

DRAFT
FINDING OF NO SIGNIFICANT IMPACT (FNSI)
FOR A
ENVIRONMENTAL ASSESSMENT ADDRESSING
CANTONMENT AREA MASTER PLANNING AT FORT HUNTER LIGGETT, CALIFORNIA

Introduction

Fort Hunter Liggett (FHL) has prepared an Environmental Assessment (EA) that addresses the proposal to implement the FHL Real Property Master Plan (RPMP), a master planning document that provides a strategy for guiding future development of the installation's cantonment area as projects are identified and designed. The FHL RPMP includes the Installation Design Guide, Installation Development Plan (based on three Area Development Plans), Capital Investment Strategy, and RPMP Digest.

This EA analyzes the potential impacts of implementing the FHL RPMP, which would guide the siting and design of future projects. Environmental impacts of construction and operation of individual projects and overall development areas were addressed in the *Final Environmental Assessment Addressing Installation Development and Training (IDTEA) at Fort Hunter Liggett, California*. Future projects not addressed in the 2010 IDTEA were addressed in associated supplemental documents or will be addressed in separate National Environmental Policy Act documentation as those projects are identified.

1. Description of Proposed Action and Alternatives

Proposed Action

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

Upon completion of the Framework Plan, FHL began work on the Installation Development Plan by completing network plans (i.e., regulating plans, illustrative plans, and implementation plans) for each district's Area Development Plan. The combination of each district's individual Area Development Plans created overall cantonment area network plans (i.e., Regulating Plan, Illustrative Plan, Transportation Network Plan, Tactical Vehicle Route Plan, Commercial Vehicle Route Plan, Street Tree Plan, Emergency Access Plan, Parking Plan, and Parks and Quads Plan) to be included in the Installation Development Plan. As part of the master planning process, FHL developed cantonment area planning standards for buildings, transportation, landscapes, and interior spaces that are presented in the FHL Installation Design Guide. All new projects in the cantonment area will be developed in accordance with the Regulating Plan and building envelope standards as presented in the Installation Design Guide. The Capital Investment Strategy was developed as the prioritized, phased plan that identifies the strategy to meet future facility

allowances and to support mission requirements. The RPMP Digest is a summary of the FHL RPMP and the entire master planning process.

Alternatives Considered

In addition to the Proposed Action, the U.S. Army Reserve Command (USARC) analyzed a No Action Alternative. Under the No Action Alternative, FHL would not implement the Proposed Action and thereby would not implement the FHL RPMP. Taking no action would not comply with the need for the action, which is to meet FHL's current and future mission requirements and national security objectives while also satisfying the FHL planning vision to create a flexible training environment surrounding an attractive small town with walkable main streets and a usable town square, where soldiers, civilians, and their families can enjoy living and working. The No Action Alternative would preclude the use of the installation master planning process to identify, site, and prioritize projects in a manner that would rectify and prevent FHL planning issues in the cantonment area. FHL would continue to implement projects on an individual, immediate needs basis that does not consider the project's contribution to meeting the planning goals of the cantonment area, or its effect on future, long-term planning. Under the No Action Alternative, an ad hoc approach to development of the cantonment area would continue.

2. Environmental Analysis

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

Implementation of the Proposed Action will not affect cultural resources (archaeological resources or resources of traditional, religious, or cultural significance to Native American Tribes). Long-term, beneficial effects on noise, land use, air quality, water resources, biological resources, threatened and endangered species, infrastructure, traffic and transportation, hazardous materials and waste, and health and safety will be expected. Resources that could be adversely affected by the Proposed Action include geological resources, water resources, biological resources, threatened and endangered species, cultural resources (historic buildings), infrastructure, and hazardous materials and waste. In all instances, effects on these resources are expected to be negligible to minor in significance. Siting of new facilities in the cantonment area could result in adverse impacts on arroyo toad and vernal pool fairy shrimp. Common best management practices (BMPs) and minimization measures are included as part of the action of implementing the FHL RPMP as project design features. Use of these design features and selective siting identified in the RPMP, along with other BMPs identified in FHL's Storm Water Pollution Prevention Plan, Spill Prevention, Control, and Countermeasures Plan, and other management plans, will help minimize effects on surface and groundwater resources, including wetlands and vernal pools. Implementation of the No Action Alternative would not result in a change in how the cantonment area is developed; therefore, development would occur in an ad hoc fashion and specific projects would not be sited and designed to reduce adverse effects associated with their construction and operation as was analyzed in the 2010 IDTEA. While the No Action Alternative would result in associated adverse effects, no significant direct or indirect effects would occur.

Mitigation

Some mitigation measures and BMPs will be implemented to ensure that potentially significant effects be reduced to less-than-significant levels. Procedures identified to minimize any impacts are identified in the EA and are summarized as follows:

- Future development will not be sited on identified hazardous materials contamination sites without appropriate planning to protect human health and prevent pollutant migration.
- FHL will comply with the terms and conditions of the Programmatic Biological Opinion for FHL issued by the USFWS in 2007, or as revised. The San Antonio River and other waterways will be protected from adverse effects on storm water runoff from the cantonment area and other development sites to the maximum extent feasible. This will be achieved through continued compliance with the Clean Water Act, and Energy Independence and Security Act Section 438 to address hydrology. As appropriate, FHL will include storm water catchments, permeable pavement, oil/water separators, or other applicable technologies in the design of new development, and would review existing development sites for feasibility of adding these technologies. The riverine monitoring program will be continued for the San Antonio and Nacimiento Rivers to monitor sites from each river on a quarterly basis for water quality parameters, such as pH, dissolved oxygen, and other measures.
- Storm water compliance will be included as an Environmental Management Action Plan as part of the federally mandated Environmental Management System to document and monitor success criteria. FHL will develop and implement an installation policy and standard operating procedure outlining installation procedures and responsibilities to comply with storm water requirements.

3. Regulations

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

4. Commitment to Implementation

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

5. Public Review and Comment

The EA and Draft FNSI were available for public review and comment for 30 days following publication of the Notice of Availability. Review locations were listed in the Notice of Availability. The EA and Draft FNSI were also available at the following Web site: <http://www.liggett.army.mil/sites/dpw/environmental.asp>. Copies could be obtained by mail, and written comments for FHL could be submitted by mail to Liz Clark, Fort Hunter Liggett Environmental Office, 233 California Avenue, Fort Hunter Liggett, CA 93928-7090, or by email to elizabeth.r.clark14.civ@mail.mil.

FHL conducted two public open houses at the Fort Hunter Liggett Hacienda and the San Antonio Valley Community Center-Lockwood to provide information on the Proposed Action.

6. Finding of No Significant Impact

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

DONNA R. WILLIAMS
Colonel, U.S. Army
Commanding

Date