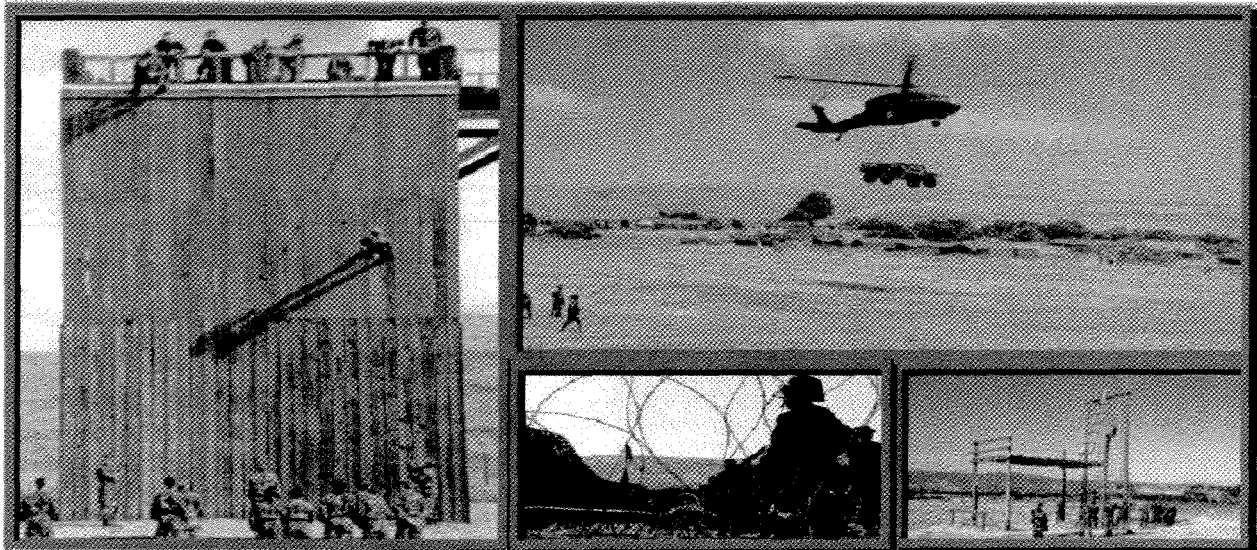


RECORD OF DECISION
FOR THE REAL PROPERTY MASTER PLAN AND REAL PROPERTY EXCHANGE
AT
UNITED STATES ARMY GARRISON CAMP PARKS, CALIFORNIA

October, 2009



DEPARTMENT OF THE ARMY
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RECORD OF DECISION (ROD) FOR THE REAL PROPERTY MASTER PLAN AND REAL PROPERTY EXCHANGE AT UNITED STATES ARMY GARRISON CAMP PARKS

Executive Summary: As the Army's Executive Director of the Installation Management Command (IMCOM), I have reviewed the Final Environmental Impact Statement (FEIS) for the implementation of the Real Property Master Plan and Real Property Exchange at U.S. Army Garrison Camp Parks, Dublin, California. The FEIS adequately addresses the potential environmental and socio-economic impacts of the Army's proposed future as part of a Real Property Master Plan (RPMP) at Camp Parks. The FEIS, published on August 21, 2009, is incorporated by reference in this ROD. This ROD explains that the Army will proceed with its Proposed Action, identified as the Preferred Alternative in the FEIS, to redevelop the northern Cantonment Area according to the RPMP and exchange the southern Cantonment Area. The proposed action involves the implementation of the RPMP, which includes approximately 1.3 million square feet of new buildings/structures and approximately 370,000 square feet of parking area. Under this redevelopment plan, approximately 180 acres (171.5 acres of U.S. Army and 8.5 acres of the National Aeronautics and Space Administration (NASA) owned land), located in the southern portion of the cantonment area, would be exchanged outside of Federal ownership. The Army's Preferred Alternative is to implement the RPMP, including the land exchange. This is a necessary action due to the antiquated facilities and infrastructure located at Camp Parks that requires reconstruction and modernization.

1.0 BACKGROUND

The need for redevelopment of Camp Parks was recognized as early as 1980, and more intensive efforts toward planning for this redevelopment were initiated in the late 1990s. Early master planning and National Environmental Policy Act (NEPA) documents associated with this process were never released to the public because redevelopment plans continued to change. To capture the most current redevelopment plans, the Installation Management Agency-Army Reserve Office (IMA-ARO) and Camp Parks prepared a new RPMP in November 2002, which was further revised through May 2004. The RPMP develops and describes an approach to modernizing the Camp Parks Cantonment Area, as well as a small portion of the Training Area. Key aspects of the RPMP are to consolidate similar land uses in defined areas that are

arranged so that adjacent uses are compatible with each other. Implementation of the RPMP is the focus of this ROD.

Camp Parks is a 2,478-acre military installation located in Dublin, California, approximately 40 miles southeast of San Francisco in the Livermore-Amador Valley of Alameda and Contra Costa Counties. Camp Parks is the most accessible and economical training area for an estimated 250 reserve component units and 20,000 reservists in northern California, including the Army Reserve; Army National Guard; active Army; and active and reserve units of the Air Force, Navy, and Marine Corps. Other Federal, state, and local agencies and groups also use the installation. Redevelopment would enable Camp Parks to fulfill its mandate and mission to provide exceptional training and modern facilities for soldiers.

To evaluate environmental impacts associated with implementing the RPMP, an Environmental Assessment (EA) was initially prepared. The 2003 Draft EA revealed a need for more detailed environmental review to assess the potential for significant impacts. Specifically, the Proposed Action could have potential significant impacts on:

- Air quality (through increased emissions of carbon monoxide [CO])
- Special status species or their habitats that occur or might occur in the Cantonment Area since they are known in the Training Area
- Land use (by effecting major changes)
- Local services including schools and transportation (if development of family housing were rapid)
- Transportation (by rerouting traffic into and from Camp Parks and also by increasing traffic volume with additional people).

A Finding of No Significant Impact (FNSI) could not be signed for the EA because of these potentially significant impacts. Rather, a Notice of Intent (NOI) to prepare an Environmental Impact Statement (EIS) was published on November 18, 2003 (Federal Register 68 (222):65044). In preparation for the EIS, more information was obtained for the resources potentially incurring significant impacts. In particular, air quality and transportation projections were modeled; field surveys were conducted on wetlands, sensitive species, and cultural

resources; hazardous waste sites were further studied and remediated; and the Proposed Action was further revised. In addition, coordination with the City of Dublin was expanded because under the Proposed Action, the redevelopment of Camp Parks will include the exchange of land into the purview of the City of Dublin's zoning rules. The FEIS and this ROD comply with the requirements contained in the Council on Environmental Quality (CEQ) regulations that implement the National Environmental Policy Act (NEPA) (40 CFR Parts 1500-1508) and the Army NEPA implementing procedures 32 CFR Part 651 (Environmental Analysis of Army Actions).

2.0 PROPOSED ACTION

The Proposed Action is implementation of the RPMP. Under the Proposed Action, redevelopment of the Cantonment Area will provide more modern and better-organized facilities.

The components of the RPMP were developed after consideration of existing facility tabulation, a real property utilization survey, an installation design guide, a utilities investigation, and a land use plan, all of which characterize the existing situation at Camp Parks. Facility needs were also based in part on extrapolations from data on projected growth in the population that uses Camp Parks. The Proposed Action anticipates a population increase at build-out of 11 percent for daily personnel (from 920 to 1,020 people), the average daily use of the installation from Army stationing and full-time units/staff, and 85 percent for total of assigned personnel (from 2,297 to 4,242 people), the total amount of Army stationing and full-time units/staff assigned to Camp Parks. The total assigned personnel is projected to increase by 1,945 people by 2012.

The three most concrete components of the RPMP are the following:

- A Future Land Use Plan with proposed land use categories
- A Site Development Plan with proposed facilities
- An exchange parcel to be developed

The RPMP does not allocate specific actions or facilities to a particular timeframe. Rather, execution goals and objectives that provide guidance for a systematic and orderly future implementation program are presented. This guidance encourages the efficient use of space and money for new construction and establishes a sequence of steps, such as the following,

that will lead effectively toward plan implementation with minimal disruption to Camp Parks operations.

- Environmental cleanup and restoration will need to be coordinated with appropriate regulatory agencies to deal with any contamination issues on lands to be developed or exchanged. Prior to transfer of the southern Cantonment area, the Army would clean up the site to industrial standards.
- Facilities currently being used in the southern Cantonment Area will need to be replaced within the northern Cantonment Area prior to exchange of the 180 acres, which would then become a development called Dublin Crossing.
- The Dublin Crossing exchange will need to be completed to allow substantial construction and development efforts in the northern Cantonment Area. A staged exchange or exchange of only part of the land could delay or diminish full implementation of the RPMP.

The components of the Proposed Action are further discussed for three geographic areas: the northern Cantonment Area, the land exchange proposal in the southern Cantonment Area, and the Training Area.

