

## CHAPTER 7. REVISIONS TO THE DRAFT EIS/EIR

The following section provides revisions to the text of the Draft EIS/EIR, in amendment form. The revisions are listed by page number. All additions to the text are presented in underline, and all deletions are shown in ~~strikeout~~.

### CHANGES TO CHAPTER 2, PROPOSED ACTION AND ALTERNATIVES

**Page 2-25** Revise the paragraph under the *Recreational and Educational Use* heading:

HMA recreational and educational use would be a covered activity. Although the primary focus in most of the HMAs is the implementation of HCP required mitigation and monitoring actions (please refer to Chapters 5 and 6 of the Draft HCP), development with restrictions is included as a covered activity in all HMAs to support public recreation and open space uses or teaching and research activities. Public access is only currently permitted at the FONM and FODSP along designated trails. Several other HMAs also anticipate allowing future public access along designated trails. Educational use may be implemented in the form of guided tours or interpretive educational panels within the HMAs, especially in the interests of promoting actions in the community that would aid in preservation of native habitats and species. Recreational use may include active and passive activities, such as hiking, walking, running, biking, bird watching, horseback riding, and wildlife viewing. These activities would be designed and conducted to minimize adverse effects to all HCP species.

### CHANGES TO CHAPTER 3, AFFECTED ENVIRONMENT

#### Changes to 3.4 Biological Resources

**Page 3.4-4** Revise the 3<sup>rd</sup> paragraph under the *California Coastal Act* heading as follows:

The CCC or the local government may designate areas of rare or unique biological value, such as wetland and riparian habitat and habitats for special-status species, as Environmentally Sensitive Habitat Areas (ESHA). Section 30107.5 of the CCA defines an “environmentally sensitive area” as any area in which plant or animal life or their habitat are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. Development is restricted within ~~the coastal zone and prohibited within~~ designated ESHA, unless the development is ESHA-dependent coastal-dependent and does not have a significant effect on the resources. CCA Section 30240 states that “environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.” This section also states that “development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas and shall be compatible with the continuance of those habitat and recreation areas.”

#### Changes to 3.11 Land Use and Planning

**Page 3.11-1** Revise the text under the *Introduction* heading as follows:

The following section provides a detailed description of the land use and planning framework pertaining to the redevelopment of the former Fort Ord. This section identifies existing land uses, describes the overall projected development capacity for the former Fort Ord, and describes land uses within each jurisdiction. Since the Reuse Plan is the overarching planning document affecting the redevelopment of the former Fort Ord, a detailed discussion of each of the municipalities’ General Plans is not provided. All General Plans for affected jurisdictions must be consistent with the Reuse Plan in accordance with Chapter 8 of the FORA Master Resolution with the exception of property transferred to BOT/CSUMB, UC, MPC, and State Parks

(CSUMB and UC Campus Master Plans, MPC Capital Outlay Plans, and State Parks General Plans are not subject to approval by FORA).

Property transferred to the CSU, MPC, or the UC that is used for educationally-related or research-oriented purposes, and for property transferred to State Parks, are subject to the requirements of their applicable planning documents. These land use recipients are considered sovereign entities and are not subject to the requirements of the Reuse Plan, although they are encouraged to maintain consistency with the Reuse Plan to the extent feasible. For BOT/CSUMB, UC, MPC, and State Parks, proposed development projects are required to be consistent with their long range, master, or general plans (CSUMB 2007 Master Plan, 2009; UC MBEST Master Plan, 1996; MPC Facilities Master Plan Update, 2012; and Fort Ord Dunes Preliminary Master Plan and EIR, 2004). Project consistency is determined during the project approval and environmental review processes with these entities acting as lead agencies under CEQA. These agencies have conducted environmental review for their plans within the former Fort Ord (CSUMB 2007 Master Plan EIR, 2009; Marina Municipal Airport EA/EIR, 1995; and Fort Ord Dunes Preliminary Master Plan and EIR, 2004).

With the exception of BOT/CSUMB, UC, MPC, and State Parks, the Reuse Plan effectively replaces all environmental policies of the individual, adopted general plans of the local jurisdictions as they apply to former Fort Ord, so that consistency with the Reuse Plan is maintained. All future land use actions affecting development within the former Fort Ord are required to be subject to a consistency determination as required pursuant to Chapter 8 of the FORA Master Resolution. This section presents relevant land use information, including the 1997 Reuse Plan land use map, an updated land use map, which reflects the current Reuse Plan land use designations incorporating land use amendments that have been adopted since 1997, as well as pertinent information concerning pending major development projects. This information is provided for informational purposes in order to provide a regional context of land use and planning considerations pertinent to the former Fort Ord.

**Page 3.11-6** **Figure 3.11-3. Fort Ord Reuse Plan Updated Land Use Map** has been revised as shown on the following page.

