748.9536	748.9536	0.1717		753.2458
Total	3.8724	5.2568	5.3137	7.6900e-003		0.3501	0.3501		0.3324	0.3324	0.0000	748.9536	748.9536	0.1717		753.2458

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0146	0.0121	0.1296	2.8000e-004	0.0246	2.2000e-004	0.0249	6.5400e-003	2.0000e-004	6.7400e-003		27.3636	27.3636	1.3000e-003		27.3962
Total	0.0146	0.0121	0.1296	2.8000e-004	0.0246	2.2000e-004	0.0249	6.5400e-003	2.0000e-004	6.7400e-003		27.3636	27.3636	1.3000e-003		27.3962

4.0 Operational Detail - Mobile

Parking Lot with LID Features - Monterey County, Summer

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Non-Asphalt Surfaces	0.533135	0.030877	0.202665	0.141212	0.024955	0.006027	0.018072	0.025901	0.004150	0.002959	0.007890	0.001253	0.000905

Parking Lot with LID Features - Monterey County, Summer

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Parking Lot with LID Features - Monterey County, Summer

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

6.0 Area Detail**6.1 Mitigation Measures Area**

Parking Lot with LID Features - Monterey County, Summer

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0184	0.0000	9.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000		2.0000e-004	2.0000e-004	0.0000		2.1000e-004
Unmitigated	0.0184	0.0000	9.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000		2.0000e-004	2.0000e-004	0.0000		2.1000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	4.4800e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0139					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	9.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000		2.0000e-004	2.0000e-004	0.0000		2.1000e-004
Total	0.0184	0.0000	9.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000		2.0000e-004	2.0000e-004	0.0000		2.1000e-004

Parking Lot with LID Features - Monterey County, Summer

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	4.4800e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0139					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	9.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000		2.0000e-004	2.0000e-004	0.0000		2.1000e-004
Total	0.0184	0.0000	9.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000		2.0000e-004	2.0000e-004	0.0000		2.1000e-004

7.0 Water Detail**7.1 Mitigation Measures Water**

Use Reclaimed Water

8.0 Waste Detail**8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Parking Lot with LID Features - Monterey County, Summer

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

13. Appendix C- Soil Inventory Report from NRCS

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Monterey County, California

NcC—Narlon loamy fine sand, 2 to 9 percent slopes

Map Unit Setting

National map unit symbol: h958

Elevation: 20 to 800 feet

Mean annual precipitation: 14 to 18 inches

Mean annual air temperature: 57 to 59 degrees F

Frost-free period: 275 to 350 days

Farmland classification: Not prime farmland

Map Unit Composition

Narlon and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Narlon

Setting

Landform: Marine terraces

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Clayey marine deposits derived from sedimentary rock

Typical profile

H1 - 0 to 13 inches: loamy fine sand

H2 - 13 to 53 inches: clay

H3 - 53 to 57 inches: weathered bedrock

Properties and qualities

Slope: 2 to 9 percent

Depth to restrictive feature: About 13 inches to abrupt textural change; 53 inches to paralithic bedrock

Natural drainage class: Somewhat poorly drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Very low (about 1.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: D

Ecological site: CLAYPAN (R014XE028CA)

Hydric soil rating: Yes

Minor Components

Steeper slopes

Percent of map unit: 10 percent

Landform: Marine terraces

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

Tangair

Percent of map unit: 5 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Monterey County, California

Survey Area Data: Version 15, Sep 17, 2018