

RECORD OF DECISION

As the Deputy Assistant Chief of Staff for Installation Management, I have reviewed the *Final Environmental Impact Statement (EIS) for BRAC 2005 Disposal and Reuse of Fort Monroe, Virginia*, which is incorporated by reference. The EIS adequately assesses the environmental impacts of implementing Base Closure and Realignment (BRAC) disposal and reuse actions and alternatives at Fort Monroe. As indicated in this Record of Decision (ROD), the Army will proceed with its selected action of implementing the early transfer alternative.

1. Background

Fort Monroe is a United States Army (U.S. Army) garrison located on the peninsula that is Old Point Comfort, which is at the southeastern extremity of the Virginia Lower Peninsula, and is nearly surrounded by the waters of the lower Chesapeake Bay, the harbor of Hampton Roads, and Mill Creek. Closure of Fort Monroe is included in the recommendations of the 2005 Defense Base Closure and Realignment Commission (the BRAC Commission) made on September 8, 2005, in conformity with the Defense Base Closure and Realignment Act of 1990, Public Law 101-501, as amended (Base Closure Act).

In the absence of Congressional disapproval, the BRAC Commission's recommendations became binding on 9 November 2005. In its 2005 report to the president, the BRAC Commission recommended the following specific actions related to Fort Monroe: "Close Fort Monroe, VA. Relocate TRADOC (U.S. Army Training and Doctrine Command) Headquarters, the Installation Management (Command) Northeast Region Headquarters, the U.S. Army Network Enterprise Technology Command, Northeast Region Headquarters and the Army Contracting Agency Northern Region Office to Fort Eustis, VA. Relocate the U.S. Army Accessions Command and U.S. Army Cadet Command to Fort Knox, KY." The Base Closure Act states that the closure action is required no later than 15 September 2011.

As mandated by the Base Closure Act, Fort Monroe will be closed and the existing tenant organizations will be relocated. Following transfer of operations from the installation, the Department of the Army (Army) will dispose of its real property interests at Fort Monroe and transfer the property to new owners.

Pursuant to the National Environmental Policy Act of 1969 (NEPA) and its implementing regulations, the Army has prepared an EIS to evaluate the environmental and socioeconomic impacts resulting from disposing the non-reversionary property and the reuse of the entire Fort Monroe property. The Base Closure Act specifies in Section 2905(c)(2) that in applying the provisions of NEPA to the process, the Secretary of Defense and the secretaries of the military departments concerned do not have to consider (i) the need for closing or realigning the military installation which has been recommended for closure or realignment by the BRAC Commission, (ii) the need for transferring functions to any military installation, or (iii) military installations alternative to those recommended or selected. NEPA does not apply to the 2005 BRAC Commission's deliberation and decision process or the need for closing or realigning an installation. Accordingly, this EIS does not address either the need for or environmental impact from closure of Fort Monroe.

The Base Closure Act specifies that NEPA is applicable to base closures during the process of property disposal. The Final EIS prepared by the Army applies to disposal as an Army action and reuse of non-reverting property as a secondary action resulting from disposal. Disposal and reuse of approximately 193 acres of non-reverting property is the proposed federal action evaluated in the Final EIS. When the Army ceases to use Fort Monroe for national defense purposes, ownership of approximately 372 acres of "reverting property" granted by the 1838 and 1936 deeds will automatically pass from the United States to the Commonwealth of Virginia. According to deed provisions established when the Army was granted ownership, upon such occurrence the Commonwealth will have the same titles that it granted to the United States. Therefore, the Final EIS also considers the cumulative impacts of potential reuses of the reverting property according to deed provisions established when the Army was granted ownership.