**Page 3.11-7** **Figure 3.11-4. Pending Future & Approved Projects** has been revised as shown on the following page.

**Page 3.11-8** Revise the 2<sup>nd</sup> to last sentence of the 1<sup>st</sup> paragraph under the *General Plans* heading as follows:

As described previously, BOT/CSUMB, UC, MPC, and State Parks are considered sovereign entities and are not subject to the requirements of the Reuse Plan.

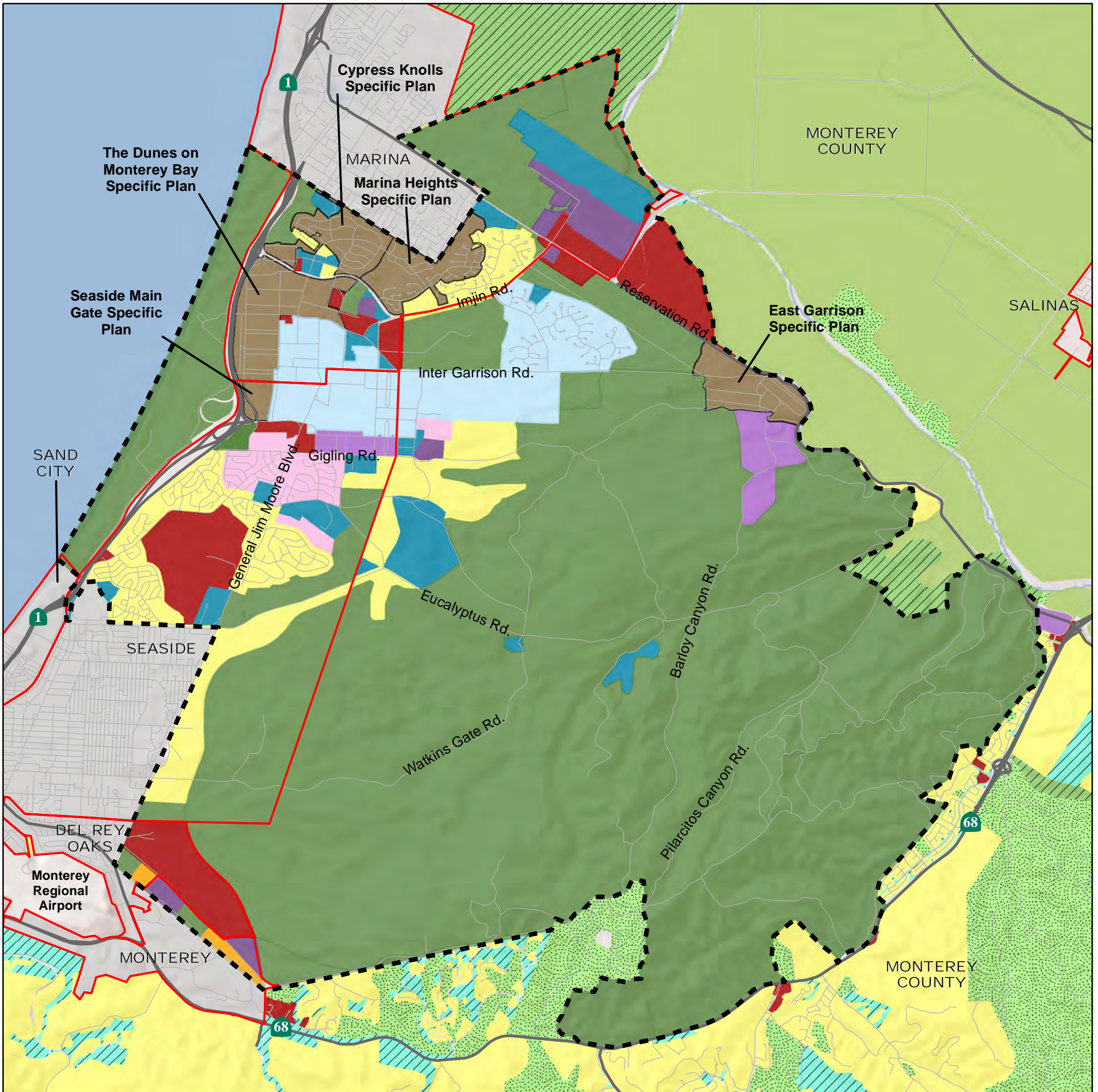
### Changes to 3.13 Public Services

**Page 3.13-2** **Figure 3.13-1. Police and Fire Stations in the Vicinity of the Former Fort Ord** has been revised as shown on the following page.

