

**Environmental Assessment for the
Tidball Land Conveyance at
Fort Hunter Liggett, California**



Prepared for

Commander, Fort Hunter Liggett, California

Prepared by

US Army Corps of Engineers, Mobile District

With technical assistance from

Tetra Tech
Oakland, CA

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ENVIRONMENTAL ASSESSMENT ORGANIZATION

This environmental assessment (EA) addresses the proposed action to convey, to a State or local governmental entity, a 2.5-acre parcel at the southeast corner of Jolon Road and Lockwood-Jolon Road at Fort Hunter Liggett, California. It has been developed in accordance with the National Environmental Policy Act and implementing regulations issued by the Council on Environmental Quality (Title 40 of the *Code of Federal Regulations* [CFR] Parts 1500–1508) and the Army (32 CFR Part 651). Its purpose is to inform decision makers and the public of the likely environmental and socioeconomic consequences of the Preferred Alternative and other alternatives.

An ***EXECUTIVE SUMMARY*** briefly describes the proposed action, environmental and socioeconomic consequences, and mitigation measures.

SECTION 1.0: PURPOSE, NEED, AND SCOPE summarizes the purpose of and need for the proposed action and describes the scope of the environmental impact analysis process.

SECTION 2.0: PROPOSED ACTION AND ALTERNATIVES describes the proposed action to convey the 2.5-acre parcel at Fort Hunter Liggett and examines alternatives to implementing the proposed action, including a Preferred Alternative and a No Action Alternative.

SECTION 3.0: AFFECTED ENVIRONMENT AND CONSEQUENCES describes the existing environmental and socioeconomic setting at Fort Hunter Liggett and identifies potential effects of implementing the Preferred Alternative and the No Action Alternative.

SECTION 4.0: CONCLUSIONS summarizes the environmental and socioeconomic effects of implementing the Preferred Alternative and the No Action Alternative.

SECTION 5.0: REFERENCES AND PERSONS CONSULTED provides bibliographical information for cited sources and a listing of persons and agencies consulted during preparation of this EA.

SECTION 6.0: LIST OF PREPARERS identifies the persons who prepared the document.

SECTION 7.0: DISTRIBUTION LIST lists recipients of this EA.

An ***ACRONYMS AND ABBREVIATIONS*** list is at the end of the document.

ENVIRONMENTAL ASSESSMENT

LEAD AGENCY: US Army Garrison, Fort Hunter Liggett

TITLE OF PROPOSED ACTION: Conveyance of a 2.5-acre parcel at Fort Hunter Liggett, California

AFFECTED JURISDICTION: Fort Hunter Liggett, California

PREPARED BY: US Army Corps of Engineers, Mobile District

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ABSTRACT: This environmental assessment (EA) considers the proposed conveyance, to a State or local governmental entity, of a 2.5-acre parcel at the southeast corner of the intersection of Jolon Road and Lockwood-Jolon Road at Fort Hunter Liggett, California. The EA identifies, evaluates, and documents the effects of conveying this parcel to a State or local governmental entity. This is the Army's Preferred Alternative. A No Action Alternative is also evaluated. Implementation of the Preferred Alternative is not expected to result in significant environmental impacts, so preparation of an environmental impact statement is not required, and a finding of no significant impact (FNSI) will be published in accordance with Title 32 of the *Code of Federal Regulations* Part 651 (Environmental Effects of Army Actions) and the National Environmental Policy Act.

REVIEW COMMENT DEADLINE: The final EA and draft FNSI are available for review and comment for 30 days, beginning upon publication of a notice of availability. Copies of the EA and draft FNSI are available for review and comment at the following local libraries: Monterey County Free Libraries (King City and Buena Vista Branches), San Antonio School Library, and Fort Hunter Liggett Library. Comments on the EA and draft FNSI should be submitted to:

Directorate of Public Works Environmental Division (ATTN: Clark)
233 California Avenue
Fort Hunter Liggett, CA 93928-7090

Comments may be submitted by electronic mail to liz.r.clark@us.army.mil.

An electronic copy of the EA or FNSI can be requested by using this contact information or downloading from <http://www.liggett.army.mil/sites/dpw/environmental.asp>. Comments on the EA and draft FNSI should be submitted no later than 30 days after the publication of the notice of availability.

EXECUTIVE SUMMARY

ES.1 BACKGROUND

This environmental assessment (EA) evaluates the potential effects on the natural and human environment from the proposal to convey a 2.5-acre parcel at Fort Hunter Liggett, California to a State or local governmental entity. One building, the Tidball Store, is on this parcel. The store is owned by Monterey County, but the land under it belongs to the Army. Because it is not an Army-owned facility, the store is considered an encroachment on Army property.

ES.2 PURPOSE AND NEED

The purpose of the proposed action is to permanently resolve the encroachment of the Tidball Store on Army property at Fort Hunter Liggett. The proposed action is needed to relieve Fort Hunter Liggett of responsibilities related to property that it cannot use for military training and support activities because the store is there. It is the Army's policy to remove from its inventory land that it cannot use for mission-related purposes.

ES.3 PROPOSED ACTION

The Army proposes to convey 2.5 acres of land under and adjacent to the Tidball Store to a State or local governmental entity, permanently resolving the encroachment. The parcel to be conveyed abuts Jolon Road (Monterey County Road G14). This road provides access to the land and to the Tidball Store without requiring an easement onto Fort Hunter Liggett. Monterey County, owner of the historic Tidball Store, has shown interest in uniting the land and building and would be an appropriate receiver of the land. The Army would retain underground mineral and water rights and would provide controlled access to a nearby Fort Hunter Liggett water line.

Under the federal disposal process, the Department of Defense and other federal entities are given priority over non-federal entities to acquire federal real property should a need for such real property exist. Determination of the method of conveyance would include screening for interest in the following order: (i) screening for interest by another Department of Defense component, (ii) screening for interest by the United States Department of Agriculture in accordance with Public Law 108-324, (iii) screening for interest by other federal agencies, and (iv) McKinney-Vento Homeless Assistance Act screening. After screening, the Army would consider conveyance to a non-federal public entity, such as a State or local government.

If a federal entity chose to acquire the land, an EA would not be completed because the land would remain in federal ownership. The land is not likely to be attractive for McKinney-Vento Homeless Assistance Act uses because there are no federally-owned structures on the land and the site is 20 miles from the nearest town. Therefore, this EA limits the range of alternatives to conveyance of the property to a State or local governmental entity.

If the property is conveyed out of federal ownership, the Army would consult with the State Historic Preservation Office and United States Fish and Wildlife Service to avoid or minimize adverse impacts to the historic resources and federally-listed species on the land. Appropriate covenants would be included in the deed to ensure that future use of the property would not have an adverse impact on the Fort Hunter Liggett mission or training requirements.

ES.4 ALTERNATIVES

This EA examines the proposed action and a No Action Alternative. The proposed action described in [Section ES.3](#) is the Army's Preferred Alternative. The Preferred Alternative would achieve the purpose of and need for the proposed action. A No Action Alternative is also evaluated in detail in this EA. The No Action Alternative is prescribed by the Council on

Environmental Quality regulations to be the baseline against which the proposed action and alternatives are compared.

Four alternatives were considered but eliminated from detailed analysis. The Army considered removing the encroachment. Removing the encroachment would involve requiring the County to remove the building from the property. This action would be an adverse effect on a historic property listed in the National Register of Historic Places (Tidball Store), and would require consultation and mitigation by the Army under Section 106 of the National Historic Preservation Act. For these reasons the Army determined that removing the encroachment is not a feasible alternative and it is not evaluated in detail in the EA.

The Army considered leasing the 2.5-acre parcel to Monterey County or another entity. The Army determined that this option is not a feasible alternative because it would not permanently resolve the encroachment, so it wouldn't satisfy the purpose and need.

The Army considered transferring out of federal ownership a 1-acre parcel that was historically leased to Monterey County. This was not considered a feasible option because it would create a landlocked, non-federally owned parcel within Fort Hunter Liggett. Access from Jolon Road to the parcel and Monterey County's Tidball Store would require an easement on a Fort Hunter Liggett road used for military training activities. Creating a landlocked parcel is not a suitable alternative.

The Army considered purchasing the Tidball Store, but determined that this option is not feasible because Monterey County has not shown interest in selling the store, it is not economically feasible for the Army to use the store in its current condition, and it is not the Army's mission to acquire historic structures.

ES.5 ENVIRONMENTAL CONSEQUENCES

This EA evaluates potential short- and long-term effects on land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics (including environmental justice and protection of children), transportation, utilities, and hazardous and toxic substances.

In addition to Monterey County's Tidball Store, the land proposed to be transferred includes a portion of archaeological site CA-MNT-794H associated with the historic town of Jolon. Implementing the proposed action could have an adverse impact on cultural resources if the project site were transferred to a State or local governmental entity because that entity would not be subject to the historical resource protections of Section 106 of the National Historic Preservation Act. This impact would be reduced to minor adverse by developing adequate and legally-enforceable restrictions or conditions in consultation with the State Historic Preservation Office to ensure long-term preservation of the land and Tidball Store (collectively referred to as the "resource"). Implementing the No Action Alternative would have no effect on cultural resources.