2.1 Northern Cantonment Area

The RPMP provides for more efficient use of the northern Cantonment Area, reduces or eliminates land use conflicts, and supports efficient utility, transportation, and facility networks to sustain Camp Parks' first-class training activities. Inclusion of a campus-style operations and training center to consolidate these compatible operations and aggregation of other land uses into functional districts will reduce land use conflicts within Camp Parks and between the post and adjacent lands.

Under the Proposed Action, the Future Land Use Plan and the Site Development Plan will both be implemented in the northern Cantonment Area. However, the size of the northern Cantonment Area, which is currently 317 acres, will increase to 362 acres. Development of the redefined northern Cantonment Area according to the RPMP will result in a more dense spacing of buildings than currently exists. About 90 percent of the roadway that will service these new buildings will be existing roads that will be resurfaced and have curb and gutter added. The

other 10 percent of the roadway proposed in the RPMP will be new construction to extend Camp Parks Boulevard from Dublin Boulevard to Amador Valley Boulevard. New utilities to service the new buildings will generally be laid in the same trenches that contain existing utilities, except for service laterals between the main utility lines and individual buildings. The land use categories and building locations planned for the northern Cantonment Area are discussed in more detail below.

Land Use Categories—Northern Cantonment Area. The Future Land Use Plan establishes areas where specified types of land uses would occur within the northern Cantonment Area. Implementation of the plan would enable the rapid and extensive rebuilding of Camp Parks through short-range and long-range components that specify the types and locations of land uses and facilities.

Key aspects of the Future Land Use Plan are the creation of a defined Campus Area for operations and training, consolidation of comparable uses into defined land use areas, and the comprehensive arrangement of land use areas so adjacent uses are compatible.

Building Locations—Northern Cantonment Area. The Site Development Plan defines the specific square footage and number of buildings that would be present in the final reconstruction of Camp Parks, as well as the number of stories and the notional location of each building. Under the RPMP, nearly 40 new facilities would be constructed within the northern Cantonment Area to serve purposes consistent with their land use category. These facilities would provide nearly double the square footage currently available as classrooms and provide three times the square footage of non-family housing that is currently available. Family housing units, not included in these figures, have increased by nearly nine times with completion of the family housing at the Residential Community Initiative (RCI) site. It is expected that the redeveloped northern Cantonment Area would have excess capacity in its facilities that would accommodate on-post populations as they continue to increase beyond the 20-year time frame considered by the RPMP.

If implementation of the Site Development Plan were completed, most of the buildings at Camp Parks would be new. The five buildings most recently constructed at Camp Parks (Buildings 370, 494, 510, 520, and 610) would be retained under the Proposed Action, as would the old guard house that is associated with the historic Camp Parks sign, a wash rack in Training Area L, and RCI Housing. The 63D RRC (Buildings 490, 650, and 665) and CA Army National Guard

(Building 920) recent construction would also remain. All other buildings currently present at Camp Parks would be demolished.

2.2 Southern Cantonment Area

Under the Proposed Action, the 180-acre Dublin Crossing area would be moved from Federal to private ownership. This exchange could be staged or partial. In exchange, Camp Parks would receive new installation facilities at a value commensurate with the value of the exchanged land. Any funds received by NASA for its inholding within Dublin Crossing may be used for construction of facilities or improvements at the NASA-Ames Research Center, Moffett Field, California. This action would be pursuant to the NASA-Ames Development Plan Final Programmatic EIS of July 2002, and its ROD dated November 2002. The specific action would be evaluated in accordance with NASA's NEPA procedures to ensure that environmental impacts are adequately described in the EIS. The results of this evaluation would be documented in a Record of Environmental Consideration. Environmental impacts or evaluations associated with the use of funds from the transfer/sale of NASA's property is outside the scope of this EIS and would be determined by NASA when a definitive project is identified.

In the RPMP, it is anticipated that Dublin Crossing would be developed into high-density residential or mixed use and would be subject to the City's zoning, permitting, and planning processes. The proportion and design of the residential, office, and commercial mixed-use components considered in this EIS were developed in concert with the City of Dublin during a process that included public participation in two planning charrettes.

In association with the Dublin Crossing development, a number of facilities in the southern Cantonment Area would be demolished.

Land Use Categories—Southern Cantonment Area. Final decisions on specific Dublin Crossing land uses were not made as part of the EIS since the proposal will be subject to analysis in an Environmental Impact Report (EIR) under California Environmental Quality Act (CEQA). The following synopsis describes Dublin Crossing as it is envisioned at the time this EIS was being prepared. The Dublin Crossing plan includes residential (14% single family, 31% townhomes), retail and multifamily (5%), office/hotel (5%), civic (3%), open space (26%), school (4%), and infrastructure (11%) land uses. These land uses are laid out such that higher density housing is emphasized adjacent to Dublin Boulevard, Dougherty Road, and core open space areas and

interspersed with single-family residential housing and open space. The highest density housing is co-located with commercial land uses, the largest of which is associated with the proposed transit village on the south side of Dublin Boulevard. Civic areas are well integrated with open space. Specific and definitive changes in land use zoning for the Dublin Crossing area would be addressed by the City of Dublin. An Environmental Impact Report (EIR) will be prepared by the City of Dublin, under CEQA for the change in zoning.

Building Locations—Southern Cantonment Area. Final decisions on specific Dublin Crossing buildings and their locations will not be made as part of this EIS since the Dublin Crossing proposal will be subject to analysis in an EIR under CEQA and the City of Dublin's approval process.

2.3 Training Area

Under the Proposed Action, the Camp Parks Training Area would be reduced by 45 acres. Otherwise, its location, facilities, and types of training performed would remain unchanged. Military use areas and specific activity sites would also remain unchanged. A small number of Training Area facilities would be replaced each year, associated primarily with Range Control, in approximately the same locations and configurations as current facilities. While most construction would occur on previously disturbed and developed sites, up to five acres of non-native grassland may be affected in the Training Area during RPMP implementation due to replacement of Training Area facilities.

3.0 ALTERNATIVES TO THE PROPOSED ACTION

3.1 Slow Growth Alternative

Under the Slow Growth Alternative, the vision for Camp Parks would be similar to that described for the Proposed Action, although the assumed construction timeframe would be from 2013 to 2043. Thus, similar land uses would be aggregated and buildings would be efficiently clustered. However, the land exchange would not occur, and Camp Parks would not receive funds from the exchange for redevelopment. There would be no development planned for the southern Cantonment Area, though it would remain open to future development plans. Facility/activity upgrades would be prioritized and dependent on annual funding from Military Construction Army Reserve (MCAR) allocations and project proponents. Regular facility replacement/refurbishment and restoration activities would continue as part of normal

installation operation throughout Camp Parks, and MCAR funds would be applied toward planned facilities as they became available. The 2013 to 2043 construction timeframe is approximate and it is possible that a few facilities would be developed prior to 2013, if funds became available. Camp Parks would proactively seek projects that fit within the Camp Parks RPMP vision and group appropriate types of activities into the land use areas planned for them. Under this scenario, Camp Parks would retain all its land holdings and move toward developing the facilities and activities identified in the RPMP. Considerably more time would be needed for implementation, and some aspects of redevelopment might never be funded.

Northern Cantonment Area. The goal for development in the 362 acres of the future northern Cantonment Area would be the same as proposed under the Proposed Action. However, because of low and unpredictable funding, full implementation of the RPMP is to take twice as long (40 years) to achieve. It is assumed that no development would occur during the first five years to allow proposed projects to move through the funding process, and then development would be spread equally across the remaining 35 years at about three percent per year. In the interim, current activities would continue to occur in the facilities that currently support them until money became available to construct the new facilities identified in the RPMP.

The five land use categories identified in the Future Land Use Plan would be applied to the northern Cantonment Area under the Slow Growth Alternative as well as under the Proposed Action. Since existing old buildings would remain until money to replace them became available, the shift toward buildings that are compliant with the land use categories would be very gradual.

Current facilities would remain until funds became available to implement the RPMP over time. Some buildings would be retained but the majority of the existing facilities would be demolished as new facilities would be constructed over time to conform to the assigned land use categories. The building locations under the Slow Growth Alternative are assumed to be ultimately the same as under the Proposed Action.

Southern Cantonment Area. Under the Slow Growth Alternative, the southern Cantonment Area would be retained in federal ownership. There is no development planned in this area under the current RPMP. The site would remain open to future planning opportunities.

Rather than being developed as Dublin Crossing, the land in the southern Cantonment Area would be designated as an opportunity site for additional development plans. As new buildings would be constructed according to the RPMP, previously occupied buildings in the southern Cantonment Area would be demolished and the grounds reclaimed. Until additional development occurs, this area could serve as a buffer between Camp Parks and the development along Dublin Boulevard and the Bay Area Rapid Transit (BART) station. Such a buffer would provide some privacy for activities on Camp Parks and complement the new Campus Area. The existing gate entry in this area would be maintained and serve as secondary access. Modification of this area under the Slow Growth Alternative would need to be evaluated under a future NEPA document; it is not included as a part of this alternative.