**Page 3.13-3** Revise the text under the *Section 3.13.2.2 Fire Services* heading as follows:

#### *County of Monterey*

The Monterey County Regional Fire Protection District (MCRFPD) ~~Salinas Rural Fire District (SRFD)~~ is expected to provide service to areas of the former Fort Ord in unincorporated portions of the County of Monterey. The MCRFPD ~~SRFD~~ is a full service fire department that provides emergency response to fires, medical incidents, rescues, vehicle accidents, hazardous materials incidents, and disasters (floods, earthquakes, etc.). The MCRFPD ~~SRFD~~ also provides a full range of fire prevention engineering, education, and enforcement programs. Currently, the ~~three two~~ stations nearest the Proposed Action site are the Toro Fire Station located at 19900 Portola Drive in the Toro Park area ~~and~~, the Laureles Station located at



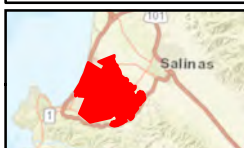
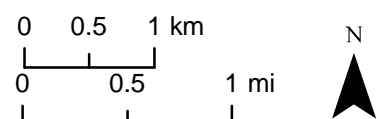
**Legend**

- Former Fort Ord
- City Limits
- Highways
- Roads
- Specific Plans
- CSUMB
- Office/Professional (\*1)
- Commercial (\*2)
- Industrial (\*3)
- Residential (\*4)
- Open Space (\*5)
- Public Facilities/Institutional (\*6)
- Military (\*7)
- Mixed Use (\*8)
- Farmlands (\*9)
- Grazing Land (\*10)
- Public/Quasi-Public (\*11)
- Resource Conservation (\*12)
- Urban/Developed (\*13)

**\*Notes**

The land use classifications were obtained from applicable City and County General Plan maps for the former Fort Ord and nearby areas. As required pursuant to Chapter 8.0 of the FORA Master Resolution, all legislative land use decisions must be found consistent with the Fort Ord Base Reuse Plan. Land use data obtained from applicable general plans were used to produce this figure; all applicable land use data were reviewed for consistency with the Base Reuse Plan. For the purposes of clarity, jurisdiction-specific land use classifications were consolidated into a single classification system (e.g. commercial, residential, etc.). The following notes provide additional detail concerning the type of classifications used by each jurisdiction.

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1) Office/Professional Includes:<br/>City of Del Rey Oaks: Office-Professional</p> <p>2) Commercial includes:<br/>City of Marina: Commercial-Multiple Use, Office/Research, Retail/Professional Services, and Visitor-Serving<br/>City of Del Rey Oaks: General Commercial - Visitor and Neighborhood Commercial<br/>City of Seaside: Community Commercial, Recreational Commercial, and Regional Commercial<br/>County of Monterey: Commercial</p> <p>3) Industrial includes:<br/>City of Marina: Industrial - Light Industrial/Service Commercial<br/>City of Monterey: Light Industrial/Office Park<br/>County of Monterey: Business Park/Light Industrial Office/Industrial/R&amp;D</p> <p>4) Residential includes:<br/>City of Marina: Multi-Family Residential (15-35 dwelling units/acre), Single Family Residential (5 dwelling units/acre), and Village Homes (8 dwelling units/acre)<br/>City of Seaside: High Density Residential and Low Density Single Family Residential<br/>County of Monterey: Low Density Residential, Medium Density Residential, and Rural Density Residential</p> | <p>5) Open Space includes:<br/>City of Marina: Open Space-Parks &amp; Recreation, UGP Open Space, and Golf Course<br/>City of Monterey: Park<br/>City of Seaside: Park and Open Space<br/>County of Monterey: Open Space Recreation and Habitat Management</p> <p>6) Public Facilities includes:<br/>City of Marina: Public Facilities-Education, Education (Proposed), Marina Municipal Airport, and Other Public Facilities<br/>City of Seaside: Public/Institutional<br/>County of Monterey: Public Facility/Institutional, School/University, and Military Operations in Urban Terrain (MOUT) Facility</p> <p>7) Military Includes:<br/>City of Seaside: Military<br/>County of Monterey: Military Enclave<br/>City of Monterey: Office Park/Future Hwy 68</p> <p>8) Mixed Use Includes:<br/>City of Seaside: Mixed Use<br/>County of Monterey: Planned Development/ Mixed Use</p> | <p>9) Farmlands Includes:<br/>County of Monterey: Farmlands (40-160 ac Min)</p> <p>10) Grazing Land Includes:<br/>County of Monterey: Permanent Grazing (10-60 ac Min) and Rural Grazing (10-60 ac Min)</p> <p>11) Public/Quasi-Public Includes:<br/>County of Monterey: Public/Quasi-Public</p> <p>12) Resource Conservation Includes:<br/>County of Monterey: Resource Conservation</p> <p>13) Urban/Developed Includes:<br/>City of Del Rey Oaks outside former Fort Ord<br/>City of Marina outside former Fort Ord<br/>City of Monterey outside former Fort Ord<br/>City of Seaside outside former Fort Ord<br/>City of Salinas<br/>Sand City</p> |
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Title: **Plan Area & Surrounding Area Land Use Map**