Implementing the proposed action would have a minor adverse on biological resources. Transferring the project site to a State or local governmental entity would eliminate federal natural resource protections; however, Section 9 of the Endangered Species Act, that prohibits "take" of listed species, would still be applicable, and the State or local governmental entity could consult with the United States Fish and Wildlife Service under Section 10 of the Endangered Species Act if an action is likely to take a listed species, so the impact would be minor adverse. Implementing the No Action Alternative would have no effect on biological resources.

Implementing the proposed action or the No Action Alternative would have minor adverse or no effect on the remaining resources: land use, aesthetics and visual resources, air quality, noise,

geology and soils, water resources, socioeconomics, transportation, utilities, and hazardous and toxic substances.

For each resource area, the predicted effects from the Preferred Alternative and the No Action Alternative are summarized in [Table ES-1](#).

Mitigation measures would be implemented as part of the Preferred Alternative to ensure that adverse effects on cultural and biological resources are minimized or avoided. These measures are included in the impact analyses for these resources and in [Table ES-2](#).

ES.6 CONCLUSION

On the basis of the analysis in the EA, it has been determined that implementing the Preferred Alternative would have no significant adverse effects on the quality of human life or the natural environment, so preparation of an environmental impact statement is not required before implementing the Preferred Alternative.

Table ES-1
Summary of Potential Environmental and Socioeconomic Consequences

Environmental and Socioeconomic Effects		
Resource	Proposed Action (Preferred Alternative)	No Action Alternative
Land use	Minor adverse	No effect
Aesthetics and visual resources	No effect	No effect
Air quality	No effect	No effect
Noise	No effect	No effect
Geology and Soils	No effect	No effect
Water resources	No effect	No effect
Biological resources	Minor adverse	No effect
Cultural resources	Minor adverse	No effect
Socioeconomics	No effect	No effect
Transportation	Minor adverse	No effect
Utilities	No effect	No effect
Hazardous and toxic substances	Short-term no effect, long-term minor adverse	Short-term no effect, long-term minor adverse

Table ES-2
Mitigation Measures

Biological Resources

- The Army will consult with the United States Fish and Wildlife Service under Section 7 of the Endangered Species Act for the effects of the land transfer on federally-listed species. The Army will incorporate minimization measures developed through this consultation into the Proposed Action.

Cultural Resources

- Prior to transfer of the Tidball Parcel, Fort Hunter Liggett will consult with the State Historic Preservation Office and other interested parties and complete the Section 106 process.

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SECTION 1.0 PURPOSE, NEED, AND SCOPE

1.1 INTRODUCTION

The Tidball Store is owned by Monterey County and is on United States Army (Army) property at Fort Hunter Liggett, California (Figure 1-1) near the intersection of Jolon Road and Mission Road.

The Tidball Store is one of the only buildings still intact in the historic town of Jolon. The store was placed on the National Register of Historic Places (NRHP) in 1976. Figure 1-2 has photographs of the store and surrounding property.

The store's original adobe structure was built in 1868. The redwood framing of the two-story building was added to the adobe structure in 1890 by Captain Thomas Tidball. The store changed ownership several times and was eventually acquired by the Duck family in 1913. It was owned by the Duck family until 1978 when Ramona Duck Sutfin deeded it to the San Antonio Valley Historical Association that deeded it to Monterey County. The store has been owned by the County since then and is currently unoccupied. The County plans to maintain the structure but does not have a formal proposal for its reuse.

The land the store is on was purchased by William Randolph Hearst, Jr., along with much of the surrounding area, in the 1920s. In 1940, Hearst sold approximately 158,000 acres, including the project site, to the Army that established Fort Hunter Liggett.

The setting of the property includes the historic town of Jolon. The Tidball Store is 0.25 mile south of a Monterey County inholding with the ruins of the historic Dutton Hotel and 0.12 mile east of a private inholding containing historic St. Luke's Church.

The store is owned by Monterey County, but the land under it belongs to the Army. The Army leased a 1-acre parcel of land to Monterey County; however, the lease has expired. Currently, Monterey County has a Right-of-Entry agreement that allows it to maintain the store but prohibits any land-disturbance. The store is an encroachment on Army property because it is not an Army-owned facility.

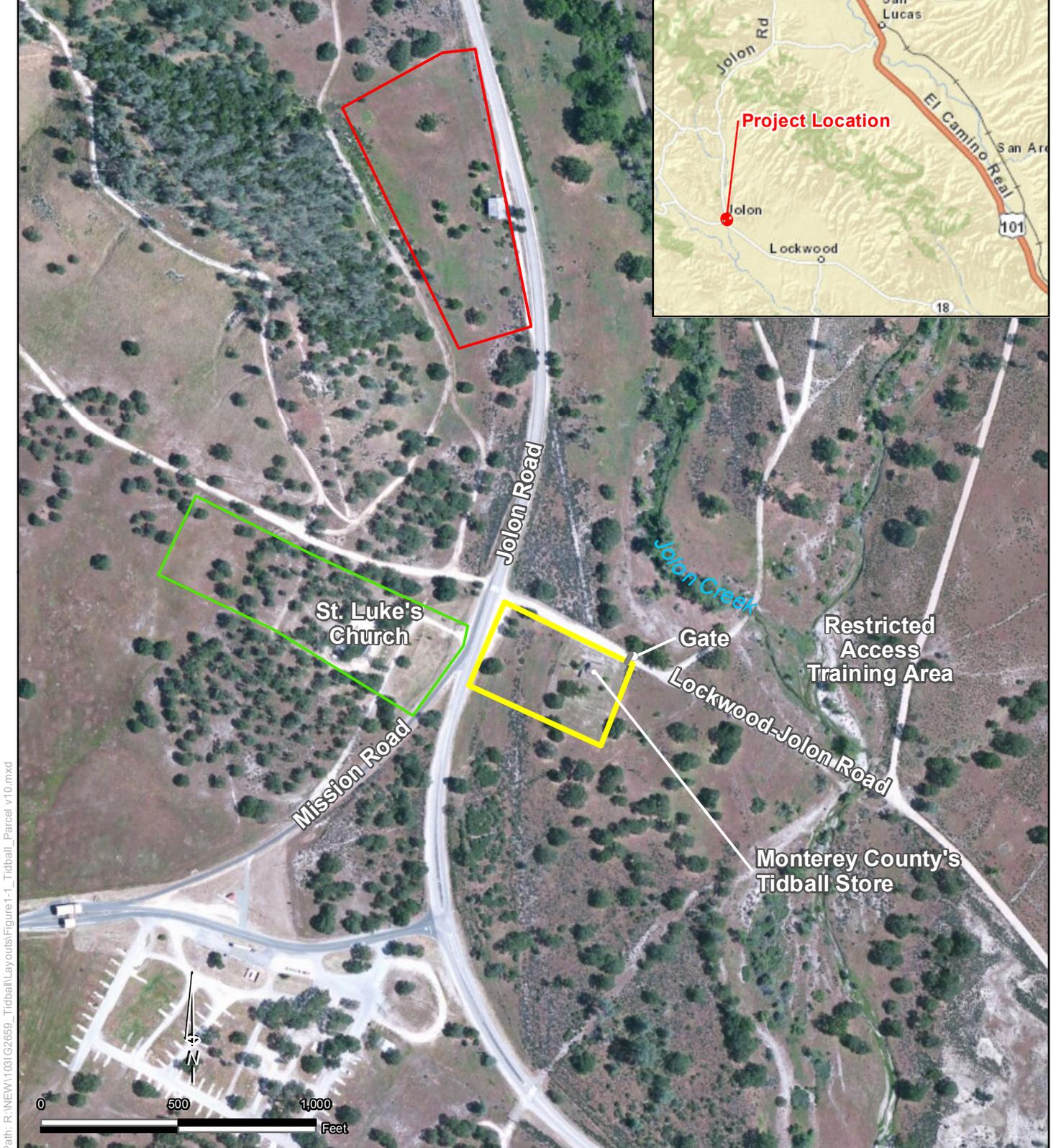
1.2 PURPOSE AND NEED

The purpose of the proposed action is to permanently resolve the encroachment of the Tidball Store on Army property at Fort Hunter Liggett. The proposed action is needed to relieve Fort Hunter Liggett of responsibilities related to property that it cannot use for military training and support activities because the store is there. It is the Army's policy to remove land it cannot use for mission-related purposes from its inventory.

1.3 SCOPE OF THE ANALYSIS

This environmental assessment (EA) was developed in accordance with the National Environmental Policy Act (NEPA) of 1969 and implementing regulations issued by the Council on Environmental Quality (CEQ) and the Army.¹

¹ CEQ Regulations for Implementing the Procedural Provisions of the NEPA, Title 40 of the Code of Federal Regulations (CFR), Parts 1500–1508, and Environmental Analysis of Army Actions, 32 CFR Part 651.



Path: R:\NEW\1031\G2859_Tidball\Layouts\Figure1-1_Tidball_Parcel v10.mxd

Site Map

Legend

- Project Site
- Monterey County's Dutton Hotel ruins and land boundary
- Saint Luke's Church and land boundary

Fort Hunter Liggett, California



Figure 1-1

Source: Aerial - Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community.



Tidball Store and surrounding land



Land between Jolon Road and Tidball Store with store in right background

Figure 1-2 Photographs of Tidball Store and Land

An interdisciplinary team of environmental scientists, biologists, ecologists, geologists, planners, economists, and archaeologists reviewed the proposed action in light of existing conditions and identified relevant beneficial and adverse effects associated with the proposed action and alternatives, including the No Action Alternative. The purpose of the EA is to inform Army decision makers and the public of the likely environmental consequences of resolving the encroachment.