No buildings are currently proposed in the southern Cantonment Area under the Slow Growth Alternative. Existing buildings would remain until they are no longer functional or construction is proposed in the future to replace the buildings.

Training Area. The Camp Parks Training Area location, facilities, and types of training performed would remain unchanged, although the intensity or duration of training could eventually increase. As for the Proposed Action, a 25 percent increase in Training Area use is assumed for the Slow Growth Alternative. This means that the 89,493 people assumed to use the Training Area in FY04 would increase to 111,866 people per year with full implementation of the Slow Growth Alternative. However, the increase would be spread over 40 years rather than the 20 years assumed for total completion of RPMP implementation under the Proposed Action. As with the Proposed Action, replacement of Training Area facilities would occur primarily at existing locations, with up to five acres of non-native grassland affected.

3.2 No Action Alternative.

As required by CEQ regulations, the No Action Alternative was also evaluated in the EIS. The No Action Alternative assumes no change from the current situation. Under the current situation, there is no comprehensive plan or vision for overall development of Camp Parks. Rather, decisions are made as money from the general budget becomes available or proponents fund their own proposals that are approved within the Camp Parks infrastructure. New activities (including academic, field training, and readiness activities), activity modifications, new facilities (including structures, utilities, and other assets), facility upgrades, or new tenants would continue to be subject to these monetary constraints.

Thus, for the most part under the No Action Alternative, facilities would remain in their current condition or be replaced in kind when a facility outlives its economic value and funds for replacement are available. This means that facility replacement/refurbishment (e.g., maintenance and upgrading of buildings, roads, sidewalks, parking lots), restoration activities (cleanup of hazardous substance sites), and replacement and upgrading of training facilities would continue as part of normal installation operations. Any new facilities that were constructed would be located at ad hoc locations that would not be associated with a land use plan. The southern Cantonment Area would remain in federal ownership as part of the overall Cantonment Area. Facility construction could occur there on an ad hoc basis, based on proponent need and without adherence to a land use vision. The Training Area would continue to foster field training and readiness activities. Under the No Action Alternative, the military use areas and specific activity sites would be expected to remain and continue to be used in the same way. The frequency and extent of their use would continue to be responsive to military training needs, and any eventual facility upgrades would be evaluated under NEPA as they occurred.

3.3 Alternatives Considered But Eliminated from Detailed Analysis

Finalization of the RPMP and development of the three alternatives considered in this EIS were preceded by more than two years of intensive planning that followed several decades of Camp Parks' use as a U.S. Army Reserve (USAR) post. The alternatives developed during this process were removed from the list of viable alternatives, primarily because the land use of one or more of their components was too large, interrupted the contiguity of other land uses, or intruded upon the Dublin Crossing area.

4.0 PUBLIC INVOLVEMENT

In accordance with the CEQ regulations (40 CFR Parts 1500-1508) and the Army NEPA implementing procedures 32 CFR Part 651 (Environmental Analysis of Army Actions), the Army provided federal and state agency stakeholders, the public and other interested parties the following notifications and opportunities for involvement during the preparation of the FEIS:

- The Notice of Intent (NOI) to prepare this EIS was published in the Federal Register on November 18, 2003.

- Legal notices and press releases were published in local newspapers from November 25 through December 10, 2003, announcing to the public the Army's intent to prepare an EIS. Two scoping meetings were held on December 9 and 10, 2003, to solicit public input on the alternatives to be considered in this EIS and to identify any issues that should be considered.
- The Notice of Availability (NOA) for the draft EIS (DEIS) was published in the Federal Register on June 1, 2007. The DEIS was submitted to the California State Clearinghouse as CEQA Guidelines require DEISs prepared pursuant to NEPA. Electronic copies of the DEIS were sent to members of the public and various federal, state, and local agencies between May 18, 2007 and May 22, 2007.
- Public review and comment on the DEIS occurred from June 1 through July 16, 2007. A copy of the Draft EIS was placed on file at the Alameda County Library – Dublin Branch on May 16, 2007.
- A public meeting for the DEIS was held on June 26, 2007 from 7 p.m. to 9 p.m. at Dougherty Elementary School in Dublin. The meeting was announced in the Contra Costa Times and the Tri-Valley Herald from June 8, 2007 to June 10, 2007. The meeting was also announced in the letters that were sent with the electronic copies of the DEIS.
- The NOA for the FEIS was published in the Federal Register on August 21, 2009. The NOA was announced in the Valley Times and the San Ramon Valley Times from August 21, 2009 to August 23, 2009. The FEIS was made publicly available on the Fort Hunter Liggett web site beginning August 21, 2009. A copy of the FEIS was also made available at the Alameda County Library – Dublin Branch.
- The NOA of this ROD will be published in the Federal Register. Following its publication, the ROD will be electronically posted at www.liggett.army.mil along with the FEIS on the Fort Hunter Liggett's webpage for public access.

5.0 DECISION FOR IMPLEMENTATION OF THE REAL PROPERTY MASTER PLAN AND REAL PROPERTY EXCHANGE AT CAMP PARKS

In the FEIS, the Army identified the Proposed Action as the Preferred Alternative. This alternative involves the implementation of the RPMP, including land exchange. This alternative includes approximately 1.3 million square feet of new buildings/structures and approximately 370,000 square feet of parking area. Under this redevelopment plan, approximately 180 acres (171.5 acres of U.S. Army and 8.5 acres of the NASA owned land), located in the southern portion of the cantonment area, would be exchanged outside of Federal ownership. Land use categories proposed in the RPMP are shown in Figure 1.

The construction of new facilities and ranges included in the RPMP would be partially funded using proceeds from the land exchange. The remainder of RPMP construction at Camp Parks would be programmed as military construction projects. NASA would use the proceeds of the exchange of NASA lands at the NASA Ames Research Center, Moffett Field, California.

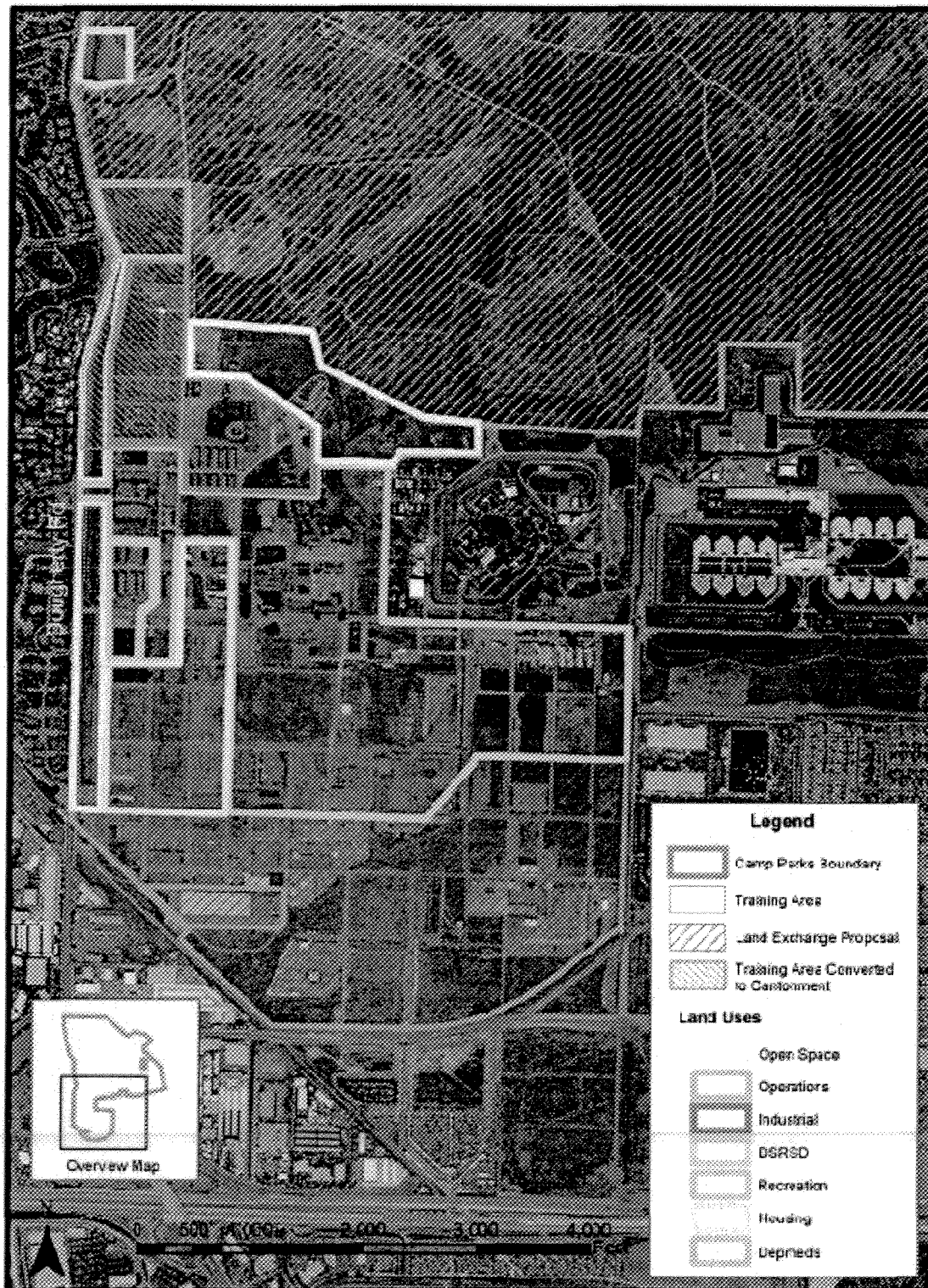


Figure 1: Land Use Categories Proposed in the Camp Parks Master Plan

I have considered the result of the analysis in the FEIS, supporting studies, and comments provided during formal comment and review periods. Based on this review, I have determined that the Preferred Alternative reflects the proper balance of initiatives for the protection of the environmental and mission related factors. This alternative allows for quick implementation of the RPMP, while providing the necessary facilities and infrastructure upgrades for adequate training of military personnel in the Greater San Francisco Bay Area.

