

Section 6.0 Detailed Analysis of Alternative 6R

Alternative 5, "Anticipated Reuse", was revised based on the results of the federal, state, and local real estate screening process, which was completed on February 8, 1993. This section contains the detailed analysis of revised Alternative 6 (Alternative 6R).

The detailed analyses of Alternatives 1 through 6 are contained in Volume II, which has not been reprinted for the final EIS. After review of the EIS, and as a result of the comments received on the draft EIS, Alternatives 1 through 6 were eliminated from further consideration because they would result in significant environmental or economic impacts. Therefore, no new analyses of these reuse alternatives have been conducted.

Water Supply

Infrastructure
Pipes

Biology

Air

Traffic - FO road system bad



6.1 LAND USE

6.1.1 Introduction

This analysis assumes the proposed action and Alternative 6R would have a substantial effect if it resulted in:

- substantial conflicts between proposed land uses or
- substantial conflicts between proposed and existing adjacent land uses.

The potentially inconsistent policies are described briefly in Table II.1-1 in Section II.1, "Land Use", Volume II. However, determining policy consistency is speculative because a majority of the reuse proposals of Alternative 6R are general and have not been fully developed into policy documents.

6.1.2 Disposal Impacts

Outgranting real property would result in the following land use compatibility impacts:

- *Impact: Potential Incompatibility of Remediation Action with Leases of Property Before Disposal*

Fort Ord property may be outgranted to either private or public agencies before reuse. Remediation actions that occur in the vicinity of outgranted property may be incompatible with the uses of the outgranted property.

- *Mitigation: Limit Properties That May Be Outgranted and Restrict Access to Remediation Areas*

The properties that may be outgranted on an interim basis will be limited to those properties adequately buffered from areas needing remediation. Access to areas that require remediation action will be restricted so that users of outgranted property in the vicinity would not be susceptible to hazards from those areas. This will be achieved by fencing and placing signs in the remediation areas or employing security guards to prevent trespassing. (Army)

This is considered feasible mitigation for this impact. There would be no adverse environmental impacts associated with this mitigation measure except that a financial burden on the Army may be possible if certain properties are not able to be reused in the interim because of remediation activities.

6.1.3 Reuse Impacts

Alternative 6R proposes to develop a majority of the already developed portion of the installation plus approximately 10% of the currently undeveloped area. However, the installation at buildout of this alternative, would be less dense than current conditions.

Land Use Compatibility

- *Impact: Incompatibility of Proposed Transit Center With Natural Habitat Resources in the Coastal Zone West of State Route 1*

Alternative 6R proposes a 36-acre transit center that would involve development of approximately 20 acres west of State Route (SR) 1, in the coastal zone. The area west of SR 1 is potential habitat for several special status species of wildlife and plants. These areas are considered to have significant environmental resources and development in this area would either destroy or disturb these resources.

This impact and any recommended mitigation are described in Section 6.11, "Vegetation, Wildlife, and Wetland Resources".

- ***Impact: Incompatibility of Proposed Natural Area Expansion With Proposed Office Park and Corporation Yard***

Alternative 6R proposes a 53-acre natural area expansion in the southwesternmost portion of the installation, which may be incompatible with the proposed 352-acre office park to the northeast and the 46-acre corporation yard to the east. The natural area expansion should be surrounded by like uses, such as additional open space or recreation uses. Those uses that would occur in an office park area, such as office buildings and parking lots, and those in or adjacent to the corporation yard, such as vehicle maintenance and storage, would not complement the natural area expansion and may create nuisances including, but not limited to, increases of light and glare, noise, traffic, and air pollution.

- ***Mitigation: Provide a Landscaped Open Space Buffer***

A landscaped (with native species), open space buffer could be provided around the office park and corporation yard. The buffer should be wide enough to accommodate extensive open space. A 200-foot-wide (minimum) buffer zone is recommended. (Local agencies and private entities responsible for development)

This is considered feasible mitigation for this impact. Both the office park and corporation yard uses have a substantial amount of acreage (352 and 46 acres, respectively) to provide an open space buffer zone between the uses. There would be no adverse environmental impacts associated with this mitigation measure as long as the existing native vegetation is not disturbed in the process of creating the buffer zone area.

- ***Impact: Incompatibility between the Proposed Agri-Center and the Proposed RV Park/Campground***

The proposed 890 agri-center would be similar to a light industrial uses because it could involve light manufacturing and labor-intensive uses and could create nuisances, including increased noise and air pollution. This would be incompatible with the proposed adjacent RV park/campground.