The Final EIS was prepared following the receipt of comments at two Scoping Meetings (the first for an Environmental Assessment and the second for this EIS) and one Public Meeting. In addition to describing the NEPA process and presenting the findings in the Draft EIS, the Public Meeting was conducted to solicit public comments concerning the alternatives and analyses addressed in the Draft EIS that was made available in accordance with BRAC recommended procedures. The Army considered, either individually or collectively, all public and agency comments on the Draft EIS. The Final EIS is responsive to the comments received. A Notice of Availability was published in the Federal Register and local newspapers notifying the public of the availability of the Final EIS, making it available 30 days prior to executing this ROD, which is required before the action can be initiated.

2. Selected Action

The Army's selected action is early transfer of surplus non-reverting federal property to other entities for reuse. Under this alternative, the Army can transfer and dispose of non-reverting property for redevelopment before environmental remedial actions have been completed. This method of early disposal, allowable under the provision of Section 120 (h)(3)(C) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), would defer the CERCLA covenant requirement to complete all necessary environmental cleanup prior to the transfer of the property. In this way, parcels could become available for redevelopment and reuse sooner under this disposal alternative than under any other. Virginia's governor must concur with the deferral request for the non-reversionary property at Fort Monroe.

The Fort Monroe Authority's (FMA) reuse plan (Reuse Plan) provides the basis for the development of reasonable and foreseeable reuse scenarios evaluated in the Final EIS. The FMA is the implementation authority for the redevelopment of Fort Monroe and will implement the Reuse Plan. The range of reuse alternatives evaluated in the EIS encompasses reasonably foreseeable variations of the Reuse Plan and the results of this analysis were used by the Army in its decision regarding disposition of the property.

3. Purpose and Need for the Selected Action

The purpose of the action is to dispose of the non-reversionary property at Fort Monroe. This action is needed in order to fulfill the Army's obligations under the Base Closure Act and to transfer excess non-reverting property to new owners for continued stewardship of cultural and natural resources, conservation, recreation, and sustainable economic development in keeping with the planning goals established in the Reuse Plan.

4. Alternatives to the Selected Action

The EIS evaluates four alternatives in detail: the early transfer alternative, the traditional disposal alternative, the caretaker status alternative, and the no action alternative. Early transfer of surplus non-reverting federal property to other entities for reuse is the Army's selected action.

Under the traditional disposal alternative, the Army would convey non-reverting property once environmental remediation is completed for individual parcels of the installation. Under traditional disposal, if a particular long-term environmental remedy is deemed to be working and approved by the Virginia Department of Environmental Quality, the Army may transfer the land while continuing obligations for limited environmental actions, such as continued monitoring, five-year review, and continued operation of remediation systems.

The caretaker status alternative would arise in the event that the Army is unable to dispose of any or all portions of the non-reverting property within the period of initial maintenance. If the Army has not disposed of the property by the time period for initial maintenance elapses, then Army would then reduce maintenance to levels consistent with federal government standards for excess and surplus properties (i.e., 41 Code of Federal Regulations [CFR] 101-47.402 and 101-47.4913), Army Regulation 420-70 (*Buildings and Structures*), and with the Programmatic Agreement for the Closure and Disposal of Fort

Monroe (PA). This long-term maintenance, or ‘caretaker status’ condition, would no longer be focused on keeping the facilities in a state of repair to facilitate rapid reuse. Rather, maintenance during this period would consist of activities intended primarily to ensure security, health, and safety and to avoid physical deterioration.

Under the no action alternative, the Army would continue operations at Fort Monroe at levels similar to those occurring prior to the BRAC Commission’s recommendation for closure. The no action alternative is the environmentally preferred alternative since it would not produce additional impacts beyond those under the current operating conditions. However, implementation of this alternative is not possible in light of the BRAC closure recommendation’s having the force of law. Inclusion of the no action alternative is prescribed by the Council of Environmental Quality (CEQ) regulations implementing NEPA and serves as a benchmark against which federal actions can be evaluated. Accordingly, the no action alternative is evaluated in this EIS.