My decision includes the elements of the Proposed Action required to support the implementation of the RPMP, which includes approximately 1.3 million square feet of new buildings/structures and approximately 370,000 square feet of parking area. Under this redevelopment plan, approximately 180 acres (171.5 acres of U.S. Army and 8.5 acres of the NASA owned land), located in the southern portion of the cantonment area, would be exchanged outside of Federal ownership. Accordingly, the Army will proceed to redevelop the northern Cantonment Area according to the RPMP and exchange the southern Cantonment Area as described in the Proposed Action, identified as the Preferred Alternative in the FEIS, and consistent with the terms of this ROD.

My decision for implementation of the Real Property Master Plan and Real Property Exchange at Camp Parks includes implementation of environmental mitigations discussed in Section 8.0 of this document. This decision will reflectively support the Army's effort to enable Camp Parks to fulfill its mandate and mission, which is to provide exceptional training and modern facilities for its soldiers.

It should be noted that the Army received a letter from the City of Dublin following publication of the Final EIS. The letter mentioned several instances of inaccurate information regarding zoning and traffic. For instance, the City pointed out that the correct designation of Camp Parks in the Dublin General Plan is "public and semi-public" rather than just public. The letter also pointed out that several roads had slightly different capacity than shown in the EIS. I took these changes into account when making this decision. The letter also suggested that more detailed analysis was necessary for the noise impacts to the future Dublin Crossing and for relocating the Camp Parks entry to the Dougherty Road/Amador Valley Boulevard intersection. It also suggested an alternate access point on Dougherty Road. I do not believe that these additional areas of inquiry are significant enough to reopen the EIS process. Nevertheless, these issues should be addressed in the Dublin Crossing California Environmental Quality Act (CEQA) process and in future Army NEPA analyses.

The environmental preferred alternative is clearly the No Action Alternative. However, this alternative will not provide a comprehensive plan or vision for overall Camp Parks development, and as a result, I have not chosen it.

6.0 ENVIRONMENTAL CONSEQUENCES

Implementation of this decision is expected to result in direct, indirect, and cumulative impacts to Camp Parks. Impacts would occur as a result of land use changes, facilities construction, and land exchange to private ownership. The FEIS evaluated the potential environmental impacts of redevelopment on the following resource areas: air quality; topography, geology, mineralogy, and paleontology; hydrology; soils; vegetation (including special-status plants and wetlands); fish and wildlife; cultural; socioeconomics; land use, transportation, and access; noise; nearby special management areas; visual and aesthetic resources; and health/safety and hazardous substances. The FEIS analysis has ensured that, in making this decision, I am aware of the potential environmental and socio-economic impacts associated with the implementation of the Proposed Action and Alternatives. The discussion below presents a summary of impacts that are predicted to occur as a result of implementing the Proposed Action or the Alternatives.

6.1 Air Quality

Under the Proposed Action, increases of all pollutant emissions due to construction and operational activities at Camp Parks are less than their respective Bay Area Air Quality Management District and U.S. Environmental Protection Agency thresholds and therefore not considered significant. Increases in emissions due to construction and operational activities at Camp Parks resulting from the Proposed Action fall well below the *de minimis* threshold for each applicable pollutant. The Proposed Action complies with the General Conformity regulations, and resulting emissions conform to plans to bring the area into attainment and/or maintain the area in attainment with the California Ambient Air Quality Standard and National Ambient Air Quality Standards. Increase in air emissions are a small portion (1 percent) of the cumulative total from existing and planned developments in the surrounding area.

Impacts anticipated under the Slow Growth Alternative would be similar to but slightly less than the Proposed Action. No significant changes in emissions are anticipated under the No Action Alternative.

6.2 Topography, Geology, Mineralogy, and Paleontology

Under the Proposed Action, several new structures and portions of many new roads would be constructed in the Calaveras Fault Earthquake Fault Zone in the northern Cantonment Area, as well as an unknown number of structures in the southern Cantonment. Structures or roads built in areas of medium liquefaction susceptibility or active fault traces may move and/or sustain damage. Significant impacts would be prevented by mitigation (geotechnical investigation and site design changes as needed).

Impacts anticipated under the Slow Growth Alternative would be the same as the Proposed Action. No impacts are anticipated under the No Action Alternative, unless structures or roads are proposed in similar locations in the future.

6.3 Hydrology

Under the Proposed Action, surface and ground water may be impacted by construction site storm water runoff. However, mitigation through Storm Water Pollution Prevention Plan implementation would prevent significant impacts. Potential impacts from flooding are not significant. Several buildings and associated roads and parking areas would be in or adjacent to surface water drainages in the northern Cantonment Area; however, no buildings or parking lots would be constructed within the 100-year floodplain of the Chabot Canal. In the southern Cantonment, exact locations of future private development have not yet been determined. There would be decreased water quality from construction-site and urban storm water or chemical/fuel spills and leaks associated with construction, and potential flooding associated with increased urban storm water runoff.

Impacts to hydrology anticipated under the Slow Growth Alternative would be similar to the Proposed Action, but would be reduced from less intense development. Impacts from the No Action Alternative would be similar to the Proposed Action if construction is proposed in the future.

6.4 Soils

Under the Proposed Action, impacts anticipated from erosion, shrink/swell, and pollutant spills would not be significant. Impacts are reduced by appropriate construction practices, such as phased construction, storm water Best Management Practices (BMPs), and considering soil

shrink/swell potential during design and construction. Disturbing soil during construction can cause erosion; this eroded sediment can then be transported to surface water bodies and wetlands by storm water runoff. Increased development could also impact soils with contamination from increased urban storm water runoff or spills and leaks of chemicals/fuels. These potential impacts would not be significant if appropriate storm water BMPs are implemented and chemicals/fuels are used, stored, and disposed of properly.

Impacts to soils anticipated under the Slow Growth Alternative would be similar as the Proposed Action, but would be reduced from less intense development. Impacts from the No Action Alternative would be similar as the Proposed Action if construction is proposed in the future.

6.5 Vegetation (including special-status plants and wetlands)

Habitat loss of grasslands (298 acres) and wetlands (3.6 acres) would not result in a significant impact under the Proposed Action. Loss of occupied Congdon's tarplant habitat could be a significant cumulative impact.

Jurisdictional wetlands would be affected in the Cantonment from habitat conversion to developed status, as well as from adjacent disturbance or development. The Army will avoid undertaking any new construction in wetlands unless there is no practicable alternative to such construction, and the Proposed Action includes all practicable measures to minimize harm to wetlands that may result from such use. If they cannot be avoided, then Section 404 and 401 permits may be needed for construction. The Army would coordinate with the U.S. Army Corps of Engineers and San Francisco Regional Water Quality Control Board to obtain permits and develop mitigation plans prior to development.

Impacts to vegetation from the Slow Growth Alternative would be the same in the Northern Cantonment as the Proposed Action, but would be spread out over a longer period of time, thus providing a better opportunity for revegetation and recolonization. However, because the southern Cantonment Area would be retained, 125 acres of ruderal grasslands would be retained. Under the Slow Growth Alternative, impacts to wetlands would also be minimized, since most of the wetland loss under the Proposed Action (2.5 of 3.6 acres) occurs with the development of Dublin Crossing in the southern Cantonment Area, which is not planned under the Slow Growth Alternative. No impacts are anticipated from the No Action Alternative unless construction is proposed in the future.

6.6 Fish and Wildlife (including special-status species)

Loss of marginal habitat for California tiger salamander and California red-legged frog would not result in a significant impact. Overall loss of grassland and wetland habitat used for foraging and nesting for wildlife would not be significant. Loss of burrowing owl nesting habitat could be a significant cumulative impact.

Impacts to fish and wildlife under the Slow Growth Alternative would be the same as the Proposed Action, with the exception that the habitat in the southern Cantonment area would be retained. No impacts are anticipated from the No Action Alternative unless construction is proposed in the future.