- ***Mitigation: Provide a Landscaped Open Space Buffer***

A landscaped open space buffer could be provided around the agri-center's light industrial facilities or other uses that may produce the above described impacts. The buffer should be wide enough to adequately shield the agri-center uses from the RV park/campground. Native trees that would grow large enough to effectively shield uses could be planted. A 300-foot-wide buffer area running the length of the boundary of the two uses is recommended. (Local agencies and private entities responsible for development)

This is considered feasible mitigation for this impact. The proponents of the agri-center proposes to develop approximately 25% of the area, retaining a substantial amount of area as open space and the provision of a landscaped, open space buffer zone between the uses. There would be no adverse environmental impacts associated with this mitigation measure as long as the existing native vegetation is not disturbed in the process of creating the buffer zone area.

- ***Impact: Incompatibility between Proposed Multi-Use Area and the Disturbed Habitat Zone in the Coastal Zone***

Alternative 6R proposes a 29-acre multi-use area in the coastal zone in between two proposed disturbed habitat zones (127 and 411 acres, respectively). The proposed multi-use area which would potentially include Stilwell Hall and a regional visitors center may create an obstacle preventing public access in between the two disturbed habitat zones. Since this zone would provide public access, the disturbed habitat zone should be continuous.

- ***Mitigation: Create a Disturbed Habitat Zone Access Corridor***

A corridor connecting the two disturbed habitat zones could be created so that access to the two areas is not interrupted by the multi-use area. (Local agencies and private entities responsible for development with approval from the California Coastal Commission)

This is considered feasible mitigation for this impact. However, the California Coastal Commission would need to review the plan to determine the adequacy of the corridor. There would be no adverse impacts associated with this mitigation measure.

- ***Impact: Incompatibility between Proposed School Expansion and Proposed Transportation Corridor***

Alternative 6R includes a 150-acre expansion area for the York School, which is located south of the installation in the City of Monterey, into the southern portion of the inland range area. The proposed transportation corridor would extend between the school expansion area and the existing school facilities. The separation of the school expansion area from the existing school facility because of the transportation corridor, creates an incompatibility between the proposed school expansion and transportation corridor uses. Students would have to cross the transportation corridor to access to the expansion area, which could create substantial safety issues for students at York School.

- ***Mitigation: Require the Construction of a Highway Underpass or Overpass***

York School should coordinate with Caltrans to construct an overpass or underpass at the transportation corridor. This would provide safe access for the students between the existing school facility and the school expansion area. (York School and Caltrans)

This mitigation measure is considered feasible. The construction of the overpass or underpass would result in various construction-related impacts, such as the potential loss of biological habitat, depending on which bypass is chosen.

Policy Consistency

- ***Impact: Inconsistency with Policies Concerning the Protection of Sensitive Environmental Habitat and Resources***

Alternative 6R would be inconsistent with the following relevant plans and policies: 30240(a), 30240(b), and 30232 of the California Coastal Act of 1976 (CCA); Resource Protection Measure "C" of the Monterey Bay National Marine Sanctuary-Final Environmental Impact Statement (MB-FEIS); 1.1.3, 7.1.4, 40.2.7, and 40.2.9(d) of the Greater Monterey Peninsula Area Plan (GMPAP); 4.3.4, 4.3.6.A1, 4.3.6.A2, and Recreation Management Measure 1 of the Monterey County Local Coastal Program - North County Land Use Plan (MCLCP); and A, A4.b, A4.c, and A4.d of the Association of Monterey Bay Area Governments - Regional Land Use Element (AMBAG-RLU).

Alternative 6R proposes development in some environmentally sensitive habitats. These habitats include the areas west of SR 1, the southernmost portion of the installation where the transportation corridor is proposed, and some oak woodland areas where the fire training area is proposed. Alternative 6R proposes potential development in these areas that would either disturb or destroy these environmentally sensitive habitats.

This impact and any recommended mitigation are described in Section 6.11, "Vegetation, Wildlife, and Wetland Resources".

- ***Impact: Inconsistency With Policies Concerning the Expansion of Development into Areas Without Adequate Infrastructure***

Alternative 6R would be inconsistent with the following relevant plans and policies: 30250 of the CCA; 26.1.4, 26.1.14, 26.1.18, and 31.1.1 of the MCGP; 4.3.6.D2 and 4.3.6.D5 of the MCLCP; 1 of the Monterey County Growth Management Policy (MCGMP); B3.c, C1.b, and C4.c of the AMBAG-RLU; and policies III.1 and III.8 of LAFCO's Spheres of Influence Policies and Criteria.