5. Environmental Consequences

The EIS identifies the direct, indirect and cumulative impacts to the following resource areas: land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics including environmental justice, transportation, utilities, and hazardous and toxic substances. These impacts are summarized below. With implementation of mitigation and management measures (as described in Section 6), there would be no significant environmental impacts associated with the selected action.

Land Use. Minor short-term and minor to moderate long-term adverse effects are expected to occur from early transfer disposal of Fort Monroe. After disposal, redevelopment of Fort Monroe would lead to construction, limited demolition, renovation, and new and expanded commercial and residential land use. Overall, disposal and redevelopment may result in an unavoidable increase in land use intensity relative to baseline conditions. In the long-term at full build-out (20 years), it is likely that land use compatibility in certain residential areas along major access roads in the neighboring community of Phoebus and on Fort Monroe may be adversely impacted by increases in noise and traffic.

Aesthetics and Visual Resources. Minor long-term adverse and beneficial effects are expected. Effects to visual quality were evaluated based on changes to landscapes and historic structures. Restoration, site-clearing, and construction activities would result in an unavoidable short-term adverse visual effect that would likely be contained within the Fort Monroe property. While disposal and reuse of Fort Monroe will reduce the amount of remaining open space in the long-term, the majority of the current open space will be preserved. Following disposal and redevelopment, there would be up to a 10 percent (25 acres) loss of open space, and less than one percent loss of natural areas and their respective viewsheds in comparison to the no action alternative resulting in minor long-term adverse effects. The impact to natural areas would involve a potential loss of less than 2 acres of tidal wetlands in the event that a northern entrance is constructed. Loss of open space (up to 25 acres) includes development in highly disturbed areas which are now maintained as open lawns and fields, principally in the lower fort area (i.e., North Gate) and the Wherry Quarter. Visual quality at Fort Monroe would also experience localized beneficial effects to existing historic structures, landscapes and viewsheds based on the protections and enhancements outlined in the PA for Fort Monroe and in the Reuse Plan. The Army has completed the viewshed study required by the PA and the Reuse Plan emphasizes the preservation of significant landscapes and viewsheds, including the open space/recreation areas, views and natural areas (marsh and wetlands) at the northern end of the fort.

Air Quality. Minor short-term adverse effects would be expected. Exhaust emissions associated with construction and renovation vehicles, volatile organic compound (VOC) emissions from paints, and paving would be expected and largely unavoidable. The U.S. Environmental Protection Agency General Conformity Rule requires a formal conformity determination document for federal actions occurring in nonattainment areas though transfers of ownership and leases for similar activities are exempt from the

General Conformity Rule. Since the Army's proposed action will involve the sale or other title transfer of non-reverting property and similar uses would occur, it has been determined that the action is exempt from the General Conformity Rule requirement to prepare a full General Conformity Determination. Therefore, a Record of Non-Applicability was prepared. In any event, for the purposes of NEPA compliance, a detailed analysis of air emissions was conducted which showed that estimated emissions were all below *de minimis* thresholds.

Noise. Minor to moderate adverse effects associated with noise would be expected from early transfer and disposal of Fort Monroe. In the short-term, early transfer will result in only minor changes to noise levels depending on the stage of redevelopment and proximity to major roads that access Fort Monroe. As early transfer allows for quicker implementation of the Reuse Plan, the resulting increased traffic from residential development and tourism will ultimately result in traffic volumes that begin to exceed current conditions, resulting in initially minor adverse effects on noise in Phoebus and on Front Monroe. In the long-term at full build out (20 years), transfer of Fort Monroe will result in average noise levels ranging from 65 decibels (dB) to 70 dB along major roads in Phoebus and on Fort Monroe depending on the actual reuse and associated traffic generation. Increased recreational motor boat usage will contribute to increased noise levels along the coastal area as well. In any event, road traffic is by far the principal noise concern given the volume of estimated increased traffic on secondary roads.