6.7 Cultural Resources

Potential direct impacts to previously undetected buried cultural resources or human remains from construction and demolition are not significant. There is a slight potential for direct impacts to previously undetected buried cultural resources or human remains from ground disturbance associated with construction, demolition, or maintenance in areas of moderate to high archaeological sensitivity. The likelihood is low due to low sensitivity in proposed construction areas and previous survey efforts. Any planned construction or ground-disturbing activity would be coordinated with the Camp Parks Environmental Office to determine if the activity is planned near any potentially sensitive areas.

Under the Slow Growth Alternative, the possibility for impacts to previously undetected buried cultural resources or human remains would be reduced since development would be less extensive. No impacts are anticipated from the No Action Alternative unless construction is proposed in the future.

6.8 Socioeconomics

Though beneficial, socio-economic impacts would not be significant. The revitalized installation, increased staff levels, and additional training associated with redevelopment would generate increased benefits for the local economy and surrounding communities. Indirect benefits anticipated from the creation of additional jobs and income supported by the expenditures of increased military and civilian personnel assigned to Camp Parks, as well as increased

expenditures by Camp Parks itself for various goods and services. Socioeconomic changes could, however, be a significant cumulative impact.

More gradual development under the Slow Growth Alternative would result in less cumulative beneficial economic activity over the study period and because the Dublin Crossing land exchange and development would not occur. Under the No Action Alternative, very limited economic benefits anticipated. Some short-term benefits would occur with the occasional construction of new and replacement buildings.

6.9 Land Use

Under the Proposed Action, changes in land ownership in the southern Cantonment Area from the Federal government to the private sector and purview of the City of Dublin, and changes in existing land uses from military training support to a mixed-use development, would result in a significant direct impact. Camp Parks would be generally consistent with locally assigned land use designations and would not disrupt land use configurations.

No impacts to land use are anticipated under the Slow Growth Alternative and the No Action Alternative. Camp Parks would be generally consistent with locally assigned land use designations.

6.10 Transportation and Access

Under the Proposed Action, 12 of the 16 intersections in the vicinity of Camp Parks are expected to operate at Level of Service (LOS) C or better in the AM and 11 of the 16 of these intersections to operate at LOS C or better in the PM. The following 4 intersections are expected to operate at LOS D and E or worse in the AM peak hour: Dougherty Road/Dublin Boulevard (LOS E) , Dougherty Road/I-580 WB ramp (LOS D), Dublin Boulevard/Hacienda Drive (LOS D), and Hacienda Drive/I-580 WB ramp (LOS D). Five (5) intersections are expected to operate at LOS D and E or worse in the PM peak hour: Dougherty Road/Dublin Boulevard (LOS E), Hopyard Road/I-580 EB ramp (LOS D), Dougherty Road/Amador Valley Boulevard (LOS D), Dublin Boulevard/Hacienda Drive (LOS D) , and Hacienda Drive/I-580 WB ramp. Direct and indirect impacts associated with implementation of the Camp Parks RPMP and the development of Dublin Crossing would be greatest under the Preferred Alternative because Dublin Crossing would result in increased AM and PM peak traffic, leading to deterioration of levels of service at several intersections throughout approaches to the southern Cantonment area.

Under the Slow Growth and No Action Alternatives, direct and indirect traffic impacts associated with Camp Parks would be substantially less severe and occur at fewer intersections, since no development plans for Dublin Crossing have been planned under either alternative.

Approximately 98 percent of the traffic impacts anticipated under the Proposed Action are a result of the development of Dublin Crossing.

6.11 Noise

Redevelopment of the remaining northern and southern Cantonment Areas under the Proposed Action is not expected to result in any significant increases in noise levels. The current installation noise management policy would continue, since the RPMP generally recognizes and conforms to Army noise guidelines. The RPMP includes no proposed changes in the location, types, or frequency of operational or training-related activities associated with helicopter flights, weapons ranges, or other activities associated with potentially significant noise levels. No unacceptable noise exposure from small arms training ranges would extend into either the northern or southern Cantonment areas and would not impact the Dublin Crossing area. No ongoing or future operational or training-related noise levels at Camp Parks are anticipated to exceed the City of Dublin accepted 60 dBA noise level for residential land uses within the proposed land exchange area and therefore no additional noise mitigation measures are required as part of the Proposed Action. The contribution to traffic noise is anticipated to be subsumed by and inseparable from traffic noise from other sources.

Noise impacts anticipated from the Slow Growth Alternative and the No Action Alternative would be similar to those of the Proposed Action.

6.12 Nearby Special Management Areas

There are no special management areas within the boundaries of Camp Parks. Indirect impacts to resource values of neighboring special management areas could occur as a result of redevelopment; however, impacts would not be significant. The area to be developed is currently lightly developed and ruderal and does not provide high quality habitat for wide ranging species. Therefore such species are not likely to be displaced into nearby special management areas.

Under the Slow Growth Alternative and the No Action Alternative, indirect impacts to resource values of neighboring special management areas could occur over time as a result of redevelopment.

6.13 Visual and Aesthetic Resources

Construction activities under the Proposed Action Alternative would impact views of grassy, open space areas and where increased or intensive human activity is anticipated. Impacts would not be significant.

Impacts to Visual and Aesthetic Resources under the Slow Growth Alternative and the No Action Alternative would be similar to those of the Proposed Action.

6.14 Health/Safety and Hazardous Substances

The Proposed Action would generally focus public and regulatory agency attention on redevelopment of both the northern and southern Cantonment Areas. The resulting area-wide assessment and planning for new or expanded uses of the properties would provide strong incentives to address known or potential contamination and remediation issues in an efficient and cost-effective manner. The exchange and redevelopment work might be severely impeded if potential contamination problems are not promptly addressed and adequately mitigated. However, the beneficial impacts of the Proposed Action in reducing the known or potential health, safety, and hazardous substance hazards are likely to be significant. Prior to transfer of the southern Cantonment area, the Army would clean up the site to industrial standards.

Under the Slow Growth Alternative, beneficial impacts from reducing the known or potential health, safety, and hazardous substance hazards would be addressed more gradually. Impacts from the No Action Alternative would be similar to the Slow Growth Alternative. However, impacts would be gradual and less extensive.

6.15 Cumulative Impacts

Implementing the Preferred Alternative will produce cumulative impacts to resources when considered along with other past, present, and reasonably foreseeable future activities both within Camp Parks and the adjacent areas. At Camp Parks, cumulative impacts to air quality; hydrology; topography, geology, mineralogy, paleontology; soils; cultural resources; land use; noise; visual and aesthetic resources; and health/safety and hazardous substances would not

be significant. Cumulative impacts to vegetation; fish and wildlife; socioeconomics; and transportation would be significant when taken into account federal, non-federal, and private actions.

7.0 IMPLEMENTATION

7.1 Northern Cantonment Area

Redevelopment of the northern Cantonment Area will proceed in accordance with an Execution Plan, which details the way in which the RPMP will be implemented. However, this Execution Plan is a living document and will be revised frequently as the needs of lessees and tenants dictate the priorities of new facility construction in the northern Cantonment Area and of old facility demolition in the northern or southern Cantonment Area.

7.2 Southern Cantonment Area

The Army has three types of actions in the southern Cantonment Area that are associated with implementation of the Preferred Alternative:

- Submission of a request for rezoning of the southern Cantonment Area by the City of Dublin to enable mixed-use development of this parcel within the City.
- Demolition/removal of existing facilities (and any associated remediation of their sites). Army clean up of the southern Cantonment area to industrial standards performed in compliance with the Resource Conservation and Recovery Act, other applicable federal and state laws and regulations, and DoD policies.
- Transfer of the southern Cantonment Area to private entities in accordance with an exchange agreement established to ensure receipt of services of a value commensurate with the value of the transferred land parcel.

7.3 Training Area

No new facilities are proposed in the Training Area as part of the Real Property Master Planned Redevelopment on Camp Parks. The replacement/refurbishment of existing facilities that will occur as an ongoing component of installation operation was not considered part of the EIS and is not addressed in this ROD.

8.0 MITIGATION AND MONITORING COMMITMENTS

The Army is committed to sustaining and preserving the environment at Camp Parks. Appropriate mitigation and monitoring measures will be applied to mitigate the magnitude of project impacts. A Mitigation and Monitoring Plan will be adopted for mitigation measures. As part of the decision to implement the Proposed Action as part of Real Property Master Planning and Land Exchange at U.S. Army Garrison, Camp Parks, the Army and the exchange partner will enact the following environmental mitigations presented in the tables below. These mitigation measures, which were identified as proposed mitigation measures in Chapter 4 of the FEIS, will be implemented to reduce the severity and extent of potential impacts of this decision. Some of these measures are covered by existing law or are already addressed in the mandates of existing documents such as the installation's Integrated Natural Resources Management Plan and Integrated Cultural Resource Management Plan; they are therefore not discretionary.