1.4 PUBLIC INVOLVEMENT

The Army invites public participation in the NEPA process. Consideration of views and information from all interested parties promotes open communication and enables better decision-making. All agencies, organizations, and members of the public having a potential interest in the proposed action, including minority, low-income, disadvantaged, and Native American groups, are urged to participate in the decision-making process.

Army guidance provides direction for public participation in the NEPA process. If the EA concludes that the proposed action would not result in significant environmental effects, the Army may issue a draft finding of no significant impact (FNSI). The Army will allow 30 days for agencies and the public to submit comments on the EA or draft FNSI. After consideration of the comments, the Army may approve the FNSI and implement the Preferred Alternative.

If, during development of the EA, it is determined that significant effects would be likely, the Army will issue a notice of intent to prepare an environmental impact statement.

1.5 ENVIRONMENTAL LAWS AND REGULATIONS

Army decisions that affect environmental resources and conditions occur within the framework of numerous laws, regulations, and executive orders (EO). These include the Clean Air Act, Clean Water Act, Noise Control Act, Endangered Species Act (ESA), National Historic Preservation Act (NHPA), Archaeological Resources Protection Act, Resource Conservation and Recovery Act (RCRA), Energy Policy Act, Energy Independence and Security Act, and Toxic Substances Control Act (TSCA). EOs bearing on the proposed action include EO 11988 (*Floodplain Management*), EO 11990 (*Protection of Wetlands*), EO 12088 (*Federal Compliance with Pollution Control Standards*), EO 12580 (*Superfund Implementation*), EO 12898 (*Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations*), EO 13045 (*Protection of Children from Environmental Health Risks and Safety Risks*), EO 13175 (*Consultation and Coordination with Indian Tribal Governments*), EO 13186 (*Responsibilities of Federal Agencies to Protect Migratory Birds*), EO 13423 (*Strengthening Federal Environmental, Energy, and Transportation Management*), and EO 13514 (*Federal Leadership in Environmental, Energy, and Economic Performance*). Some of the authorities prescribe standards for compliance; others require specific planning and management actions to protect environmental values potentially affected by Army actions. When useful to better understanding, key provisions of these statutes and EOs are described in more detail in the text of the EA. The text of EOs can be accessed at <http://www.archives.gov/federal-register/executive-orders/>, and the text of public laws can be accessed at <http://www.archives.gov/federal-register/laws/>.

SECTION 2.0

PROPOSED ACTION AND ALTERNATIVES

2.1 INTRODUCTION

The Army proposes to permanently resolve the encroachment of the Tidball Store on Army property at Fort Hunter Liggett. The two alternatives evaluated in this EA are the No Action Alternative and the Army's Preferred Alternative, to convey a 2.5-acre parcel to a State or local governmental entity. This section discusses these alternatives and others considered but eliminated from detailed study.

2.2 NO ACTION ALTERNATIVE

CEQ regulations require the No Action Alternative as a baseline against which the impacts of the Preferred Alternative and other alternatives can be evaluated.

Under the No Action Alternative, the Army would not permanently resolve the encroachment of the Tidball Store on Army property at Fort Hunter Liggett. The store would continue to be owned by Monterey County and the land under it would continue to belong to the Army.

2.3 PREFERRED ALTERNATIVE

The Army proposes to convey 2.5 acres of land under and adjacent to the Tidball Store to a State or local governmental entity, permanently resolving the encroachment. The parcel to be conveyed abuts Jolon Road (Monterey County Road G14). The road provides access to the land and to the Tidball Store without requiring an easement onto Fort Hunter Liggett. Monterey County, owner of the historic Tidball Store, has shown interest in uniting the land and building and would be an appropriate receiver of the land. The Army would retain underground mineral and water rights and would provide controlled access to a nearby Fort Hunter Liggett water line.

Under the federal disposal process, the Department of Defense and other federal entities are given priority over non-federal entities to acquire federal real property should a need for such real property exist. Determination of the method of conveyance would include screening for interest in the following order: (i) screening for interest by another Department of Defense component, (ii) screening for interest by the United States Department of Agriculture in accordance with Public Law 108-324, (iii) screening for interest by other federal agencies, and (iv) McKinney-Vento Homeless Assistance Act screening. After screening, the Army would consider conveyance to a non-federal public entity, such as a State or local government.

If a federal entity chose to acquire the land, an EA would not be completed because the land would remain in federal ownership. The land is not likely to be attractive for McKinney-Vento Homeless Assistance Act uses because there are no federally owned structures on the land and the site is 20 miles from the nearest town. Therefore, this EA limits the range of alternatives to conveyance of the property to a State or local governmental entity.

If the property is conveyed out of federal ownership, the Army would consult with the State Historic Preservation Office and United States Fish and Wildlife Service to avoid or minimize adverse impacts to the historic resources and federally listed species on the land. Appropriate covenants would be included in the deed to ensure that future use of the property would not have an adverse impact on the Fort Hunter Liggett mission or training requirements.

2.4 ALTERNATIVES CONSIDERED BUT ELIMINATED FROM DETAILED STUDY

The Army considered removing the encroachment. Removing the encroachment would involve requiring the County to remove the building from the property. This action would be an adverse effect on a historic property listed in the NRHP, and would require consultation and mitigation by

the Army under Section 106 of the NHPA. For these reasons the Army determined that removing the encroachment is not a feasible alternative and it is not evaluated in detail in the EA.

The Army considered leasing the 2.5-acre parcel to Monterey County or another entity. The Army determined that this option is not a feasible alternative because it would not permanently resolve the encroachment.

The Army considered transferring out of federal ownership a 1-acre parcel that was historically leased to Monterey County. However, this was not considered a feasible option because it would create a landlocked non-federally owned parcel within Fort Hunter Liggett. Access from Jolon Road to the parcel and Monterey County's Tidball Store would require an easement on a Fort Hunter Liggett road used for military training activities. Creating a landlocked parcel is not a suitable alternative.

The Army considered purchasing the Tidball Store; however, the Army determined that this option is not feasible because Monterey County has not shown interest in selling the store, it is not economically feasible for the Army to use the store in its current condition, and it is not the Army's mission to acquire historic structures.

SECTION 3.0

AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

3.1 RESOURCES NOT EVALUATED IN DETAIL

Per CEQ regulations (40 CFR Part 1500), federal agencies are permitted to focus their NEPA analysis on those resource areas that could be affected and to omit discussions of resource areas that clearly would not be affected by a proposed action (see 40 CFR § 1501.7[a][3]). The following resources have been examined and determined not to warrant further consideration because implementing the proposed action would have no effect on them: aesthetics and visual resources, air quality, noise, geology and soils, water resources, socioeconomics and environmental justice, and utilities. A brief description of each resource and the rationale for a determination of no effect is provided in the remainder of this section.

3.1.1 Aesthetics and Visual Resources

The project site is minimally developed with one structure (Tidball Store), a windmill, a concrete marker for the historic town of Jolon, and a vertical wooden pole that was used to deliver electricity to the site. The project site is flat with no distinguishing landscape features.

The visual landscape in and around the project site is characterized as generally undeveloped, flat and undulating terrain that is mostly natural appearing with few alterations. With the exception of Jolon Road to the west and Lockwood-Jolon Road to the north, the lands immediately east and south of the project site are undeveloped, containing low-lying grasses and shrubs and scattered trees. Views to the west, south, and east are mostly flat and open consisting of a natural-appearing landscape. St. Luke's Church is visible to the west. Views to the north face grassy and wooded foothills. Background views in all directions are of undeveloped foothills and mountains. Sources of daytime and nighttime lighting on and around the project site are limited to St. Luke's Church to the west and several light utility poles along Jolon Road. There are no sources of light on the project site.

No effects on aesthetic resources would occur from implementing the Preferred Alternative or No Action Alternative because the Army would not alter the project site or the surrounding landscape.

3.1.2 Air Quality

Fort Hunter Liggett and Monterey County are in the North Central Coast Air Basin. In this air basin, the Monterey Bay Unified Air Pollution Control District (MBUAPCD) is the local regulatory agency and has the primary responsibility for ensuring that state and federal ambient air quality standards are achieved and maintained. Monterey County is designated as nonattainment for state ambient air quality standards for ozone and inhalable particulate matter (PM₁₀) and is designated in attainment for all other state and federal standards (MBUAPCD 2013). Section 176(c) of the Clean Air Act, also known as the General Conformity Rule, requires federal agencies to ensure that actions undertaken in nonattainment or maintenance areas are consistent with the Clean Air Act and the applicable State Implementation Plan.

The only source of air emissions at the project site is periodic mowing on the eastern portion of the site around the Tidball Store (the western portion of the site is generally not mowed). Mowing emits criteria air pollutants, hazardous air pollutants, and greenhouse gases from gasoline- or diesel-powered mowing equipment and fugitive dust from disturbed soil and vegetation.

The site's new owner would likely continue to periodically mow all or part of the site to control vegetation. Regardless of mowing frequency, air emissions would be similar to current conditions. Because the North Central Coast Air Basin is in attainment for all federal thresholds

the General Conformity Rule (40 CFR §93.153) does not apply. Since air emissions would not exceed the greenhouse gas threshold in the draft CEQ guidance and would not contribute to a violation of any federal, state, or local air regulation, there would be no effects on air quality from implementing the Preferred Alternative. There would be no effects because there would be no change in operations that would impact ambient air quality.

