

Finding of No Significant Impact Tidball Land Conveyance at Fort Hunter Liggett, California

Pursuant to the Council on Environmental Quality (CEQ) Regulations (Title 40 of the *Code of Federal Regulations* [CFR] Parts 1500–1508) for implementing the procedural provisions of the National Environmental Policy Act (Title 42 of the *United States Code* 4321 *et seq.*) and 32 CFR Part 651 (Environmental Analysis of Army Actions), Fort Hunter Liggett conducted an environmental assessment (EA) of the potential environmental and socioeconomic effects associated with conveying a 2.5-acre parcel at Fort Hunter Liggett to a State or local governmental entity.

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). 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) by another Department of Defense component, (ii) screening for interest by the 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 result in an adverse impact to the Fort Hunter Liggett mission or training requirements.

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.

Alternatives Considered

Four alternatives to the proposed action 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

FNSI were 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 were directed to: Directorate of Public Works Environmental Division (ATTN: Clark), 233 California Avenue, Fort Hunter Liggett, CA 93928-7090, or by electronic mail to liz.r.clark@us.mail.mil. An electronic copy of the EA and FNSI was available at <http://www.liggett.army.mil/sites/dpw/environmental.asp>.

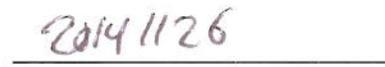
Two comments were received. Dr. Robert L. Hoover, Archaeologist, agreed with the proposed action and noted that the Army should consult with the State Historic Preservation Office as required by Section 106 of the NHPA. The Monterey Bay Unified Air Pollution Control District reviewed the documents and had no comments.

Conclusions

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



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Commanding
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Date