Army Mitigation and Monitoring Commitments

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
Air	Construction-related diesel emissions	Construction	Army contractors involved with construction on Camp Parks would develop and implement a Construction Emission Mitigation Plan (CEMP) that would include a Diesel Particulate Matter Plan (DPM) that may include the use of low-sulfur fuels, idling diesel equipment away from residential areas, trip minimization, and tuning equipment to minimize emissions. Measures to minimize particulate matter may include use of water or dust palliative, wind fences, and low truck speeds.
Air	Operation-related ROG, PM10, and air toxics emissions	Site-specific Planning/ Operations	Encourage the use of alternate modes such as bicycling and walking by providing facilities (e.g. bicycle lockers or racks) and connectivity of bike/pedestrian paths, acquisition and use of zero-emissions vehicles for on-base travel, and use landscaping to reduce heat-island effect.
Topography, Geology, Mineralogy and Paleontology	Structures for human occupancy near an active fault	Site-Specific Planning/ Construction	<p>Conduct geotechnical investigation to determine if active fault trace crosses proposed building site.</p> <p>Facilities should be designed to reduce risk of earthquake ground failure and prevent buildings from collapsing.</p> <p>Buildings should be situated at least 50 feet from active fault traces (Alquist-Priolo Earthquake Fault Zone Act 1973).</p>
Hydrology, Groundwater and Soils	Construction-site erosion/ storm water pollution Urban storm water pollution Spills of chemicals and fuels	All Phases	Follow appropriate regulations for control of storm water and proper use, storage, and disposal of chemicals and fuels.
Hydrology, Groundwater and Soils	Construction sites that disturb greater than one acre	Site-Specific Planning/ Construction	Obtain NPDES General Construction Permit for storm water discharges from San Francisco Bay Regional Water Quality Control Board (SFRWQCB) prior to initiating construction activities. File notice of intent to discharge storm water with SFRWQCB and develop construction SWPPP that outlines the erosion and sediment control BMPs to ensure that storm water runoff from the site does not impair local water bodies. Each site-specific SWPPP should consider on-post and off-post drainage and water flow surrounding its area of purview. BMPs should be properly installed and maintained to reduce or eliminate impacts to surface water. Hydromodification Management (HM) Standard such that stormwater discharges from

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
			applicable new development and redevelopment projects at Camp Parks and Dublin Crossing shall be designed to incorporate appropriate measures to not cause an increase in the erosion potential of the receiving creek over the pre-project (existing) condition.
Hydrology, Groundwater and Soils	Urban storm water pollution	Operation and Maintenance	<p>Reduce or eliminate pollution by using post-construction, public education and public involvement storm water BMPs.</p> <ul style="list-style-type: none"> Post-construction BMPs include use of vegetated filter strips along edges of parking areas to filter storm water or wet ponds to collect and treat storm water through settling and algal uptake. Public education BMPs include providing handouts, posters, or presentations to community groups on common practices (fertilizing a lawn; disposing of used oil; properly storing chemicals and paints; and cleaning up pet waste) can improve the storm water runoff and help clean local water bodies. <p>Public involvement BMPs include stenciling storm drains, cleaning up streams, and maintaining wetlands.</p>
Hydrology, Groundwater and Soils	Potential urban/ industrial impacts to surface water	Operation and Maintenance	Implement good housekeeping BMPs and a chemical/fuel spill prevention plan with use, storage, and disposal guidelines.
Hydrology	Potential flooding	Site-Specific Planning/ Construction	<p>Avoid construction in the 100-year floodplain of the Chabot Canal whenever possible.</p> <p>Provide adequate storm water drainage for the new development.</p>
Wetlands	Construction within or adjacent to jurisdictional wetlands including freshwater marsh, vernal pools, and forest vegetation communities	Site-Specific Planning/ Construction	<p>Avoid wetland disturbance and resulting need for compensatory mitigation whenever possible by relocating or reconfiguring proposed facilities. If avoidance could not be achieved, the following measures could apply after consultation with the USACE prior to disturbance activities in jurisdictional wetlands (Booz Allen 2004) to determine specific mitigation measures and requirements:</p> <ul style="list-style-type: none"> Minimize unavoidable impacts by making the area of impact as small as possible and mitigating impact intensity. Mitigation measures could include, but would not be limited to, access limitations, use of buffer

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
			<p>zones, formal SWPPP protocols, implementation of BMPs, and wetland enhancement.</p> <p>When wetlands could not be fully avoided and mitigation was insufficient, compensation would be used to restore or create wetlands in other locations. Mitigation would be carried out before or in conjunction with activities that adversely affect these sensitive habitats.</p>
Wetlands	Construction adjacent to jurisdictional wetlands including freshwater marsh, vernal pools, and forest vegetation communities	Operation	Camp Parks currently has a policy that designates wetlands as "no digging," or "limited access" for military training activities. This policy is documented in the Integrated Natural Resource Management Plan (INRMP; USACE 2003) and stated during training briefings. These policies would remain in effect under all alternatives.
Wetlands	Construction adjacent to jurisdictional wetlands including freshwater marsh, vernal pools, and forest vegetation communities	All Phases	<p>Establish buffer zones around adjacent wetlands, drainages and riparian forest within which no activity would be allowed. The buffer zones would be of sufficient width to:</p> <ul style="list-style-type: none"> • Prevent incursion into protected area by equipment and workers • Avoid construction runoff into the protected area • Prevent degradation of the wetland by providing long-term protection of the watershed in its immediate vicinity. <p>Use temporary fencing or other materials during construction to divert surface water flow and silt from drainages and associated vegetation. Buffer zones width around individual wetlands would be established on a case-by-case basis after consideration of terrain and drainage patterns, type of disturbance, season and anticipated length of disturbance, resources that would be affected, and the likelihood that a Federally listed species might be found in the wetland.</p>
Wetlands	Surface water runoff	Site-Specific Planning/ Construction	<p>Appropriately convey, capture, and treat stormwater runoff.</p> <p>In keeping with the principles of pollution prevention in the installation's SWPPP (CSS 2003), develop and implement construction site-specific SWPPPs specifically focused on redevelopment. These SWPPPs would prescribe BMPs and compliance monitoring to control erosion and contaminated runoff from construction sites, and supplement BMPs defined for specific industrial activities in the current Camp Parks SWPPP.</p>

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
			<p>BMPs could include use of sediment trapping and filtering systems, bioswales, storm drain inlet protection, natural depressions, stormwater detention or retention ponds, and sediment basins, in addition to access restrictions and buffers. The following goals would be part of the construction site specific SWPPPs to control stormwater runoff during construction at Camp Parks:</p> <ul style="list-style-type: none"> • Onsite capture and treatment of 100 percent of construction period runoff to prevent stormwater pollution during this period. • Develop specific long-term stormwater control measures such as vegetated swales and storm drain inlet filters to capture and treat 80 to 90 percent of the site's runoff. <p>Develop setbacks from drainages and vegetate areas to control stormwater.</p>
Wetlands	Surface water runoff	Operation and Maintenance	<p>Vehicles and equipment are to use existing roads and routes of travel to the greatest extent practicable. Vehicles traveling off road at night within 100 feet of a water body within the designated HMUs and Tassajara Creek are to maintain a speed of 10 miles per hour or less.</p> <p>Continue Integrated Training Area Management programs such as Land Rehabilitation and Maintenance, which repair damaged areas and minimize potential future damage. In addition, known breeding ponds are marked as "no-go" areas using Siebert stakes.</p> <p>Current SWPPP would need to be modified to address ongoing operations housed in new facilities specifically designed for them and incorporating containment mechanisms. Many sites specifically addressed in the current SWPPP would change under Master Plan implementation. Each activity would be reviewed as to its nature, its materials and processes, and its potential for storm water contamination before a comprehensive list of BMPs was tailored to individual building complexes. The BMPs would include measures such as:</p> <ul style="list-style-type: none"> • Good housekeeping • Preventive maintenance of oil-water separators • Minimize outdoor storage of materials • Use of dry sweep and drip pans • Use of pavement, small berms, or secondary containment structures where needed.