File: Land Use Map 20200416.mxd

Date: 04-16-2020

Scale: 1 inch = 0.92 miles

Project: 2444 - FORA HCP

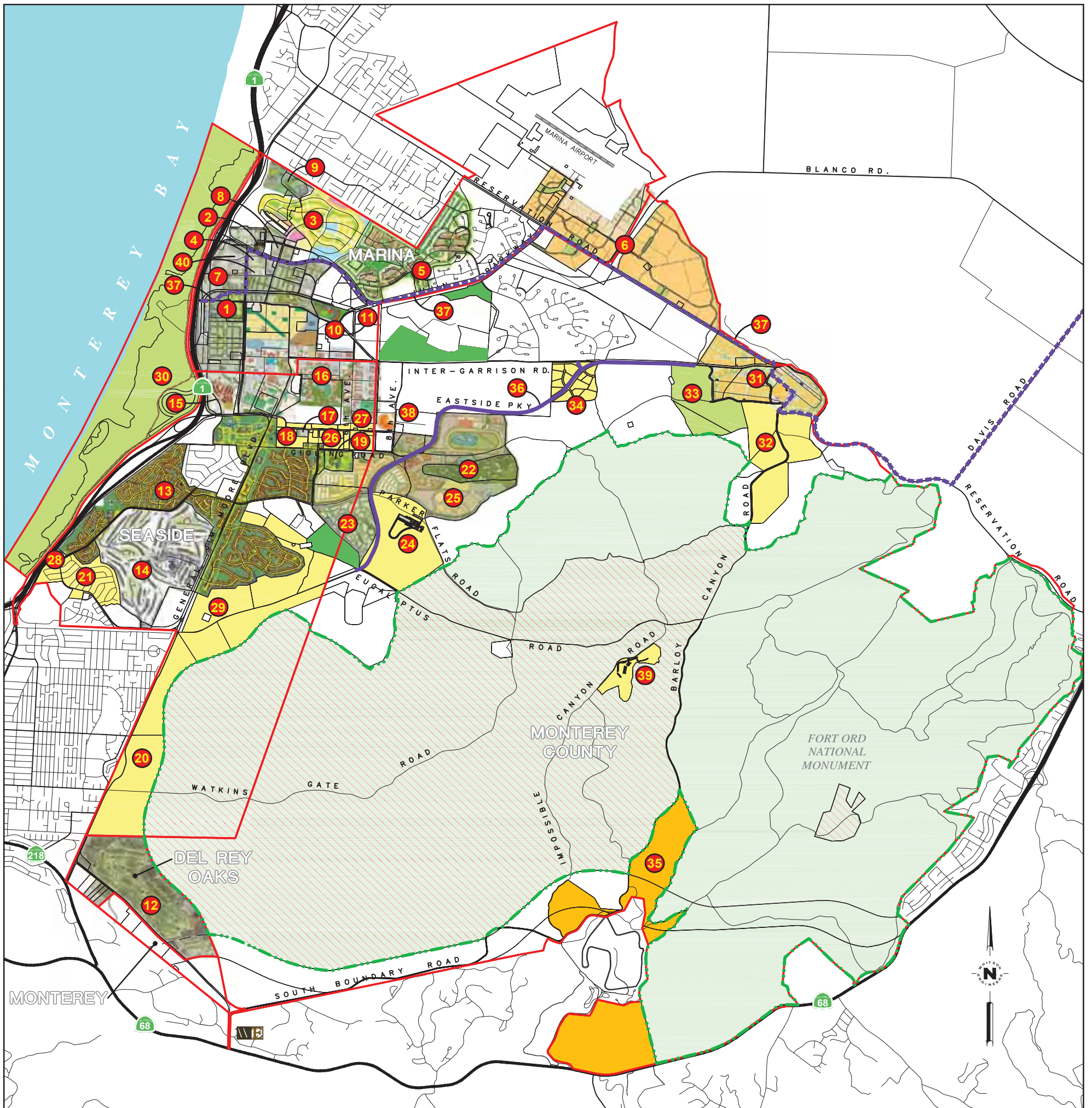
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Figure  
**3.11-3**



## FT. ORD - MAJOR DEVELOPMENT PROJECTS

### IDENTIFIED PROJECTS

#### City of Marina

- 1 The Dunes on Monterey Bay **WE**
- 2 Imjin Office Park **WE**
- 3 Cypress Knolls
- 4 CHOMP Marina Campus **WE**
- 5 Marina Heights
- 6 Marina Airport Business Park **WE**
- 7 Veterans Affairs Medical Center **WE**
- 8 MPC Educational Center - Marina
- 9 Marina High School **WE**
- 10 Promontory Student Housing **WE**
- 11 8th Street Realignment **WE**
- 40 Springfield Suites (Marriott) Hotel