3.1.3 Noise

Noise is unwanted sound. Human response to noise is diverse and varies according to the noise source, the sensitivity and expectations of the noise receptor, the time of day, and the distance from the source to the receptor. Chapter 14 of AR 200-1, *Environmental Protection and Enhancement*, implements federal noise laws and outlines Army noise policy. The project site and surrounding land are generally undeveloped or minimally developed, so the average ambient noise level is expected to be similar to quiet suburban residential areas that generally do not exceed a 55 decibel day-night average sound level (United States Environmental Protection Agency [EPA] 1974).² The substantial noise sources nearest to the project site are the Hand Grenade Familiarization Course, approximately 0.6 mile southeast, and Schoonover Field, approximately 1 mile southwest (United States Army Reserve Command [USARC] 2010).

There would be no noise effects from implementing the Preferred Alternative or No Action Alternative because the existing noise environment would not be altered.

3.1.4 Geology and Soils

Geologic and soils resources include underlying geologic formations, surface soils and sediment, geomorphic features (e.g., river channels), earthquake faults and hazards, and the physical terrain and topography. Fort Hunter Liggett is in the northwest-trending Santa Lucia Mountain Range, in the Coast Range geomorphic province of California. The geology near the project site consists of Pleistocene alluvium (predominantly sand, with lesser amounts of gravel, silt, and clay) and Quaternary non marine terrace deposits. Under the Pleistocene and Quaternary alluvium is the Monterey formation, fractured shale bedrock with some siltstone and sandstone (Ahtna Engineering 2010; United States Geological Survey [USGS] 1958). The soil type at the project site is the Arroyo Seco gravelly sandy loam. Characteristics of this soil type include: well drained, moderately low runoff potential when saturated, unimpeded water transmission, and slopes ranging from 2 to 5 percent (US Department of Agriculture 1972).

Although there have not been many earthquakes at Fort Hunter Liggett, there is a possibility for a damaging earthquake because the Jolon, Nacimiento, and several other small faults are nearby. The installation's proximity to the San Andreas and Rinconada faults and other small faults warrants a Seismic Risk Zone II designation for potential earthquakes, resulting in moderate risk to people and structures (Army 2004). The Jolon fault is approximately 240 feet northeast of the project site (USGS 1958). The project site is not considered prime farmland.

No effects on geology, mineral resources, or prime farmland would occur from implementing the Preferred Alternative or No Action Alternative because no ground would be disturbed.

3.1.5 Water Resources

There are no surface water bodies on the project site. Jolon Creek, an ephemeral stream, is 300 feet northeast of the property (Figure 1-1). The Jolon-Lockwood and Mission-San Antonio

²The day-night average sound level is a noise measurement that is the 24-hour weighted average sound level, where a 10-decibel penalty is added to the nighttime sound levels (nighttime hours are defined as 2200 to 0700 hours).

groundwater basins underlie Fort Hunter Liggett, both of which supply potable water. The regional flow of groundwater is to the southeast following the geologic structure of the Coast Ranges (USARC 2010). Groundwater flow at the project site is likely to the east-southeast following the direction of flow of Jolon Creek. Depth to groundwater at the project site is unknown. The project site is not in a floodplain. The area around nearby Jolon Creek is designated as a Zone A floodplain by the Federal Emergency Management Agency (2009). There are no wetlands on or adjacent to the project site (Environmental Data Resources [EDR] 2013).

No effects on water resources are expected from implementing the Preferred Alternative or the No Action Alternative because existing conditions would not be altered.

3.1.6 Socioeconomics and Environmental Justice

Socioeconomics and environmental justice includes community characteristics, including population, housing, employment, and economic trends in the project area and compliance with EO 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations and EO 13045, Protection of Children from Environmental Health Risks and Safety Risks.

Implementing the Preferred Alternative or No Action Alternative would not alter community characteristics or environmental justice criterion so there would be no impacts on socioeconomic conditions, and no change in environmental or health effects on low-income or minority populations or children.

3.1.7 Utilities

No utilities are currently operating on the site. There are no stormwater improvements such as man-made drainages or catch basins. A potable water supply was initially provided by a windmill and a water tank until the 1940s, when the Army brought in water from a now defunct reservoir and installed associated plumbing infrastructure. The windmill remains but is not operating. In 1943, the Army brought electricity to the area by overhead transmission lines, and interior wiring was installed in the store over a period of years (Mellini and Seavey 1979). A 2013 geophysical survey using a pipe locator found six areas containing “several linear buried metal anomalies” that are possible subsurface utilities. The exact type of pipe and use are unknown (Ahtna Engineering 2013).

Under the Preferred Alternative, Fort Hunter Liggett would retain underground mineral and water rights and would provide controlled access to a nearby Fort Hunter Liggett water line. Although there is no reuse proposal for the project site, if the new land owner would like a potable water supply, they would not have the rights to drill a well on the project site and would have to access a nearby Fort Hunter Liggett water line. There would be no effects on utilities from implementing the Preferred Alternative or No Action Alternative because utility service is not provided at or planned for the project site.

3.2 RESOURCES EVALUATED IN DETAIL

3.2.1 Land Use

This section describes the effects of the Preferred Alternative and No Action Alternative on land use. Land use typically refers to the human use of the land for various purposes, including economic production, institutional uses, and natural resources conservation. Land use is frequently regulated by management plans, policies, zoning ordinances, and regulations that determine the types of uses allowable or that protect specially-designated resources or address environmentally sensitive issues. The region of influence (ROI) for land use includes land in and near the project site that could be affected by the Preferred Alternative.

3.2.1.1 Affected Environment

The project site is on Army property at Fort Hunter Liggett, California. Fort Hunter Liggett includes approximately 164,000 acres and is approximately 10 miles northwest of Lockwood, California and about 55 miles southeast of Monterey, California. Fort Hunter Liggett is bounded by the Los Padres National Forest and private lands to the north, Los Padres National Forest to the west, the Santa Lucia Mountains and privately owned agricultural and residential land to the east, and primarily agricultural land near the Monterey and San Luis Obispo County line to the south.

The project site contains portions of an archaeological site and one building, the Tidball Store. Site CA-MNT-794H contains the remains of the historic town of Jolon. It includes 1 acre of land associated with the Tidball Store and is listed on the NRHP. The Tidball Store is owned by Monterey County, but the land under it belongs to the Army. Historically, the Army leased a 1-acre parcel of land to Monterey County; however, the lease has expired. The store is currently unoccupied. The County plans to maintain the structure but does not have a proposal for its reuse. The Army does not currently use the project site. Due to the site's historic designation, visitors may view the site, but are prohibited from entering it.

The project site is within Fort Hunter Liggett's 120-acre Sensitive Resource Management Area (SRMA) 7 designated for the historic Jolon Town Site and Gil Adobe. Land use in this SRMA is limited to on-road vehicle travel for maintenance or surveys and foot traffic only for military training (Army 2013).

The project site is bordered by Jolon Road to the west and military training lands to the north, east and south. Military training lands are restricted to permitted and approved activities. On the west side of Jolon Road, St. Luke's Church is directly west of the project site, and Monterey County's Dutton Hotel ruins are 0.25-mile to the north. Military land uses west of Jolon Road include live-fire ranges, training sites, and an airfield (USARC 2010). At the intersection of Jolon and Mission Roads, approximately 0.25-mile to the southwest of the project site, there was a trailer park and gas station (closed in 1996); this area is currently used for military vehicle staging and driver training practice, and a temporary campground overflow area.

3.2.1.2 Environmental Consequences

Preferred Alternative

Although no changes in site use or operations are proposed, the proposed land transfer would result in a change in land use management direction. Any future impacts would depend on management prescriptions and regulations associated with the new landowner. Transferring the project site to a State or local governmental entity would no longer make it subject to federal management regulations and would likely fall under zoning regulations for Monterey County. Any future use by the new landowner would have to conform to the property's zoning, so impacts would be minor adverse.

No Action Alternative

No effects on land use would occur from implementing the No Action Alternative because no change in land management or operations of the project site would occur. Encroachment of the Tidball Store on Army property at Fort Hunter Liggett would continue. The store would continue to be owned by Monterey County and the land under it would continue to belong to the Army, which would be unable to use this land for mission-supported activities.

3.2.2 Biological Resources

This section describes the effects of the Preferred Alternative and No Action Alternative on biological resources. Biological resources include vegetation, wildlife, sensitive habitat, and special status species. For this analysis, the ROI includes lands in and near the project site that could be affected.

3.2.2.1 Affected Environment

Biological management at Fort Hunter Liggett is currently guided at a programmatic level by the installation's Integrated Natural Resources Management Plan (INRMP) (Army 2013) and a Programmatic Biological Opinion (United States Fish and Wildlife Service [USFWS] 2010) addressing federal threatened and endangered species.

Vegetation

The ROI contains primarily grasslands, composed of a mix of native and nonnative grasses, forbs, and large patches of yellow star thistle (*Centaurea solstitialis*) and California buckwheat (*Eriogonum fasciculatum*), with scattered shrubs and relatively large blue and valley oaks (*Quercus douglasii*, *Q. lobata*).

Wildlife

Species that could occur in the ROI include those that primarily use open and shrubby habitats. A variety of small mammals likely use the grassy areas and both nonnative and native birds, including migratory birds, likely nest in the trees. The Tidball Store provides potential swallow nesting locations.