Geology and Soils. Minor short- and long-term adverse effects would be expected. Disposal of Fort Monroe will ultimately lead to limited demolition, site-clearing, and construction activities that could result in increases in erosion potential. In the long-term, redevelopment activities at Fort Monroe will principally focus on renovation of existing structures located within developed areas, as well as limited expansion of development and impervious surfaces. Disturbance of soil during construction may result in increased soil erosion potential. Furthermore, impervious surface will increase from 24 percent (baseline conditions) to up to 28 percent at full build-out. This minor increase in impervious surface can slightly increase stormwater flows which can cause increases in erosion along drainage areas. As erosion and sediment control practices are required during redevelopment activities, adverse effects will be minimized, if not eliminated.

Water Resources. Minor short- and long-term adverse effects may result from early transfer of Fort Monroe. Changes in soil disturbance, stormwater controls, and impervious surface were estimated for the range of redevelopment scenarios that would occur following transfer. Overall, the above described increases in impervious surfaces, marina expansion, traffic, and soil disturbing activities will increase stormwater runoff and degrade to some degree water quality in the immediate vicinity of outfalls and areas adjacent to the Fort Monroe shoreline. Adherence to Best Management Practices for erosion and stormwater control, regulatory controls, required stormwater and point source permitting, marina encroachment permitting as required by the Virginia Marine Resources Commission in accordance with Virginia Code §28.2-1204, and planned stormwater expansions will ensure that impacts to water quality are not significant. Furthermore, these actions will have a negligible effect on nutrient loading which is the principal source of surface water impairment in the waters surrounding Fort Monroe.

Shellfish harvesting is condemned on the Mill Creek side of Fort Monroe and shorelines of the Hampton Roads area due to exceedance of the fecal coliform water quality standard for consumption of shellfish. Harvesting is still permitted on the Chesapeake Bay side of Fort Monroe. Early transfer of Fort Monroe to other entities would have a negligible effect on the current and future status of this condemnation, as the problem pertains to regional point and nonpoint sources of excess fecal coliform and nutrient loadings. The Virginia Department of Health concurred that disposal and reuse would have "minimal, if any, effect" on the status of shellfish harvesting.

Biological Resources. Long-term minor to moderate adverse impacts would be expected. In the long-term, redevelopment activities at Fort Monroe will principally focus on renovation of existing structures located within highly disturbed areas, as well as limited expansion of development and impervious

surfaces. There are mature trees that may need to be removed or disturbed by specific building footprints, but most of the large mature trees are located in areas, such as the historic district, that will not involve expanded construction footprints. Therefore, impacts to existing trees will be minimal.

With respect to aquatic resources, minor to moderate local adverse effects are expected. Increases in impervious surfaces, marina expansion (which will disturb bottom sediments with construction of up to 5 docks), and soil disturbing activities on-site will increase stormwater runoff and degrade to some degree aquatic habitat in the immediate vicinity of outfalls and areas adjacent to the shoreline.

Cultural Resources. Long-term minor to moderate beneficial and adverse effects to cultural resources are expected. The PA addresses effects to the Historic District and individual significant historic buildings and objects, cemeteries, and archaeological sites. Adverse effects would be avoided by the continued maintenance and protection of historic resources under the PA. As required by the PA, the Army has completed a viewshed analysis to identify significant viewsheds both from and toward the National Historic Landmark (NHL) District; completed a Cultural Landscape Study; revised the NHL nomination form that more clearly defines the NHL boundaries; completed the draft National Register of Historic Places (NRHP) nominations for selected buildings; and has conducted archaeological testing to search for a supposed 'Freedman's Cemetery'. The Army is considering the loan of the museum collections. Also, prior to closure, the FMA will develop a Historic Preservation Manual and Design Standards for activities that will occur on the reversionary and non-reversionary land at Fort Monroe. Additional measures are required prior to closure and are listed in the PA.