#### City of Del Rey Oaks

- 12 Del Rey Oaks Development Area **WE**

#### City of Seaside

- 13 Army Replacement Housing
- 14 Seaside Resort
- 15 The Projects at Main Gate
- 16 CSUMB **WE**
- 17 MPC Educational Center - Seaside
- 18 Surplus II Planning Area
- 19 Department of Defense Center **WE**
- 20 Seaside East
- 21 Seaside Highlands **WE**
- 22 Monterey Downs
- 23 California Central Coast Veterans Cemetery **WE**
- 24 MPC EVOC/Firefighter Training Facility **WE**
- 25 Monterey Horse Park **WE**
- 26 Monterey Bay Eco-Hostel **WE**
- 27 Monterey Bay Charter School **WE**
- 28 Seaside Assisted Living
- 29 Monterey Bay Trade & Convention Center **WE**

#### State Parks

- 30 Fort Ord Dunes State Park **WE**

#### County of Monterey

- 31 East Garrison I **WE**
- 32 East Garrison II
- 33 Youth Camp
- 34 Inter-Garrison Office Park **WE**
- 35 Laguna Seca **WE**
- 36 Eastside Parkway **WE**
- 37 Multimodal Corridor
- 38 Sun Edison Solar Facility **WE**
- 39 MPC M.O.U.T. Facility **WE**

**WE** SIGNIFIES WHITSON ENGINEERS INVOLVEMENT

This map is for information only. Whitson Engineers collected information shown hereon from various sources and does not guarantee the accuracy or completeness of the content. Contact individual agencies/developers for the most current land use plans.

May 22, 2015

M:\Monterey\General Marketing\Project Specific Promotions\Fort Ord\Fort Ord Projects.dwg | 11417 | May 22, 2015 - 10:46am

2000 0 2000 4000 6000 Feet  
SCALE: 1" = 2000'

**WE WHITSON ENGINEERS**  
Source: 9699 Blue Larkspur Lane ■ Suite 105 ■ Monterey, CA 93940  
831 649-5225 ■ Fax 831 373-5065  
CIVIL ENGINEERING ■ LAND SURVEYING ■ PROJECT MANAGEMENT



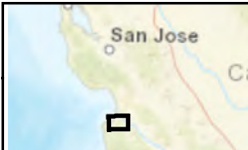
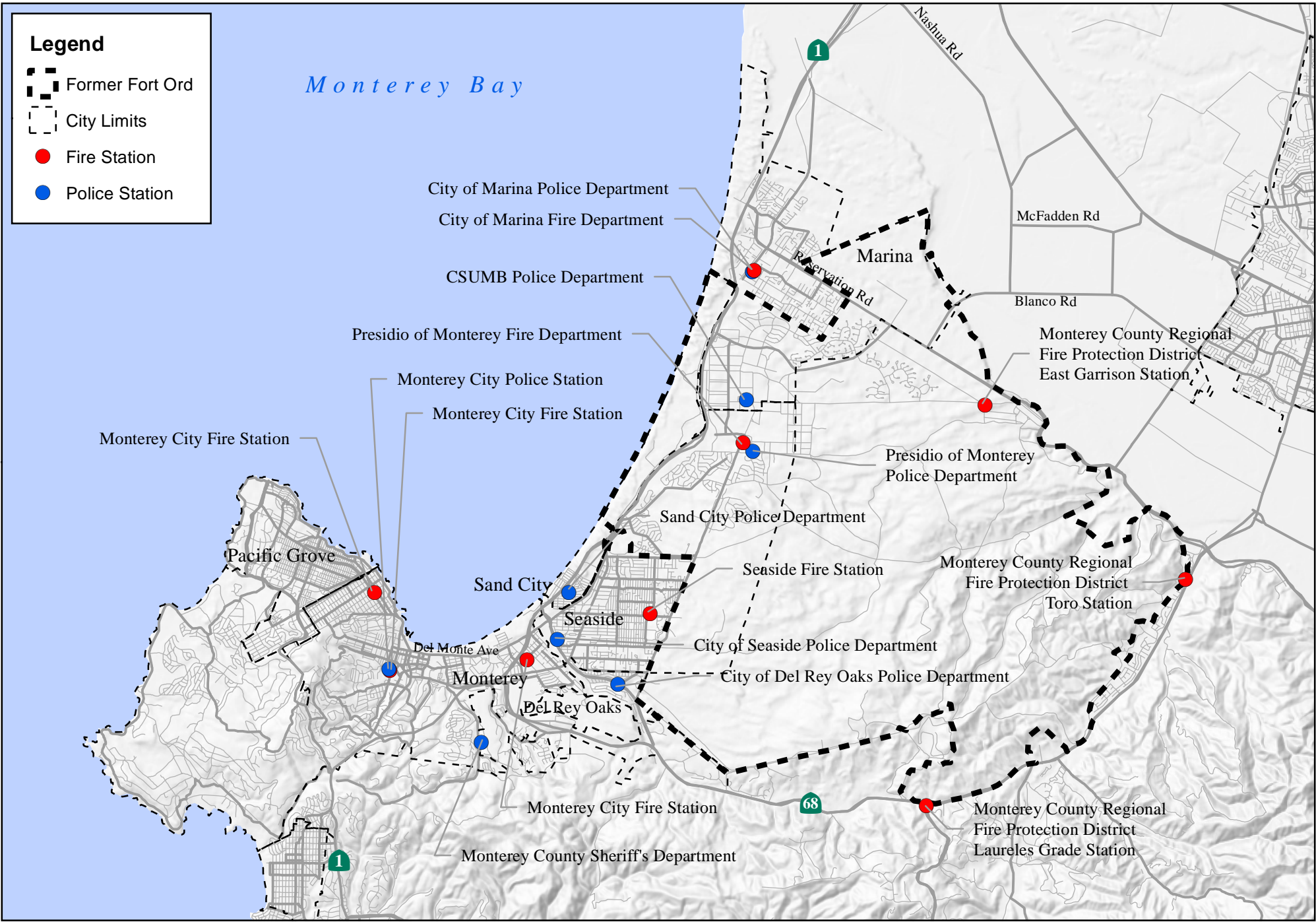
Title: **Pending and Future Approved Projects**  
File: Projects Map.pdf