Common bird species that could be at the site include western meadow lark (*Sturnella neglecta*), western scrub jay (*Aphelocoma californica*), California quail (*Callipepla californica*), mourning dove (*Zenaidura macroura*), turkey vulture (*Cathartes aura*), acorn woodpecker (*Melanerpes formicivorus*), and red-tailed hawk (*Buteo jamaicensis*) (Army 2013).

Common mammal species could include California ground squirrel (*Spermophilus beecheyi*), tule elk (*Cervus canadensis nannodes*), Columbian black-tailed deer (*Odocoileus hemionus columbianus*), American badger (*Taxidea taxus*), coyote (*Canis latrans*), raccoon (*Procyon lotor*), black-tailed jackrabbit (*Lepus californicus*), desert cottontail (*Sylvilagus audubonii*), deer mouse (*Peromyscus maniculatus*), pocket mouse (*Perognathus californicus*), and kangaroo rat (*Dipodomys* spp.) (Army 2013).

Sensitive Habitat

There are no sensitive habitats, including wetlands and vernal pools, in the ROI (Army 2013).

Special Status Species

Special status species are those listed by the federal or state government as threatened or endangered under applicable regulations, or species that are proposed for listing, candidates for listing, or state species of special concern, including birds protected under the Migratory Bird Treaty Act (most native bird species). Plants on the California Native Plant Society (CNPS) List 1 (threatened or endangered within California) or List 2 (may be threatened in California, but more common elsewhere) are considered to have special status.

Five species listed as threatened or endangered under the ESA have been documented on Fort Hunter Liggett (Army 2013):

- San Joaquin kit fox (*Vulpes macrotis mutica*),
- Arroyo toad (*Anaxyrus californicus*),

- Vernal pool fairy shrimp (*Branchinecta lynchi*),
- California condor (*Gymnogyps californianus*), and
- Purple amole (*Chlorogalum purpureum* var. *purpureum*).

The San Joaquin kit fox is the smallest canid (dog family) in North America. It was listed as endangered under the ESA in 1967. The species inhabits grasslands, scrublands, oak woodlands, and vernal pool areas in the California Central Valley floor and the interior coastal ranges. Potential habitat on the installation exists in portions of the San Antonio River Valley (cantonment and training areas [TA] 7, 10, 13, 16B, 22 and 25), and the Nacimiento River Valley (TAs 12, 15, 34 16, 19, 20, 21, 24, and 27) (Army 2013). The most recent kit fox sighting near Fort Hunter Liggett was in 2000 (California Department of Fish and Game 2012). Surveys are conducted on the installation at least twice a year. The ROI is in the potential habitat (TA 13). SRMAs designated on the installation for kit fox are SRMA 2 that includes 289 acres in TA 22 and SRMA 4 that includes 212 acres in TA 13E. The project site is in SRMA 7: Historic Jolon Town Site and Gil Adobe. Land use in this SRMA is limited to on-road vehicle travel for maintenance or surveys and foot traffic only for military training (Army 2013).

Arroyo toad was listed as endangered in 1994 and is classified as a species of concern by the State of California. This toad inhabits streams, and breeding habitat is present along the San Antonio River on the installation (Army 2013). Due to the lack of suitable upland or breeding habitat in the ROI, the potential for arroyo toads to be there is low.

Vernal pool fairy shrimp was listed as threatened in 1994, and it has been documented in vernal pools on the installation (Army 2013). There are no vernal pools within 0.25-mile of the project site, so the species is not expected to be there.

California condor was listed as endangered in 1967. Suitable habitat includes foothill rangeland and forest in remote areas where the birds can roost and nest in tall trees and on cliffs. No nesting habitat is known on the installation, but the species has been observed, and the area continues to provide suitable foraging areas with a forage base of carcasses from deer, elk, coyote, and other medium to large animals. Condors are very unlikely to nest in or use the ROI regularly. However, there is some potential for rare use of the ROI, especially when a carcass is present.

Purple amole was listed as threatened in 2000. This plant is a small perennial member of the lily family that flowers from April through June. Purple amole is known only from 15 occurrences almost entirely on Fort Hunter Liggett and Camp Roberts in Monterey and San Luis Obispo Counties in the Nacimiento and San Antonio River watersheds. On Fort Hunter Liggett, it occurs primarily in the San Antonio Valley in portions of the cantonment area and TAs 13, 16B, 22, and 25, with an additional small site in TA 24 in the Nacimiento Valley (Army 2013). The Army surveyed the Tidball Store property for purple amole on May 25, 2010, and December 13, 2012 (Colorado State University and Vernadero Group, Inc. 2012). No purple amole plants were observed.

Three additional federally-listed species have some potential to occur on the installation but have not been documented, and no suitable habitat exists in the ROI. Tiger salamander are present on Fort Hunter Liggett; however, those individuals are hybrids and thus are not part of the Central California distinct population (*Ambystoma californiense*), which is threatened. Least Bell's vireo (*Vireo bellii pusillus*) was last documented on Fort Hunter Liggett in 1988 (Roberson and Tenney 1993; Army 2013). California red-legged frog (*Rana draytonii*) was last documented on Fort Hunter Liggett in 1948 (Army 2013).

Although there is designated critical habitat near Fort Hunter Liggett (purple amole and vernal pool fairy shrimp), there is none on the installation or in the ROI (Army 2013; USFWS 2013).

3.2.2.2 Environmental Consequences

Preferred Alternative

The land transfer itself would not have any short-term effect on biological resources in the ROI, as there would be no changes in site use or operations. The land transfer would be subject to Section 7 ESA consultation for federally-listed species.

Transferring the project site to a State or local governmental entity would no longer make it subject to federal natural resources land management. This change in land management has the potential to have indirect minor adverse impacts on biological resources from the elimination of federal land management actions and protections. Specifically, there could be a reduction in protections for federally-listed species in the long-term and possibly reduced weed management that could allow additional spread of yellow star thistle. The property would not be subject to the INRMP (Army 2013), the Programmatic Biological Opinion (USFWS 2010), Section 7 ESA consultation, or federal conservation requirements.

If the land is transferred to a State or local governmental, any future actions involving the project site that could affect federal threatened or endangered species, most likely the San Joaquin kit fox, would not be subject to Section 7 ESA consultation. Section 9, prohibiting “take” of listed species, would still be applicable, and a State or local governmental entity could consult with USFWS under Section 10 if an action is likely to take a listed species. If the project site is transferred to a State or local governmental entity, appropriate covenants may be included in the deed to minimize the potential for future use of the property to result in adverse environmental impacts on biological resources, so adverse impacts would be minor.

No Action Alternative

If the No Action Alternative were implemented, there would be no changes in management of the project site and no impacts. The property would continue to be managed under the current INRMP (Army 2013) and Programmatic Biological Opinion (USFWS 2010). Any future actions involving the project site that could affect federal threatened or endangered species, most likely the San Joaquin kit fox, would be subject to Section 7 ESA consultation.

3.2.3 Cultural Resources

Cultural resources are historic properties (buildings, structures, districts, and landscapes, as defined by the NHPA), Native American sites, archaeological sites, districts, and objects that are eligible for or that are listed on the NRHP; cultural items, as defined in the Native American Graves Protection and Repatriation Act of 1990; Native American sites for which access is protected under the American Indian Religious Freedom Act of 1978; archaeological resources, as defined by the Archaeological Resources Protection Act of 1979 and Antiquities Act of 1906 and Army Regulation 200-1; and archaeological artifact collections and associated records, as defined by 36 CFR, Part 79.

Comprehensive management information and overview of the historical, archaeological, ethnographic, and architectural resources on the installation and the lands managed by the Army are found in the Fort Hunter Liggett Integrated Cultural Resources Management Plan (ICRMP) (USARC 2003). On behalf of the installation commander, the Cultural Resources Program staff has the primary responsibility for ensuring that the strategies and methods in identifying, consulting, evaluating, treating, reporting, and managing all historic properties are completed (USARC 2003).

The focus of this analysis and the following discussion is limited to the Area of Potential Effects for this action, which includes the project site, its setting, and the other historic properties near the project site.

3.2.3.1 Affected Environment

Overview

The town of Jolon was founded in the late 1870s on the route of the El Camino Real, the road that connected the Spanish Missions along the California coast. A Salinan village near the historic-period Jolon town site seems to have been the origin of the town's name. "Jolon" also is a Salinan Indian word believed to mean "Place of Meeting" from the Antoniaño or Jolon Salinan Indian language or alternatively as "Place of the Dead Oaks" (California State Military Department 2013). Following the 1849 Gold Rush, mining and farming homesteaders began settling in the San Antonio Valley. Gold deposits were found in the vicinity and there were several hundred mines in parts of the Santa Lucia Mountains and along Los Burros Creek. The Homestead Act of 1862 created incentives for settling by offering inexpensive or free land. With hundreds of settlers migrating into the area to mine or ranch, small towns including Jolon were established (Mellini and Seavey 1979).

In 1876, George Dutton and Captain Thomas T. Tidball purchased and expanded an existing adobe inn, which came to be known as the Dutton Hotel. In 1878, after a falling out with Dutton, Captain Tidball built a two-story frame structure Tidball Store/Hotel approximately one quarter mile south of the Dutton Hotel. The building incorporated an old adobe. The men became competitors in the development of Jolon and built saloons, blacksmith shops, a dance hall, a jail, outbuildings, and residences. The town's success was due to its location along transportation routes and relative proximity to the mines. During this time, most of the land surrounding Jolon remained in cattle ranching. Jolon's boom period began to fade in 1886 when the Southern Pacific Railroad bypassed Jolon and in 1896 when the main north/south road was rerouted east from the old El Camino Real (Mellini and Seavey 1979).