Adverse effects include the potential for as yet unidentified archaeological resources to be disturbed. Also, infill construction could adversely affect historic viewsheds and the feel and character of the historic buildings and the Historic District. However, these effects should be minor given the use of design standards and viewshed analysis that will ensure aesthetic compatibility with existing historic structures. In the long-term, increases in soil disturbance could be caused by new buildings and road construction or trench excavation for underground pipes, cable lines, and similar infrastructure projects. These disturbances may increase the likelihood of disturbance of as yet unknown cultural resources. Vandalism can also occur when the location of an archaeological site or cemetery becomes known or otherwise attracts new attention. To reduce potential effects to cultural resources, site surveys of potential archaeological resources at Fort Monroe and Section 106 consultations concerning the disposal of eligible properties have been completed. Negotiated terms of transfer or conveyance will result in requirements for the new owners to maintain the status quo of archaeological sites and will impose a requirement for consultation with the Virginia State Historic Preservation Officer (SHPO) prior to any actions affecting these resources.

Socioeconomics. Long-term moderate beneficial and short-term minor adverse effects would be expected. The early transfer of Fort Monroe would enable immediate initiation of redevelopment activities, and therefore new job creation, increased local sales volume, possible economic diversification, and expansion of the tax base in the local and regional economies. Ongoing remediation activities would also generate additional employment, expenditures, and economic diversification, with similarly positive impacts on the local economy. Deed restrictions could restrict use on a limited amount of land, but this would not impede the potential for economic development elsewhere on the property. These effects would not affect the Region of Influence (ROI) equally, but would affect areas within the sub-ROI (local area) at a higher intensity than areas within the larger ROI.

Transportation. Short- and long-term minor to significant adverse impacts to transportation infrastructure, along with some minor beneficial effects, are expected both on and in the vicinity of Fort Monroe. For the external local street network, early transfer disposal would result in unavoidable increased traffic both on and off the installation, creating minor short-term and significant long-term adverse effects following disposal. Severity of these impacts would be dependent on the type and level of redevelopment. Following disposal, full build-out and redevelopment of Fort Monroe would lead to a largely unavoidable

increase in traffic of nearly 30,000 average daily traffic counts, or approximately 3.8 times the baseline condition as a result of increased employment, residential population growth, and tourism. Without mitigation, three intersections would significantly degrade in Level of Service (LOS) (LOS E and F). Implementation of roadway and signal timing improvements were found to achieve an acceptable LOS based on traffic modeling results. Internal to Fort Monroe, a gradual increase in redevelopment will also equate to a gradual increase in traffic demand and traffic concerns that may be addressed during the course of redevelopment.

Utilities. Minor long-term adverse and beneficial effects to utilities would be expected at Fort Monroe. Impacts to utilities were evaluated based on an analysis of increased usage at Fort Monroe by employees, residents, and tourists. Currently, infrastructure is generally in good condition but will require some upgrading. Although certain systems could benefit from modernization and various upgrades, the measured carrying capacities of these systems are adequate to support the initial short-term reuse of existing facilities. In the long-term, adverse effects may occur if market forces and redevelopment outpace to some degree needed infrastructure expansions and localized upgrades to the system.

Hazardous and Toxic Substances. Minor long-term adverse effects might occur. Following disposal, redevelopment of Fort Monroe could lead to construction, limited demolition, renovation, and expanded commercial and residential use. These activities could increase the potential for use, storage, transport, and generation of hazardous substances and hazardous wastes, as well as the potential for accidental release and minor spills. Hazardous waste generation and disposal are carefully regulated under state (Virginia Hazardous Waste Management Regulations, and asbestos containing materials [ACM] and lead-based paint [LBP] regulations 9 Virginia Administrative Code (VAC) 20-80-640 and 9 VAC 20-60-261, respectively) and federal programs, thereby reducing the effect to the environment. Renovation and limited demolition of older structures may also generate wastes containing ACM and LBP. Demolition activities that include ACM and LBP must adhere to Virginia regulations 9 VAC 20-80-640 and 9 VAC 20-60-261, in addition to federal regulations.