Date: 6-23-2015  
Scale: N/A  
Project: 2444 - FORA HCP



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Figure  
**3.11-4**



Title: **Police and Fire Stations in the Vicinity of the Former Fort Ord**

File: Emergency Services 4-16-20.mxd

Date: 04-16-2020

Scale: 1 inch = 1.86 miles

Project: 2444 - FORA HCP

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Figure 3.13-1

Highway 68 and Laureles Grade, and the East Garrison Station located at 13630 Sherman Boulevard. ~~The Toro Station, which is nearest to the former Fort Ord, is staffed with three personnel at all times.~~ Throughout the MCRFPD SRFD, the minimum staffing level is eight personnel on duty at all times, which is divided among the MCRFPD SRFD's three existing stations.

The MCRFPD SRFD is equipped with five structure-firefighting engines, four wildland firefighting engines, two 2,100-gallon water tenders, a breathing support/light tower unit, four staff vehicles and three pick-ups, for firefighting. For emergency medical services, the engines are equipped with a full complement of first responder medical supplies including CPR equipment, semi-automatic defibrillators and rescue equipment such as the Jaws of Life. The MCRFPD SRFD employs 33 full time firefighting employees, two full-time staff employees, and 20 volunteer firefighters.

### **Presidio of Monterey Fire Department**

The Presidio of Monterey Fire Department (POMFD) serves all Army property on the Ord Military Community and Presidio of Monterey, as well as holding mutual aid agreements with Seaside, Marina, the California State University of Monterey Bay, and the MCRFPD. The POMFD station on the former Fort Ord is located 4400 General Jim Moore Boulevard in Seaside.

**Page 3.13-6** Revise the paragraph under the Fort Ord Dunes State Park heading as follows:

This ~~recently opened~~ State Park on the former Fort Ord has a 1,500-foot trail and four miles of ocean beach with beautiful views of Monterey Bay. From the parking area, visitors may also take a stroll on the ~~new~~ boardwalk to a bluff top viewing platform. Eight educational panels have been installed that inform the public about the natural and cultural history of the park. Existing park roads are open to bicyclists, hikers, and dogs on leash.

## **CHANGES TO CHAPTER 4, ENVIRONMENTAL CONSEQUENCES**

### **Changes to 4.4 Biological Resources**

**Page 4.4-24** Revise the 1<sup>st</sup> paragraph on the page as follows:

Other operations and management activities (i.e., maintenance of roads, trails, and fuelbreaks) may require ground-disturbing activities that may result in direct and indirect adverse impacts to sensitive natural communities. A conservative estimate was made for direct impacts that may result from implementation of habitat management activities (**Table 4.4-2**). Specifically, this EIS/EIR quantitatively analyzes the potential direct impacts on sensitive natural communities that may occur as a result of operations and management activities (i.e., road, trail, and fuelbreak maintenance activities). The impact analysis represents a worst-case scenario; it does not take into account AMM implementation (Section 5.4, *Measures to Avoid and Minimize Impacts*, in the Draft HCP), the nature of the impact (i.e., temporary, permanent), or indirect benefits. Therefore, impacts within HMAs may be less than indicated with AMM implementation. All habitat management activities will be required to comply with Federal, State, and local laws, including acquiring and implementing any necessary permits and authorizations and providing any required notifications to the regulatory agencies.