Tidball sold his business to the Ganoung brothers in 1900. In 1913, the Duck family acquired the entire business operation and operated the store and hotel until 1919. The family lived in the Tidball building off and on in ensuing years. After the Dutton Hotel closed in 1926, the family reopened the Duck Store and Hotel and operated it into the late 1940s, adding a gas station, beer garden and lunch counter. Except during the war, business was never substantial, but the store and hotel provided a convenient goods and services in a shrinking rural community. Ramona Duck Sutfin moved her businesses in 1948 and converted the downstairs to apartments that she rented to soldiers. In 1972, the building was damaged by fire. Mrs. Sutfin deeded the store to the San Antonio Valley Historical Association, which in turn deeded it to Monterey County in 1978. The building was listed in the NRHP in 1976 (Mellini and Seavey 1979).

The builder and various owners of the Tidball Store have never owned the land beneath it. After the war between the United States and Mexico (1846-1848), the Treaty of Guadalupe Hidalgo established that the property rights of the Mexicans under the land grant system would be respected. However, the process of proving Mexican land grant ownership was long and difficult and many Mexican landowners lost their land to American settlers and speculators. By 1875, all of the land grants on what is now Fort Hunter Liggett were claimed by American speculators (Johnston 2002).

During the mid-1920s, William Randolph Hearst began buying property in the San Antonio Valley. The northernmost portions of his vast landholdings in the area of Jolon were acquired in 1925. This included the town of Jolon and the Milpitas Ranch that surrounded Mission San Antonio de Padua. Ramona Duck Sutfin indicated that in 1932 the Hearst Corporation wanted to tear down the store and hotel, but that she contacted an associate of Hearst who agreed that she could remain on the land as long as she wanted. Much of the town however was razed after a large fire in 1929 and around the time of the sale of Hearst's northern ranch in 1940 to the Army (Mellini and Seavey 1979).

The Tidball Store and surrounding land have been investigated through the years and are recorded together as site CA-MNT-794H. Site CA-MNT-794H that includes the building and surrounding land, is referred to in this analysis as “the historic property.” The building is the main feature of the historic property and the reason for its nomination to the NRHP; however, the historic property also includes features and archaeological deposits in the surrounding land proposed for transfer (BioSystems Analysis, Inc. 1991).

Built Environment Resources

The Tidball Store is owned by Monterey County, but is on land owned by the Army. The store was listed in 1976 in the NRHP based on its long history and uses as a locally significant historic building. The structure incorporates the remains of an adobe “overnight house” built in 1868 by the Flint and Bixby Stage Company, and the exterior retains the appearance from its subsequent period of use as a store and hotel (Seavey 1975). The two-story frame structure has been partially restored and stabilized, but has not been used for decades. The building and surrounding land are fenced.

Other built environment resources near the project site include the ruins of the Dutton Hotel (CA-MNT-0693H) and Saint Luke’s Episcopal Church (CA-MNT-1081H/1561H). Both of these resources were listed in the NRHP in 1971 for their local significance. They are approximately one quarter mile north of the project site in the Jolon town site (BioSystems Analysis, Inc. 1991; Seavey 1975).

Archaeological Resources

Archaeological investigations of the project site include a pedestrian survey of the property in the early 1990s, recordation and mapping of surface features and deposits, and monitoring of trenching for utility lines and a geophysical survey. Given the extensive documented use of the site in the 19th and 20th centuries, the expected and recorded features and artifacts are from the historic era and include trash deposits and scatters of artifacts dating back at least to 1900 and an animal enclosure (BioSystems Analysis, Inc. 1991). A geophysical survey in 2013 (Ahtna Engineering, Inc. 2013) indicates the presence of many subsurface anomalies that are likely archaeological features that may hold information regarding the use of the site. No prehistoric resources have been recorded. According to the site record, an estimated 40 percent of the site surface was disturbed by vandalism, unauthorized collection or vehicle use to a possible depth of 39 inches in 1991 (BioSystems Analysis, Inc. 1991).

Native American or Traditional Cultural Properties

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

In past consultations at Fort Hunter Liggett, no Native American or traditional cultural properties have been identified in or adjacent to the Area of Potential Effects.

3.2.3.2 Environmental Consequences

In accordance with 36 CFR, Part 800, the implementing regulations for the NHPA, an adverse effect on cultural resources is found when the proposed action may alter, directly or indirectly, any of the characteristics of a historic property that qualify it for listing in the NRHP in a manner that would diminish the integrity of a property’s location, design, setting, materials, workmanship, feeling, or association. Adverse effects can include reasonably foreseeable effects caused by a proposed action that occur later or farther removed or that are cumulative.

Adverse effects on historic properties include:

- Physical destruction of or damage to all or part of the property;
- Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR, Part 68) and applicable guidelines;
- Removal of the property from its historic location;
- Change in the character of the property's use or of physical features in its setting that contribute to its historic significance;
- Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features; or
- Transfer, lease, or sale of a property out of federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

For this analysis, impacts on cultural resources are considered significant if the undertaking would result in an adverse effect on an historic property that is not resolved in compliance with the NHPA. Transfer of the land is a federal undertaking that could affect an historic property (CA-MNT-794H); portions of which are owned by the Army and are included in the transfer. The potential for effects on the other historic properties in the vicinity must also be considered and must include both the direct and indirect effects of an undertaking. Indirect effects are those that may occur at a point later in time but that can be reasonably predicted.

Fort Hunter Liggett will consult with the California State Historic Preservation Officer (SHPO) regarding effects determination and measures to avoid or minimize adverse effects.

Preferred Alternative

Under the Preferred Alternative, the Army would transfer 2.5 acres of land under and adjacent to the Tidball Store to a State or local governmental entity. Although the Tidball Store building is not owned by the Army, the store is a feature of a historic property on Army-owned and -controlled land and the land proposed for transfer includes archaeological features and deposits within the current boundaries of an historic property.

An adverse effect and a significant impact on an historic property would result from the transfer of the Army-owned and controlled land if there are not adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the historic significance of CA-MNT-794H. If the control of the historic property is transferred to a State or local governmental entity with such restrictions or conditions, there would be no adverse effect or significant impact. If adequate protections are in place, ownership and control of the historic property by a single entity would have a positive impact by allowing well-defined management of the historic property and facilitating its possible reuse and interpretation.

No direct or indirect impacts are anticipated to any other archaeological resources. No direct or indirect impacts are anticipated to the setting of the Dutton Hotel (CA-MNT-0693H) and Saint Luke's Episcopal Church (CA-MNT-1081H/1561H).

Fort Hunter Liggett will consult and coordinate with the SHPO and interested parties to resolve any adverse effect. It is anticipated that consultation with the SHPO will identify measures for ensuring that subsequent actions and uses of the parcel will take into account the significance of the historic property and avoid this adverse effect.

No adverse effects on Native American or traditional cultural resources are expected from implementing the Preferred Alternative. The project site contains no identified resources of significance to a Native American tribe or other contemporary group that may ascribe traditional cultural significance to the location.

There are currently no federally recognized tribes associated with Fort Hunter Liggett lands. Consultation will be conducted with the SHPO and interested parties, to include local non-federally recognized tribal members.

No Action Alternative

No direct effects on cultural resources are expected under the No Action Alternative. The portions of the historic property owned by the Army would continue to be managed with federal protections, and the land occupied by the Tidball Store building would remain under control of the Army. All Army actions affecting the parcel would conform to installation policies, the ICRMP, and the relevant regulatory frameworks.

3.2.4 Transportation

This section describes the effects of the Preferred Alternative and No Action Alternative on transportation. Transportation includes the road network on Fort Hunter Liggett, including all primary, secondary, and gravel roads. The Preferred Alternative would occur in a relatively remote area, and the ROI for transportation is the local and regional transportation system near the project site. Potential impacts to transportation include permanent and temporary road closures, detours, increased traffic density, increased travel time, and other disruptions to the transportation network in and around the ROI.

3.2.4.1 Affected Environment

Fort Hunter Liggett is in Monterey County in west-central California in a relatively remote area. It is approximately 70 miles southeast of the city of Monterey, 23 miles southwest of King City, and 12 miles west of Lockwood.

Transportation to, from, and within Fort Hunter Liggett is mainly by road networks. The majority of traffic on the road network is privately-owned and military vehicles, although a regional bus system serves commuters to Fort Hunter Liggett. There is no rail servicing Fort Hunter Liggett. Fort Hunter Liggett has an airstrip that serves military aircraft only. Regional airports are the Monterey Regional Airport, Mesa Del Rey Airport, Rancho San Simeon Airport, Paso Robles Municipal Airport, and some local airfields. The closest international airport is Mineta San Jose International Airport.

The major regional travel routes to Fort Hunter Liggett are US Highway 101 (US 101) and Highway 1. Primary access to Fort Hunter Liggett is from Jolon Road (County Road G14), connecting with US 101 near King City and again at Bradley, and secondarily by Nacimiento-Fergusson Road, originating at Highway 1 near the town of Lucia.

Fort Hunter Liggett has approximately 702 miles of maintained roads and tank trails (Army 2004). Route Tampa, Del Venturi Road, and Infantry Road are important links in the installation's roadway network.