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
			<p>One difference between the current and proposed situation under the Master Plan may be the installation of more landscaped areas than currently exist. Maintenance of such areas would employ the following prescriptions within the SWPPP:</p> <ul style="list-style-type: none"> • Avoid discharge of water used to irrigate ornamental plants into nearby drainages because this water likely contains chloramine (a residual disinfectant) that could negatively impact aquatic life • Control runoff from areas that are landscaped and fertilized.
Fish and Wildlife	Construction adjacent to ponds, wet meadows, riparian areas, and grassland vernal pools	Site-Specific Planning/ Construction	<p>In the Training Area, continue existing buffer areas around wetlands and riparian areas. Wherever possible, ponds, wet meadows, riparian areas, and grassland vernal pools at Camp Parks would be avoided or protected as discussed above under wetlands.</p> <p>The following types of mitigation would be applied as needed to avoid, minimize, or compensate for the impacts discussed above:</p> <ul style="list-style-type: none"> • Buffer zones around aquatic or other sensitive habitats • Preconstruction surveys to locate currently active breeding sites for important vertebrate species so they can be avoided • Implementation of construction BMPs • Creation/restoration/enhancement of wetlands
Fish and Wildlife	Redevelopment construction activity	Site-Specific Planning/ Construction	<p>To minimize the potential for redevelopment actions to increase erosion and sedimentation and disturb sensitive wildlife species, BMPs would be implemented such as:</p> <ul style="list-style-type: none"> • Revision of the SWPPP prior to groundbreaking; implementation of erosion control measures. • Relocation of burrowing owls. • Control of domestic pets to avoid wildlife mortality and harassment. • Reclamation and revegetation of habitat. • Ongoing wildlife surveys to keep the database on Camp Parks wildlife populations and use areas current. • Regular monitoring to identify/repair damaged or eroded areas. • Revegetation methods using appropriate native plants. • Prior to construction, an on-site construction

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
			<p>personnel briefing on environmentally sensitive habitats and species and specific conservation measures developed for each.</p> <ul style="list-style-type: none"> • Containment and frequent disposal of garbage so as not to attract wildlife. • Presence of biologist on installation during construction activities. • Designate specific sites for vehicle parking, storage of construction supplies, etc. in previously disturbed locations that would minimize potential effects to federally listed species. • Control dust, erosion, and sedimentation through use of Best Available Control Technology (BACT), for example, use of silt/wind fences, use of water or chemical stabilizers for dust control, covering of haul vehicles, and minimizing time graded areas are exposed. • Implement BMPs such as a 20-mph vehicle speed limit within the project area, covering or providing escape ramps for trenches greater than two feet deep, checking pipes or culverts that have a diameter over four inches before moving them, placing food-related trash in closed containers. • Rapidly rehabilitate disturbed areas to minimize erosion and downstream flow of sediment. • Use well-maintained vehicles and defined refueling and maintenance locations to minimize uncontained petroleum leaks. • Minimize and define work area boundaries for each construction site. • Conduct pre-construction briefings for construction crews to review BMPs being implemented during construction. • Vehicles and equipment are to use existing roads and routes of travel to the greatest extent practicable. • To minimize potential adverse effects caused by surface water runoff, measures would be implemented to appropriately convey, capture, and treat stormwater runoff. • Existing BMPs defined for specific industrial activities in the current Camp Parks SWPPP would also be implemented (CSS 2003). • Establish, mark, and protect buffer areas around wetlands adjacent to development areas.
Fish and Wildlife	Encountering special status species	Operations	<p>If a special status species were encountered during operations, activities in the area would cease and the Camp Parks Environmental Office would be notified to determine if any action needs to be taken. The Army will notify USFWS within 24-hours of finding an injured or dead listed species, or any unanticipated damage to listed species habitat associated with project</p>

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
			activities. Camp Parks would also submit any survey results to the CNDDDB and include them in the installation's annual INRMP update.
Fish and Wildlife	Raptor Nests	All Phases	Whenever possible, impacts to larger trees that occur in the Training Area riparian habitats or in the Cantonment Area would be avoided.
Fish and Wildlife	Raptor Nests	All Phases	Prior to construction or intensive training activity, a biologist would conduct site-specific surveys for active raptor nests in the area during the appropriate nesting period for these raptors (typically March through August). Surveys would be conducted for each specific activity or annually across the post so that potentially disturbing activities would be avoided or minimized within 1/8 mile of active nests between February 1 and August 15. If a previously active nest is not occupied by May 15, the buffer may be suspended for that breeding year.
Fish and Wildlife	Western Burrowing Owl	Site-Specific Planning/ Construction	<p>The mitigation goal for the burrowing owl is to compensate for the anticipated impact by replacing or providing substitute resources or environments elsewhere on Camp Parks according to recommended guidelines published in the California Department of Fish and Game Staff Report on Burrowing Owl Mitigation (CDFG 1995). Before initiating ground-disturbing activities in grassland habitats, preconstruction surveys for burrowing owls would be conducted by a qualified biologist within 150 meters (approx. 500 ft.) of construction areas. Surveys would be conducted no more than 90 days before ground disturbance. If burrowing owls were found, the burrow site would be avoided, if possible, and given at least a 50 meter (approx. 160 ft.) buffer. If the burrow cannot be avoided, the biologist would determine whether eggs or young were present in the nest. If eggs or young were present, no disturbance would occur within 50 meters of the nest site until the young had fledged. If no young were present or if young had fledged, burrowing owls would be passively relocated to other nearby areas of suitable habitat on Camp Parks.</p> <p>Owls would be excluded from burrows in the immediate impact zone and within a 50 meter buffer zone by installing one-way doors in burrow entrances. One-way doors (e.g. modified dryer vents) should be left in place 48 hours to ensure owls have left the burrow before excavation. Two artificial burrows would be provided for each burrow in the project area that will be rendered biologically unsuitable.</p> <p>The project area would be monitored daily for one week to confirm owl use of burrows before excavating</p>

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
			burrows in the immediate impact zones.
Fish and Wildlife	San Joaquin Kit Fox	Site-Specific Planning/ Construction	Conduct surveys, establish exclusion zones, and conduct monitoring consistent with the USFWS <i>"Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance,"</i> dated June 1999. Negative survey results would be reported as part of Camp Parks' INRMP annual update. If kit foxes were observed during surveys, then Camp Parks would contact USFWS to coordinate construction activities, in accordance with the Endangered Species Act.
Fish and Wildlife	California Red Legged Frog	Site-Specific Planning/ Construction	Conduct pre-activity surveys of wetland habitat within 200-feet of the construction site in accordance with the field survey methodology outlined in the <i>U.S. Fish and Wildlife Service Revised Guidance on Site Assessments and Field Surveys for California Red-legged Frogs, August 2005</i> (USFWS 1997). Surveys would typically consist of four night and two day surveys. If California red-legged frogs are observed within the project area and have the potential to be harmed, they would be relocated from the site to an area within one of the installation's HMUs. If they are known or suspected to occur near a construction or demolition site, silt fences or another similar barrier around any adjacent wetlands that are within 200 feet of construction would be installed to separate them from the site and monitoring would occur as needed for these species during construction. The barrier would be inspected for integrity on a weekly basis during construction and repaired as needed.
Fish and Wildlife	California Tiger Salamander	Site-Specific Planning/ Construction	Conduct pre-activity surveys consisting of two nights of burrow inspections within five days prior to the initiation of construction or ground disturbance activities. If California tiger salamanders are observed within the project area, they would be relocated from the site to a burrow near a known or potential breeding pond. If they are known or suspected to occur near a construction or demolition site, silt fences or another similar barrier would be installed around any adjacent wetlands that are within 200 feet of construction to separate them from the site and monitoring would occur as needed for these species during construction. The barrier would be inspected for integrity on a weekly basis during construction and repaired as needed."
Cultural	National Register of Historic Places (NRHP) Eligible Sites	All Phases	To minimize the potential for adverse effects, the Camp Parks entrance sign would be treated and managed in a manner that prevents the deterioration or destruction of the character of the sign. The sign should be regularly protected and maintained as needed by methods identified and outlined in the

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
	(Camp Parks entrance sign)		ICRMP.
Cultural	Eligible Historic Archeological Sites	Operations and Maintenance	Methods would be developed to avoid or reduce effects on the NRHP eligible historic period site located in the Training Area. These methods (e.g., avoidance markers if appropriate, occasional monitoring if intense training activity is planned near the site, and coordinating with the DPT) would be implemented to protect the sites from training-related damage.
Cultural	Potential Buried Cultural Resources or Human Remains	Site-Specific Planning/ Construction	If previously undetected cultural resources or human remains were unearthed during construction excavations, the application of standard practices in accordance with the Integrated Cultural Resources Management Plan (ICRMP; Parsons 2001) would mitigate potential adverse impacts. If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or human bone, are inadvertently discovered during ground-disturbing activities, work would stop in that area and within 100 feet of the find. The Camp Parks Environmental Office would be notified immediately and would guide compliance with the ICRMP.
Cultural	Potential Buried Cultural Resources or Human Remains	Site-Specific Planning/ Construction	Camp Parks will implement monitoring during grading, excavation, and disturbance activities as outlined in the Section 106 coordination letter and concurred with by the SHPO on 1 June 2006.
Land Use	Considerable change in land ownership uses in the southern Cantonment Area	Site-Specific Planning/ Construction	The proposed Dublin Crossing is compatible with the City of Dublin's guiding policy for the Eastern Extended Planning Area. However, the type and intensity of land uses proposed in Dublin Crossing are not consistent with the City of Dublin's current designation of public and semi-public and would require an amendment to its General Plan.
Land use	Land use conflicts identified in the Training Area (e.g., level of activity and use of artillery, helicopters, and demolition in areas adjacent to residences)	All Phases	The potential for land use conflicts with neighboring areas would continue to persist; however, mitigation measures employed by the surrounding development would minimize the intensity of these conflicts. Mitigation already proposed in existing EIRs would minimize these land use conflicts.
Transportation and Access	Traffic improvements	Site-Specific Planning/	Development of Dublin Crossing by private developers could result in direct and indirect traffic

