

**DEPARTMENT OF DEFENSE
UNITED STATES ARMY**

**DRAFT FINDING OF NO SIGNIFICANT IMPACT
FOR REAL PROPERTY MASTER PLAN ACTIVITIES AT
MILITARY OCEAN TERMINAL CONCORD (MOTCO),
CONTRA COSTA COUNTY, CALIFORNIA**

1.0 Introduction

Pursuant to the National Environmental Policy Act (NEPA) (Title 42 of the United States Code 4321 et seq.) and the Department of Defense (DoD) NEPA Implementing Procedures, Military Ocean Terminal Concord (MOTCO), California, conducted an Environmental Assessment (EA) of the potential environmental construction, operation, and maintenance of specific facility modernization projects identified during the installation's master planning process. This EA is focused on specific master plan implementation actions that are currently planned or programmed to occur from approximately fiscal year (FY) 2027 to FY 2030 (FY27–FY30) that have not yet been evaluated or begun analysis under NEPA. In addition, the EA provides a programmatic analysis of the effects of implementing more broadly defined real property maintenance, repair, upgrade, and development actions that are still in the concept phase.

2.0 Proposed Action

The Proposed Action is to construct, operate, and maintain real property projects currently planned for implementation between FY27–FY30 at MOTCO. These include implementation of installation-wide framework elements of and standards for planned implementation of specific actions/projects as identified in the MOTCO Area Development Plan (ADP). The MOTCO ADP considered long-term mission requirements and fiscal constraints and identified projects for execution over the next 20 years. The Proposed Action focuses on the implementation of the short-term requirements as identified in the ADP, which consists of construction, repair and sustainment, and modernization projects. Because these projects are anticipated to be implemented in the near-term, they have been planned and/or designed to a level where sufficient information is available to analyze them in detail for potential environmental impacts.

3.0 Alternatives Considered

MOTCO identified three alternatives: the Full Implementation Alternative of the Proposed Action (which is the preferred alternative), the Partial Implementation Alternative, and a No Action Alternative. The Proposed Action is to construct, operate, and maintain real property projects to address MOTCO's real property deficiencies, shortcomings, and suboptimal facility conditions and provide modern, efficient, flexible, safe, and sustainable facilities to meet current and future mission requirements. Under the No Action Alternative, MOTCO would not implement the

proposed real property master plan activities/projects. Accordingly, MOTCO's existing facilities would continue to be maintained as specified under the Programmatic EA for Routine Maintenance and Repair at MOTCO or, if not currently being maintained, would continue to deteriorate, and could become unusable, all of which would impede mission effectiveness. The construction of new facilities would not be executed and MOTCO would be unable to fully meet mission requirements.

4.0 Factors Considered in the Finding of No Significant Impact

The EA, which is attached and incorporated by reference into this Draft Finding of No Significant Impact (FONSI), examines the potential effects of the Proposed Action and the No Action Alternative on the following resource areas of environmental concern: air quality, geological resources, water resources, biological resources, cultural resources, hazardous materials/hazardous waste/toxic substances/contaminated sites, land use and coastal zone management, utilities and service systems, and safety.

The Army would expect a combination of short-term, minor adverse and long-term, minor beneficial effects resulting from implementation of the Proposed Action. Short-term, minor, adverse effects on air quality, geological resources, water resources, biological resources, cultural resources, hazardous materials/hazardous waste/toxic substances/contaminated sites, land use and coastal zone management, utilities and service systems, and safety would be expected from construction, operation, and maintenance of real property projects under the Proposed Action. Long-term beneficial effects from implementing the Proposed Action on water resources would be expected. Implementing the Proposed Action would not result in any adverse cumulative environmental effects. Minimal mitigation measures would be necessary.

5.0 Public Availability

A Notice of Availability of this Draft FONSI, along with the Draft EA and Draft Finding of No Practicable Alternative (FONPA) was published in the *East Bay Times* newspaper on September 20, 2025, and September 22, 2025. The Draft EA, Draft FONSI, and Draft FONPA were made available for public review at the Concord Public Library (2900 Salvio Street, Concord, California 94519), the Bay Point Library (205 Pacifica Avenue, Bay Point, California 94565) and online at <https://www.sddc.army.mil/SitePages/Environmental%20Programs.aspx>. The deadline for receipt of comments is October 23, 2025.

6.0 Finding

Based on the environmental analysis in the EA, the Army has determined that implementing the Proposed Action would have no significant direct, indirect, or cumulative adverse effects on the quality of human life or the natural environment at MOTCO. Therefore, pursuant to the provisions of NEPA, the Army will not be required to prepare an Environmental Impact Statement before implementing the proposed action.

Date

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