**Page 4.4-24** Revise the text in the 3<sup>rd</sup> paragraph under the *Natural Communities* heading as follows:

The Army EIS describes a number of reserves and significant natural areas, which have been designated as biologically important by Federal and State agencies and private organizations. Therefore, for the purposes of this analysis, these areas are considered sensitive habitats. These sites include CNPS native plant reserves, a Smith's blue butterfly reserve, and CDFW significant natural areas (**Figure 4.4-1**). The Army, with assistance from the CNPS, has identified and agreed to protect 12+ native plant reserves and one butterfly reserve (**Figure 4.4-1**). Under the agreement with CNPS, the Army affords protection to them as long as there is no overriding military need for the sites. ~~Plant reserves 6, 7, 11, and 12 were included as mitigation sites in a November 1990 draft mitigation and monitoring plan for construction of the ammunition supply point on Barloy Canyon Road. In 1998, as amended in 1999, an additional plant reserve, known as Plant Reserve Area 1 North, was established within Parcel E29a.1 within the City of Del Rey Oaks in an agreement between Monterey Bay Chapter of the CNPS (MB-CNPS), FORA, and the City of Del Rey Oaks.~~ As shown on **Figure 4.4-1**, the native plant reserves and butterfly reserve areas have been included in the HMAs, with the exception of Plant Reserve Area 1 North, Area 3, and a portion of a CDFW significant natural area. Road, trail, and fuelbreak maintenance activities may result in impacts to these reserves and significant natural areas within the HMAs.

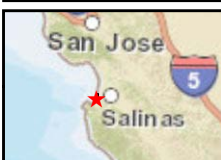
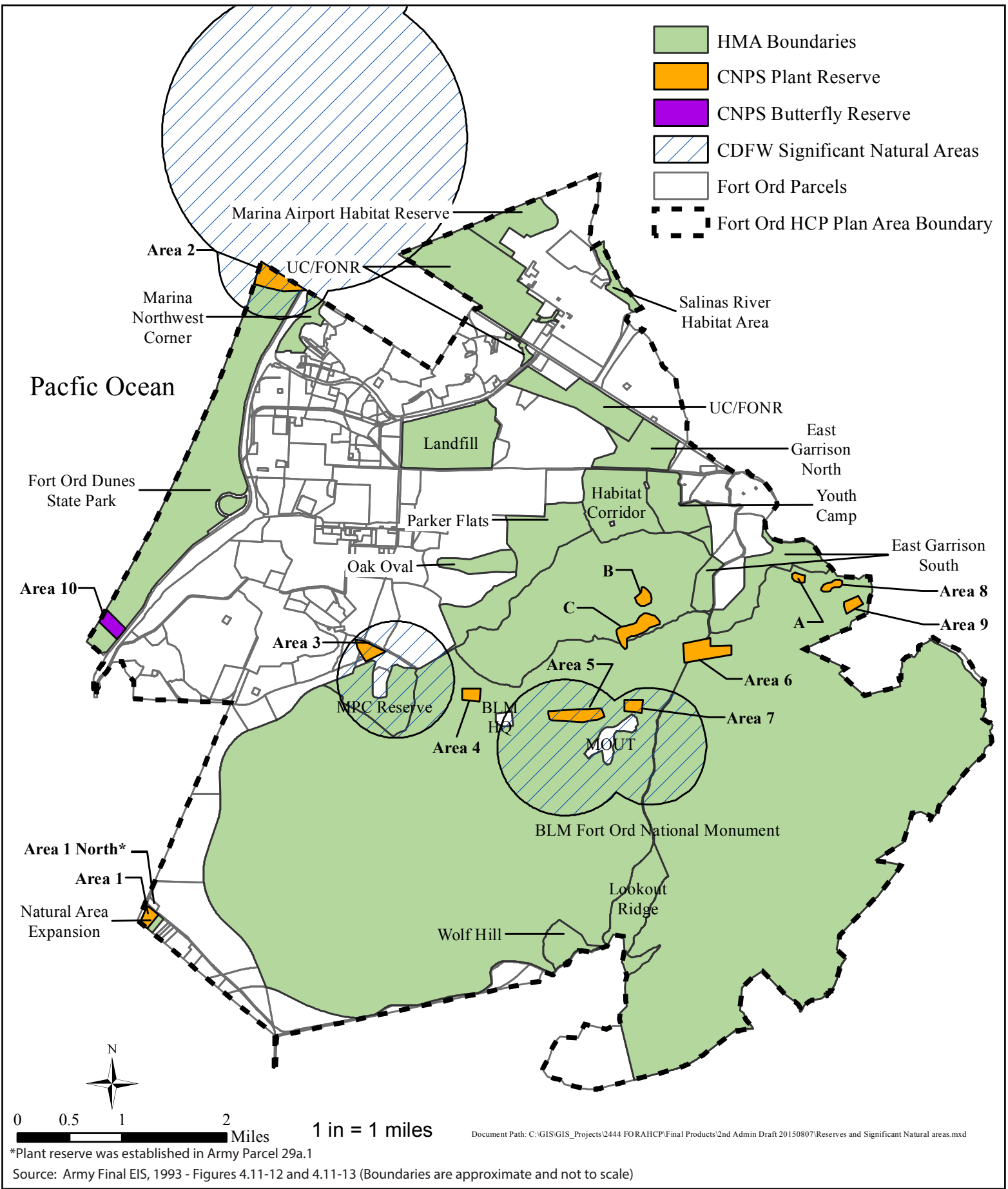
**Page 4.4-25** **Figure 4.4-1. Reserves and Significant Natural Areas** has been revised as shown on the following page.