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
	needed to mitigate decreased LOS at several major intersections in the local transportation network from the proposed Dublin Crossing development	Construction	<p>impacts. Capacity improvements that may be required in the future include: Dougherty Road/Central Parkway, Arnold Road/Central Parkway, Dublin Boulevard/Iron Horse, Hopyard Road/I-580 Eastbound off-ramp, Westbound Hacienda Crossing at Hacienda Drive, Dougherty Road/Amador Valley, Arnold Road/Dublin Boulevard, and Hacienda Drive/I-580 Eastbound off-ramp.</p> <p>Capacity improvements at Dublin Boulevard/Dougherty Road are also recommended, and signal operation mitigations should be considered in the approaches to Dougherty Road/Scarlett Drive and Dougherty Road/Central Parkway intersections. In addition to the intersection improvements, there is the potential that street segment improvements may also be necessary. This could include widening Dougherty Road from four lanes to six lanes between Houston Place and Amador Valley Boulevard, the extension of Scarlett Drive from Houston Place to Dublin Boulevard, and widening of Arnold Road from two lanes to four lanes between Dublin Boulevard and Central Parkway. Traffic impacts would be caused primarily by redevelopment and mitigations for these impacts would not be funded by the Army.</p>
Noise	Potential complaints about future noise	Operations and Maintenance	Camp Parks would continue to implement a program of outreach to communities surrounding Camp Parks to explain the types of military activities that generate the noises and help alleviate their sense of annoyance.
Visual and Aesthetic Resources	Removal of features important to community's visual character (e.g., mature trees, landscaping, or historic structures; Disruption of locally or regionally significant views or views from a community setting; Placement of a structure providing	Site-Specific Planning/ Construction	<p>Mitigation measures could include, but are not limited to, avoidance, screening, habitat restoration or creation, view-compatible facility color schemes and design, suitable landscaping, and implementation of BMPs that could further protect quality visual and aesthetic resources.</p> <p>Be consistent with the visual character of the established Camp Parks design theme (Nakata 2002) in facility design and construction.</p> <p>In Dublin Crossing, (i) Adhere to the City of Dublin Development Elevation Cap at an elevation of 770 feet; and (ii) Develop property in a manner consistent with other applicable Plan and policies.</p>

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
	undesirable views or not conforming to city zoning ordinances.		
Health/Safety and Hazardous Substances	Demolition of buildings	Site-Specific Planning/ Construction	Demolition of buildings that may contain asbestos containing material or lead-based paint must be in compliance with DoD policies, and state and Federal regulations for prevention of air releases and worker exposure, accurate characterization, and appropriate disposal of debris and other wastes. Asbestos and LBP abatement contractors must be authorized to perform work in the State of California.
Health/Safety and Hazardous Substances	Demolition and construction	Site-Specific Planning/ Construction	Workers operating demolition or earthmoving equipment, installing foundations or pipelines, or performing other tasks that may involve excavation of, or contact with, potentially contaminated soil, buried fuel tanks, septic tanks, abandoned sewer or fuel lines, or demolition debris must be trained in hazardous substance site operations and supervised as required by 29 CFR 1910.120. These workers must also be provided adequate personal protective equipment and repeatedly be informed of the known and potential hazards during daily safety meetings.
Health/Safety and Hazardous Substances	Residual hazardous constituent concentrations in soil	Site-Specific Planning/ Construction	Before redevelopment contracts are finalized, standards for allowable residual hazardous constituent concentrations in soil at each location must be established and the requirements to verify compliance set and documented in consultation with state and local officials. The Housing and Recreational Land Use Categories should have the most restrictive limits.
Health/Safety and Hazardous Substances	All demolition, construction, and landscaping	Site-Specific Planning/ Construction	Strict dust control should be explicitly required for all demolition, construction, and landscaping contracts, especially where elevated arsenic and chromium are found in the natural soil. In addition to wetting of dirt roads and excavated soils, methods to minimize dust from demolition of buildings and foundations, removal of asphalt and concrete, and grading and landscaping should be evaluated in consultation with local and state officials and written into engineering plans and specifications.
Health/Safety and Hazardous Substances	Traffic impacts or potential hazardous substance releases or exposure incidents	Site-Specific Planning/ Construction	Additional mitigation measures (e.g., secure containment or covering of demolition debris, contaminated soil, or wastes in truck beds) may be required by city or county ordinances or other regulations to prevent releases during transport. Additional voluntary mitigation measures (e.g., such as scheduling transport of demolition debris or other wastes to offsite landfills outside of heavy traffic time periods) should be considered to minimize traffic

Resource Area	Impact/ Situation	Project Phase	Mitigation and Monitoring Commitment
			impacts or potential hazardous substance releases or exposure incidents.

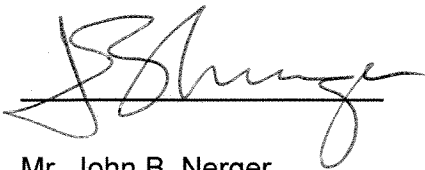
In addition to the specific mitigation and monitoring commitments identified above, the following activities would also be conducted:

- Frequent monitoring of construction activities as well as sensitive resource locations by the CSTC Environmental Office or consultants. Monitoring of the project sites should occur at least once per month during construction and more frequently in areas that may contain sensitive resources.
- Monitoring activities should include, but not be limited to, the following:
 - Construction crews should be made aware of resources present on the project site, locations of known areas that may require mitigation and monitoring, buffer zones implemented around specific resources, and other necessary measures to ensure resource protection.
 - A representative from the CSTC Environmental Office should attend construction meetings regularly to ensure compliance with this Plan as well as address any unanticipated issues.
 - The construction sites should be inspected at least once a week to ensure that appropriate measures are in place, equipment is used and stored in appropriate areas, and construction is not occurring in sensitive areas.
- The construction contractor should be required to provide the following accommodations:
 - Designate an environmental engineer to provide construction contractor quality control at project sites.
 - Comply with all applicable federal, state, and local environmental protection laws and regulations.

- Comply with all specified DoD, Army, and CSTC regulations, including environmental requirements.
- Submit a preconstruction Environmental Protection Plan (EPP) to the Contracting Officer and the CSTC Environmental Office for review and approval. The EPP should include some or all of the following components:
 - Erosion sedimentation and pollution control plan including monitoring and reporting requirements
 - Recycling and waste minimization/management/disposal plan
 - Air pollution control plan
 - Contaminant prevention plan
 - Waste water management plan
 - Cultural and natural resources and wetlands plan
 - Pesticide application/management plan
 - Employee Environmental Training
 - Spill Prevention Control and Countermeasure Plan (SPCC)
 - Spill Contingency Plan (SCP)

All practicable means to avoid or minimize environmental harm from the selected action have been adopted, except as indicated otherwise above. The Army will also employ a monitoring and enforcement program for the mitigations adopted in this decision.

I have considered the results of the analysis described in the FEIS, supporting studies, and comments provided during formal comment and review periods. Based on this review, I have determined that the Army's Proposed Action strikes proper balance between the necessary protection of the environment and redevelopment and exchange actions to support mission needs at Camp Parks consistent with implementing regulations and policies. Furthermore, I have determined that the Army has identified and adopted all practicable means to avoid or minimize harm to the environment.



Mr. John B. Neger
Installation Management Command
Executive Director

28 Oct 09

28 October, 2009

Appendix A. List of Acronyms

BAAQMD	Bay Area Air Quality Management District
BACT	Best Available Control Technology
BART	Bay Area Rapid Transit
BMP	Best Management Practice
CA ARNG	California Army National Guard
CEMP	Construction Emissions Mitigation Plan
CEQ	Council on Environmental Quality
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CO	Carbon Monoxide
CSTC	U.S. Army Combat Support Training Center
dBA	Decibels A-weighted
DEIS	Draft Environmental Impact Statement
DoD	Department of Defense
DPT	Directorate of Plans and Training
EA	Environmental Assessment
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
FEIS	Final Environmental Impact Statement
FNSI	Finding of No Significant Impact

HMU	Habitat Management Units
ICRMP	Integrated Cultural Resource Management Plan
IMA-ARO	Installation Management Agency-Army Reserve
IMCOM	Installation Management Command - Army Reserve
INRMP	Integrated Natural Resource Management Plan
LOS	Level of service
MCAR	Military Construction Army Reserve
NASA	National Aeronautics and Space Administration
NEPA	National Environmental Policy Act
NOA	Notice of Availability
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
RCI	Residential community initiative
ROD	Record of Decision
RPMP	Real Property Master Plan
RRC	Regional Readiness Command
SHPO	State Historic Preservation Officer
SWPPP	Storm Water Pollution Prevention Plan
USACE	U.S. Army Corps of Engineers
USAR	U.S. Army Reserve

USEPA U.S. Environmental Protection Agency

USFWS U.S. Fish and Wildlife Service

Appendix B. References

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