No effects would be expected from early transfer disposal relative to ongoing remediation programs, as remediation of hazardous substances would continue in accordance with approved plans in concurrence and consultation with appropriate regulatory agencies regardless of whether the property is transferred or not. Necessary land use controls will be put in place to ensure protection of human health and the environment, and controls will be placed on parcels that are still under investigation and cleanup.

Cumulative Effects. In accordance with CEQ regulations implementing NEPA, the EIS evaluated the cumulative effects of past, present, and reasonably foreseeable actions, both at Fort Monroe and in the surrounding community. Projects considered in the analysis of cumulative impacts included residential and commercial development projects in the ROI, master plans for nearby communities, regional military operations, proposed developments and plans considered in the Reuse Plan, and projected economic growth projected for the ROI and sub-ROI. Cumulative effects were assessed by resource areas and summarized in the EIS.

Under the early transfer alternative, cumulative adverse effects would be anticipated for land use, aesthetics and visual resources, air quality, noise, water resources, biological resources, socioeconomics, transportation, and utility systems. Following disposal and full build-out (i.e., 2031), significant cumulative adverse effects could be expected to occur in the area of transportation along local road networks, if roadway and signal timing improvements are not implemented. Significant cumulative effects resulting from noise may also occur along major access roads in Phoebus at full build-out, in consideration of projected traffic, continued urban growth, and background noise levels. No adverse cumulative effects would be anticipated for geology and soils, cultural resources, socioeconomics, or hazardous and toxic substances.

The mitigation measures described in Section 6 will minimize or avoid incremental and cumulative impacts.

6. Mitigation

Federal, state, and local regulations and policies applying to entities that receive properties at Fort Monroe will govern to a large extent the appropriate use and conservation of the environment, including air quality, wetlands resources, water quality, cultural resources, and other resources. Beyond such regulations and policies, mitigation and management measures may be implemented by the Army or the FMA in order to successfully manage the disposal and redevelopment of Fort Monroe according to the principles of sound and sustainable planning as outlined below.

A PA for the Closure and Disposal of Fort Monroe has been legally executed by the signing of authorized representatives of the Army, the Virginia SHPO, the Advisory Council on Historic Preservation, the Commonwealth of Virginia, the Fort Monroe Federal Area Development Authority, and the National Park Service (NPS). Army obligations fully described in the PA (Appendix F of this EIS) are considered mitigations required under the National Historic Preservation Act (NHPA). Specific mitigation measures the Army commits to perform or has completed are outlined below.

- The deeds will provide for continuing enforcement of historic preservation restrictions, covenants, and/or easements on non-reversionary land.
- A comprehensive archeological process has been developed. If a site investigation or remediation will or may have an adverse effect on certain properties, the Army will consult with the SHPO to avoid, protect, or recover information or prepare appropriate documentation. The Army will determine whether or not such activities will have a potential affect on cultural landscapes that contribute to the NHL District, and prepare a landscape treatment plan if necessary in accordance with the terms outlined in the PA.
- The Army has completed the Viewshed Study as required by the PA.
- The Army has completed and submitted the Cultural Landscape Study to the SHPO that documents the evolution of the land form at Fort Monroe from its earliest known occupation to the present.
- The Army has a comprehensive BRAC Closure Plan and Property Plan in place that conforms to the standard of Department of Defense BRRM (1 March 2006), and will be used until transfer of the property out of Army ownership. The Plans include: continued consultation on non-BRAC undertakings in accordance with 26 CFR Part 800; development of protections for deeds and lease agreements, as well as adherence to administrative requirements specified in the PA; and provide schedule updates regarding vacating buildings to the Commonwealth and FMA.
- The Army is preparing the caretaker plan that identifies the buildings and structures that have been or will remain vacant for 12 months or longer. The buildings and structures that are not planned for use will be preserved in accordance with NPS guidance found in NPS Preservation Brief 31 and related requirements as outlined in the PA.
- The Army has revised the Fort Monroe NHL District nomination that clearly defines boundaries of the NHL and accurately identifies the buildings, structures, objects, archaeological sites, historic viewsheds, and landscape features that contribute to the Fort Monroe NHL District.
- The Army has completed the draft NRHP nominations for the buildings at Fort Monroe identified as individually eligible and submitted them to the SHPO for review and concurrence, and then submitted the nominations to the NPS for listing.
- Under the guidance of the U.S. Army Center of Military History, the Army and FMA are negotiating the on-site loan of all or part of the collections pertinent to Fort Monroe's historic significance.