The project site is bordered by Jolon Road and Mission Road to the west and Lockwood-Jolon Road to the north. Jolon Road is a public roadway, controlled and maintained by Monterey County, that runs north-south from King City and US 101 through Fort Hunter Liggett and into Lockwood, terminating at US 101 approximately 30 miles southeast of King City. Although Jolon Road is the primary route for traffic going into Fort Hunter Liggett, it is not controlled by

the installation. Jolon Road is used by recreators going to the San Antonio Reservoir, southeast of Fort Hunter Liggett.

Mission Road splits off from Jolon Road and runs northwest into Fort Hunter Liggett. It turns west before the cantonment entry gate at Route Tampa and does not go through the cantonment. Mission Road continues west and north around Fort Hunter Liggett where it turns into Mission Creek Road and then Milpitas Road.

Lockwood-Jolon Road is a natural-surface road accessing the training grounds east of the project site. This road is controlled and maintained by Fort Hunter Liggett and access east of the project site is restricted by a gate. The portion of this road between Jolon Road and the gate is used by recreators wishing to view the Tidball Store.

According to the 2010 Fort Hunter Liggett Comprehensive Traffic Engineering Study, traffic congestion at Fort Hunter Liggett is not a concern now or projected to 2017.³ The average daily traffic counts (total vehicles in 24-hours) on Jolon Road near the intersection with Mission Road range from 119 to 705 (Gannett Fleming 2010).

3.2.4.2 Environmental Consequences

Preferred Alternative

There is potential for a minor adverse effect to traffic patterns by changing the access location for the Tidball Store and the associated conveyed land. Under the Preferred Alternative, the parcel would abut Jolon Road allowing direct access to the Tidball Store. Access would no longer be provided by Lockwood-Jolon Road. Although there is no reuse proposal for the project site, this alternate access point may impact traffic speeds and patterns because vehicles coming from the north on Jolon Road, turning into the new access point, could momentarily slow other vehicles. Congregation of vehicles and people at the new access point from Jolon Road may also result in a reduced speed in this area. This would be a minor adverse impact because Jolon Road is a rural road with light traffic, so potential delays would be minor.

No Action Alternative

No effects on transportation would occur from implementing the No Action Alternative because there would be no increase in vehicular traffic patterns or density around the project site.

3.2.5 Hazardous and Toxic Substances

This section addresses the use, storage, transport, and disposal of hazardous and toxic substances. These substances are regulated at the federal, state, and local levels. For this analysis, the terms hazardous waste, hazardous materials, and toxic substances include those substances defined as hazardous by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), RCRA, and TSCA. In general, they include substances that, because of their quantity, concentration, or physical, chemical, or toxic characteristics, could present substantial danger to public health or welfare or the environment when released. The ROI for this analysis is the project site and areas within approximately 1 mile of the project site where a release of a hazardous or toxic substance could migrate to the project site.

³ Since this study was completed, modifications to the transportation infrastructure have been made that have altered traffic patterns in some areas of Fort Hunter Liggett, so the study findings may not be consistent with current traffic volumes at all locations. However, that study remains the most current source of information on installation traffic flow. The transportation infrastructure around the project site has not been altered since the study was completed.

3.2.5.1 Affected Environment

Fort Hunter Liggett manages hazardous and toxic substances in accordance with relevant regulations, Army Regulation 200-1: Environmental Protection and Enhancement, and installation-specific policies and management plans. These include a pollution prevention plan, hazardous waste minimization and management plans, installation action plan (that addresses remediation sites and military munitions response sites), and spill prevention and response plans (USARC 2010).

To identify areas on or near the project site where hazardous substances or petroleum products or their derivatives could have been stored, released, or disposed of, an environmental condition of property (ECP) report was prepared (United States Army Corps of Engineers [USACE] 2013). The ECP covers hazardous and toxic substances, as defined in CERCLA, RCRA, and TSCA, and other materials that could affect human health and safety and the environment, such as munitions and explosives of concern (MEC). The relevant findings of the ECP are summarized below. No other concerns regarding the use, storage, transport, or disposal of hazardous and toxic substances have been identified at the project site.

Remediation Sites

Thirty-four Installation Restoration Program sites and multiple Solid Waste Management Units have been identified at Fort Hunter Liggett; however, none of these sites or other environmental remediation sites are on or within a mile of the project site or are likely to affect the environmental condition of the project site (Fort Hunter Liggett 2013).

Munitions and Explosives of Concern

The project site is not part of a historical or active training range or impact area (Fort Hunter Liggett 2013). The project site was continuously occupied as a private residence from the time the Army acquired the land until the mid-1970s and has not been used for a military purpose since then. In an interview with Ramona Duck Sutfin, she stated that her son built a fence out of ammunition crates on the subject property, so MEC-related items that were used for household purposes may be present (Mellini and Seavey 1979). An active training range is adjacent to the project site to the east. A geophysical site survey in 2013 using ground-penetrating radar and a magnetometer concluded that while there were underground metallic anomalies, the absence of any surface evidence indicates MEC is not expected at the project site. While there is the potential for MEC to be found on a military installation and adjacent to an active training range, given the history of this property, the likelihood that MEC would be found at this site is highly unlikely.

Pesticides

No indication that pesticides were spilled or illegally applied was found during this investigation. Herbicides may have been applied at the project site; however, herbicides are not widely used at Fort Hunter Liggett and are rarely applied to undeveloped land (Moeller 2013).

Lead-Based Paint and Asbestos-Containing Materials

The Tidball Store was built before 1978, when the use of lead-based paint and asbestos-containing materials was common, and it is likely that they are present on and in the building. Paint chips were observed on soil around the building, so lead may have been released to soil from deteriorating paint. The gasoline used at the service station on the project site, beginning in 1926, would have contained lead. If gasoline was spilled or leaked, this could contribute to lead in soil. In April 2013, six soil samples were collected around the Tidball Store. The samples contained lead concentrations ranging from 64.1 milligrams per kilogram (mg/kg) to 662 mg/kg (Fruit Growers Laboratory 2013). The EPA Region 9 Regional Screening Levels for lead are 400 mg/kg for residential soil and 800 mg/kg for industrial soil (EPA 2013). Lead concentrations in

all samples were below the industrial soil screening level. One sample collected in front of the building exceeded the residential soil screening level.

Storage Tanks and Oil/Water Separators

An aboveground storage tank with an estimated capacity of 500 gallons was near the northwest corner of the Tidball Store but has been removed (National Park Service 1975). The tank may have contained gasoline, heating oil, or propane, or some combination of these. In an interview, Ramona Duck Sutfin stated that historically the store had electricity from a gasoline generator, a “gas”-powered refrigerator, used “oil” heaters, and that cooking fuel was provided by “LP gas,” which refers to liquefied petroleum gas, also known as propane (Mellini and Seavey 1979).

The Tidball Store was a Shell gasoline station from 1926 until an unknown date prior to the 1970s, when the store was vacated. In an interview with Ramona Duck Sutfin, she stated: “There was a 50 gallon drum from which gas was brought up and put into the cars by a funnel” (Mellini and Seavey 1979). No visible evidence of underground storage tanks (UST) such as a vent pipe or fill pipe was observed on the project site (USACE 2013). A geophysical site survey in July 2013 did not identify suspect USTs (Ahtna Engineering Services 2013).

Three USTs were at a gasoline station on adjacent property southwest of the project site, and near a trailer park. Each had a capacity of 8,000 gallons and contained gasoline. The USTs were installed in 1975 and removed in 1995 (EDR 2013; Fort Hunter Liggett 1995). Any leaks from these USTs would not be likely to migrate to the project site based on the assumed east to southeast direction of groundwater flow in the area.

Polychlorinated Biphenyls

The Tidball Store had electricity, so a polychlorinated biphenyl (PCB)-containing transformer may have been there at one time (Moeller 2013). No equipment that could contain PCBs was observed on the project site (USACE 2013). There is no indication that PCBs were released.

3.2.5.2 Environmental Consequences

Preferred Alternative

No short-term adverse effects to the environment would occur from implementing the Preferred Alternative because no physical actions (e.g., demolition, construction, excavation, etc.) that could introduce or disturb hazardous and toxic substances would occur. Deteriorating paint on the building could increase lead concentrations in soil over time, resulting in a long-term minor adverse impact.

No Action Alternative

No short-term adverse effects to the environment would occur from implementing the No Action Alternative because no physical actions (e.g., demolition, construction, excavation, etc.) that could disturb or introduce hazardous and toxic substances would occur. Deteriorating paint on the building could increase lead concentrations in soil over time, resulting in a long-term minor adverse impact.

3.3 CUMULATIVE EFFECTS

3.3.1 Cumulative Projects

CEQ regulations stipulate that the cumulative effects analysis in an EA should consider the potential environmental effects resulting from “the incremental impacts of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions” (40 CFR Part 1508.7). CEQ guidance in considering

cumulative effects affirms this requirement, stating that the first steps in assessing cumulative effects involve defining the scope of the other actions and their interrelationship with the proposed action. The scope must consider other projects that coincide with the location and timetable of the proposed action and other actions. Cumulative effects analyses must also evaluate the nature of interactions among these actions.

The ROI for cumulative projects is Fort Hunter Liggett and the immediate area surrounding the project site. The past, present, and reasonably foreseeable future projects are those in the ROI that have occurred in the recent past (within the last 2 years) and those planned for the near future (the next 5 years). The relevant projects were identified and their potential for cumulative effects was reviewed with respect to available information.