## CHANGES TO 4.9 HAZARDS AND HAZARDOUS MATERIALS

**Page 4.9-11** Revise the text under *Impact HAZ-8: Cause potential hazards to the public due to exposure to military munitions* heading as follows:

Similar to the No Action Alternative, the implementation of the Proposed Action would not result in the exposure of personnel to additional munitions related hazards beyond those identified as part of Volume 4 of the Reuse Plan and Army's FEIS. In addition, all parcels transferred from the Army to respective land use jurisdictions are subject to specific land use restrictions and restrictive covenants, as well as an evaluation of suitability for transfer. Nevertheless, the public and potential habitat management personnel could still be exposed to munitions hazards. Ground-disturbing activities could result in the exposure of persons to potential injury and/or death in connection with munitions-related hazards. This is a potentially significant impact. In order to ensure that impacts are reduced to a less-than-significant level, mitigation is identified below.

The Army and FORA entered negotiations in Spring 2005 for an Army-funded Environmental Services Cooperative Agreement (ESCA) addressing "cleanup"/remediation of Army Munitions and Explosives of Concern (MEC) on approximately 3,340 former Fort Ord acres. The ESCA enabled MEC removal on property not yet certified for transition from military to civilian use. The planned ESCA MEC remediation field activities are now complete but not all properties have been transferred to the local jurisdictions. As described above, nevertheless, the public and potential habitat management personnel in ESCA properties could still be exposed to munitions hazards. As such, each ESCA property was evaluated for the probability of encountering MEC and land use restrictions were applied specific to these probabilities. A Land Use Control Implementation and Operation and Maintenance Program (LUCIP/OMP) was developed to specifically address and minimize exposure to MEC. LUCIP/MEC measures include munitions recognition and safety training, construction support by UXO-qualified personnel, restrictions regarding residential use in non-residential development and habitat reserve areas, access management measures in habitat reserve areas, restrictions against inconsistent uses in habitat reserve areas, and adherence to local digging/excavation ordinations. The LUCIP/OMP has been signed off by the Army, EPA, and California Department of Toxic Substances Control. The implementation of the LUCIP/OMP requirements reduce potential exposure of persons to potential injury and/or death in connection with munitions-related hazards to a less-than-significant level and no mitigation measures are required.



**Title:**  
Reserves and Significant Natural Areas

**File:** Fig 4\_4-1 Reserves and Significant Natural Areas.pdf

**Date:** 10/16/17

**Scale:** 1 in = 1 mile

**Project:** 2444

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**Figure 4.4-1**



**Page 4.9-11** Revise text in *Mitigation Measures HAZ-4* as follows:

▪ **Additional Mitigation:**

**Mitigation Measure HAZ-4:** In order to minimize potential health and safety risks due to the exposure to military munitions, the POM, Directorate of Environmental and Natural Resources Management (DENR), shall be contacted by the Cooperative or Implementing Agency to develop a safety program that specifies protocols relative to MEC in accordance with California State Division of Occupational Safety and Health (Cal-OSHA) and Army regulations. This program shall be approved by the Army, prior to the commencement of any ground-disturbing activities. In the event that military munitions are uncovered during the course of construction and other site disturbing activities, all work shall cease and Presidio Police shall be notified. Work shall not commence until the munitions have been removed from the site and the surrounding site soils have been sampled and remediated to acceptable levels (if soil sampling reveals lead or other soil contamination has occurred due to the presence of munitions). This mitigation measure does not apply to parcels subject to Land Use Control Implementation and Operation and Maintenance Program (LUCIP/OMP) required under the Environmental Services Cooperative Agreement (ESCA) as the requirements would be duplicative.

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