- The Army is completing an archival scanning project to provide copies of specific archival materials (letters, photos, documents, etc.) and information on individual artifacts (accession records, files, notes, etc.) from the Casemate Museum's indexed collection.
- The Army conducted additional archaeological testing within the boundary of Fort Monroe to identify any remnant of the former Freedmen's Cemetery.
- The Army is completing an archival project to make available to the FMA and Commonwealth appropriate documents related to historic and other properties on Fort Monroe, such as maintenance records, architectural plans, survey materials and similar documents, to facilitate the proper management of Fort Monroe.
- The Center for Military History will notify the FMA and the Commonwealth of the future locations of all collections removed from Fort Monroe. The FMA and the Commonwealth may request, from the Army, access to such collections in accordance with Army policies and regulations.

Beyond the mitigation requirements specified in the PA, the Army will implement appropriate management measures to fulfill obligations pertaining to Army policy and regulations for the disposal of property, as outlined below.

- The Army, in coordination with the Virginia Department of Environmental Quality and FMA, is developing sample conveyance documents that would notify future owners of particular notification requirements concerning natural and cultural resources in accordance with Army regulations and guidance. These documents would also identify past hazardous substance activities at each site, as required by CERCLA and the Community Environmental Response Facilitation Act, including restrictions on land use (e.g., groundwater use).
- Continue to work with FMA to ensure that disposal transactions are consistent with the adopted Reuse Plan.
- Continue remediation actions as prioritized by the Army and completing all required remediation.
- Until final disposal, maintain installation buildings, infrastructure, and natural resources to the extent provided by the PA, Army policy, and regulations.
- Until final disposal, manage all environmental resources to ensure that the federal facility remains in compliance with state and federal laws and local regulations.

Following disposal, non-Army entities continue reuse planning and execution of redevelopment actions. Measures to reduce or avoid impacts associated with reuse, including specific mitigation measures, except for those related to federally protected interests, remediation, or other Army concerns, are not the responsibility of the Army but are the responsibility of those who are redeveloping the property. Specific mitigation measures that may be implemented by non-Army entities to reduce adverse effects, or that may be required as part of future permitting actions, are outlined in the Final EIS (Section 4.15.4) along with an assessment of the likelihood of implementation.

7. Decision

I have considered the results of the analysis presented in the EIS, supporting studies, and comments provided during formal comment and review periods. These factors, as well as the description of the purpose and need for the selected action, guided my decision on whether to approve the selected action.

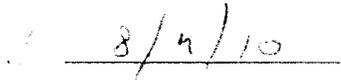
On behalf of the Army, I have decided to implement the early transfer alternative as the selected action. I have determined that implementing early transfer meets the purpose and need for achieving the Army's mission requirements consistent with the Base Closure Act and reflects a proper balance among initiatives for protection of the environment, appropriate mitigation, and mission accomplishment. I also took into

account the fact that the no action alternative would not meet the Army's purpose and need for the action. Furthermore, I have determined that the Army has identified and adopted all practicable means to avoid or minimize harm to the environment that could be caused by implementation of the selected conveyance alternative.



CRAIG E. COLLEGE

Deputy Assistant Chief of Staff
for Installation Management



Date