The majority of past, present, and reasonably foreseeable projects in the ROI occur in the cantonment of Fort Hunter Liggett. These projects include a variety of construction projects related to installation operations, logistics, Soldier training, and recreation. These projects would support future mission requirements and comply with Anti-Terrorism/Force Protection criteria. The total anticipated acreage impacted by all proposed cantonment area projects is approximately 250 acres (USARC 2010). Projects in the cantonment are approximately 3 to 4 miles northwest of the project site.

Fewer past, present, and reasonably foreseeable projects are outside the cantonment and in the range areas of Fort Hunter Liggett. These projects include new facility construction and additions to existing range facilities as well as renovations, repairs, and alterations to existing facilities. These projects would support future mission requirements and comply with Anti-Terrorism/Force Protection criteria and would not exceed 240 acres (USARC 2010). These projects would support Soldier training and include developing or upgrading urban operations training, long-distance firing familiarization, training areas, and tactical training base facilities. These projects are spread throughout Fort Hunter Liggett outside the cantonment (USARC 2010).

After conveyance of the project site, Monterey County is expected to periodically access the Tidball Store for maintenance and rehabilitation. Any other future use of the project site and Monterey County's Tidball Store after conveyance cannot be anticipated.

3.3.2 Cumulative Effects

Land Use

Other projects in the ROI would have minor adverse or no impact on land uses at Fort Hunter Liggett and would not substantively affect land uses in the ROI (Army 2007; CH2MHill 2012; USARC 2010; USACE 2012). The Preferred Alternative would not impact land use at the project site because no change in land use is proposed, so the Preferred Alternative would not contribute to cumulative impacts to land use in the ROI.

Biological Resources

Biological management at Fort Hunter Liggett is currently guided at a programmatic level by the installation's INRMP (Army 2013) and a Programmatic Biological Opinion (USFWS 2010) addressing federal threatened and endangered species. The current INRMP, implemented in 2013, includes a comprehensive natural resources management strategy for Fort Hunter Liggett. Implementing the INRMP is expected to improve environmental conditions at Fort Hunter Liggett, including biological resources. Long-term minor adverse cumulative impacts on biological resources are expected from other projects (Army 2007; CH2MHill 2012; USARC 2010; USACE 2012). The Preferred Alternative would have a negligible to minor adverse contribution to cumulative effects on biological resources, primarily from the potential for a

reduction in beneficial management actions and protections of sensitive resources such as the San Joaquin kit fox on the small parcel.

Cultural Resources

Effects on cultural resources could result from Army activities including construction and development projects. These would continue to be done in the context of federal regulatory frameworks, the ICRMP, and installation policies that would avoid or minimize adverse effects. There may be other regional projects within the context of state and local preservation procedures including California Environmental Quality Act, general plans, and local ordinances. Other project proponents in the region should research cultural and historic resources in their areas and site their projects to avoid known archaeological and architectural resources. These actions would minimize the incremental impacts and the cumulative impacts on cultural resources in the region. The Preferred Alternative would result in minor adverse effects on cultural resources and would make a minor contribution to cumulative minor adverse effects to cultural resources in the Fort Hunter Liggett area.

Transportation

Other projects in the ROI could have adverse impacts on the transportation network by increasing traffic. These impacts would be short-term, negligible to minor adverse and would not substantively affect traffic in the ROI (Army 2007; CH2MHill 2012; USARC 2010; USACE 2012). The Preferred Alternative would minor adverse effect to traffic patterns by changing the access location for the Tidball Store, and the Preferred Alternative would make a minor adverse contribution to cumulative impacts in the ROI.

Hazardous and Toxic Substances

Long-term minor adverse and beneficial cumulative impacts to or from hazardous and toxic substances are expected from other past, present, or reasonably foreseeable future projects at Fort Hunter Liggett (Army 2007; CH2MHill 2012; USARC 2010; USACE 2012). The cumulative projects in the ROI would potentially disturb or introduce hazardous and toxic substances at those project sites; however, these risks would be reduced by proper handling and disposal and regulatory compliance, resulting in minor adverse cumulative impacts. Redevelopment and rehabilitation of older structures would remove hazardous materials such as lead, asbestos and PCBs, resulting in minor beneficial cumulative impacts. The Preferred Alternative would make a minor adverse contribution to cumulative impacts on hazardous and toxic substances.

3.4 MITIGATION SUMMARY

Mitigation measures would be implemented as part of the Preferred Alternative to ensure that adverse effects on cultural and biological resources are minimized or avoided. These measures are included in the impact analyses for these resource sections and in [Table 3-1](#).

**Table 3-1
Mitigation Measures**

Biological Resources

- The Army will consult with the USFWS under Section 7 of the ESA for the effects of land transfer on federally-listed species. The Army will incorporate minimization measures developed through this consultation into the proposed action.

Cultural Resources

- Prior to transfer of the property, Fort Hunter Liggett will consult with the SHPO and other interested parties and complete the Section 106 process.
-

SECTION 4.0 CONCLUSIONS

This EA was prepared to evaluate the potential effects on the natural and human environment from the proposal to convey a 2.5-acre parcel to a State or local governmental entity at Fort Hunter Liggett, California. The EA examines the proposed action (Preferred Alternative) and a No Action Alternative. The No Action Alternative is prescribed by CEQ regulations to be the baseline against which the proposed action and alternatives are compared.

This EA evaluates potential long- and short-term effects on land use, aesthetic resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics (including environmental justice and protection of children), transportation, utilities, and hazardous and toxic substances.

In addition to Monterey County's Tidball Store, the land proposed to be transferred includes a portion of archaeological site CA-MNT-794H associated with the historic town of Jolon. Implementing the proposed action could have an adverse impact on cultural resources if the project site were transferred to a State or local governmental entity because that entity would not be subject to the historical resource protections of Section 106 of the NHPA. This impact would be reduced to minor adverse by developing adequate and legally-enforceable restrictions or conditions in consultation with the SHPO to ensure long-term preservation of the land and Tidball Store (collectively referred to as the "resource"). Implementing the No Action Alternative would have no effect on cultural resources.

Implementing the proposed action would have a minor adverse or no effect on biological resources. Transferring the project site to a State or local governmental entity would eliminate federal natural resource protections. ESA Section 9, prohibiting "take" of listed species, would still be applicable, and the State or local governmental entity could consult with USFWS under Section 10 if an action is likely to take a listed species, so the impact would be minor adverse. Implementing the No Action Alternative would have no effect on biological resources.

Implementing the proposed action would have a minor adverse or no effect on land use depending on the land management prescriptions of the new owner. Transferring the project site to a State or local governmental entity would eliminate federal land management prescriptions, but the site would be subject to Monterey County zoning regulations, so the impact would be minor adverse. Implementing the No Action Alternative would have no effect on land use.

Implementing the proposed action or the No Action Alternative would have no short-term effect on hazardous and toxic substances because no physical actions that could disturb or introduce these substances would occur. Deteriorating paint on the building could increase lead concentrations in soil, resulting in a long-term minor adverse impact.

Implementing the proposed action could have a minor adverse impact on transportation if a direct access point from Jolon Road was developed since turning vehicles would momentarily slow other vehicles. Jolon Road is a rural road with light traffic, so any delays would be minor. Implementing the No Action Alternative would have no effect on transportation.

Implementing the proposed action or the No Action Alternative would have no effect on the remaining resources: aesthetics and visual resources, air quality, noise, geology and soils, water resources, socioeconomics, or utilities.

For each resource, the predicted effects from the proposed action, identified as the Army's Preferred Alternative, and the No Action Alternative are summarized in [Table 4-1](#).

**Table 4-1
Summary of Potential Environmental and Socioeconomic Consequences**

Environmental and Socioeconomic Effects		
Resource	Proposed Action (Preferred Alternative)	No Action Alternative
Land use	Minor adverse	No effect
Aesthetics and visual resources	No effect	No effect
Air quality	No effect	No effect
Noise	No effect	No effect
Geology and soils	No effect	No effect
Water resources	No effect	No effect
Biological resources	Minor adverse	No effect
Cultural resources	Minor adverse	No effect
Socioeconomics	No effect	No effect
Transportation	Minor adverse	No effect
Utilities	No effect	No effect
Hazardous and toxic substances	Short-term no effect, long-term minor adverse	Short-term no effect, long-term minor adverse

Implementing the proposed action would not be expected to result in significant environmental or socioeconomic effects, so a FNSI would be appropriate, and an environmental impact statement need not be prepared before implementing the proposed action.

SECTION 5.0

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ACRONYMS AND ABBREVIATIONS

Army	United States Army
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CEQ	Council on Environmental Quality
CFR	Code of Federal Regulations
EA	Environmental assessment
ECP	Environmental condition of property
EDR	Environmental Data Resources, Inc.
EO	Executive order
EPA	United States Environmental Protection Agency
ESA	Endangered Species Act
FNSI	Finding of No Significant Impact
ICRMP	Integrated Cultural Resources Management Plan
MBUAPCD	Monterey Bay Unified Air Pollution Control District
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
PCB	Polychlorinated biphenyl
PM ₁₀	Inhalable particulate matter
RCRA	Resource Conservation and Recovery Act
ROI	Region of influence
SHPO	State Historic Preservation Officer
TA	Training area
TSCA	Toxic Substances Control Act
USACE	United States Army Corps of Engineers
USARC	United States Army Reserve Command
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground storage tank