Alternative 6R proposes some development in areas where adequate public services and facilities are not available. Although the Army owns and operates some services and facilities, they do not provide services to the southwestern portion of the installation where the 352-acre office park and the 46-acre corporation yard are proposed. Additional proposed uses on the installation will require utility service from existing Fort Ord infrastructure. Much of the utilities and infrastructure is below standard and in poor operating condition, therefore additional infrastructure will be required to service the various proposed land uses in both areas that are currently developed as well as in those areas that are undeveloped but proposed for development.

This impact and any recommended mitigation are described in Section 6.4, "Public Services and Utilities".

- ***Impact: Inconsistency with Policies Concerning the Protection From Land Use Incompatibilities***

Alternative 6R is inconsistent with the following policies: 27.3.1, 29.3, and 29.3.1 of the MCGP; and 4.3.6.C6 and 4.3.6.G3 of the MCLCP.

Alternative 6R proposes several land uses that are internally incompatible. These uses, their respective impacts, and any recommended mitigation are described under Land Use Compatibility above.

- ***Impact: Inconsistency with Policies Concerning Groundwater Resources***

Alternative 6R is inconsistent with the following policies: 4.3.4 and 4.3.5.7 of the MCLCP; and A3.b and A3.e of the AMBAG-RLU.

Alternative 6R proposes water and groundwater-dependent uses such as the Presidio of Monterey (POM) annex, the university, and the agri-center. A water shortage exists in the Monterey area, and Alternative 6R proposes the development that would require additional water supply that currently does not exist and limits the safe utilization of groundwater resources within those resource's ability to recharge.

This impact and any recommended mitigation are described in Section 6.5, "Water Resources".

- *Impact: Inconsistency with Policy 30251 of the California Coastal Act of 1976 concerning the Protection of Scenic and Visual Qualities of the Coastal Area*

Alternative 6R proposes a 36-acre transit center that would involve development of approximately 20 acres west of SR 1, in the coastal zone. Development in this area may degrade the scenic and visual qualities of the coastal area. This impact and any recommended mitigation measures are described in Section 6.12, "Visual Resources".

6.1.4 Cumulative Effects

Extensive development is expected in the area, based on projected growth of the Monterey Peninsula area and development of the installation. This development would place pressure on local communities that plan to limit growth. Development of the installation would redirect growth away from communities either seeking or not seeking growth. This growth pressure could, however, eventually jeopardize the natural resources of the Monterey Bay coastline. Strict adherence to locally adopted plans and policies on development and growth needs to continue to retain the existing character of the Monterey Peninsula.

6.1.5 Summary Comparison of Reuse Alternatives

Alternatives 1 and 2 would result in the greatest land use impacts because of the extensive development proposed for reuse. Alternatives 3 and 4 would also result in land use impacts similar to Alternatives 1 and 2, but with lesser effects. Alternatives 5 and 6R would have the least land use impacts of the reuse alternatives. Alternative 5 proposes to retain a majority of the installation in open space and would therefore have the least impacts on the undeveloped portions of the installation, whereas the Alternative 6R proposes to continue to use several developed areas, contributing to some impacts in the developed areas, and only a small amount of development in the currently undeveloped areas.

6.2 SOCIOECONOMICS

6.2.1 Population and Housing

6.2.1.1 Introduction

This section describes changes to the population, housing, and housing supply within Monterey County and the Cities of Marina and Seaside as a result of the closure, disposal, and reuse of Fort Ord.

6.2.1.2 Disposal Impacts

- *Impact: Potential Need for Temporary and Permanent Housing*

Disposal of parcels of land could occur immediately. However, not all Fort Ord lands would be disposed of at one time. Hazardous material remediation would have to occur before installation property could be disposed and reused. The process would likely span many years. In addition, many uncontaminated installation facilities could be used by other federal agencies or leased to private concerns in the interim before disposal.

Population and housing effects of the disposal process cannot be fully determined but would likely be substantial. Hazardous waste cleanup crews may be brought in from outside the county for extended periods and would require semipermanent lodging in the local area. Federal agencies that would use the facilities also would likely increase local population, thereby increasing local housing demand. This increase would be considered beneficial because it would lessen adverse closure effects.

- *Mitigation: None Required*

6.2.1.3 Reuse Impacts

- *Impact: Net Decrease of Approximately 7,000 Monterey County Residents*

Implementation of Alternative 6R would result in the construction or rehabilitation of housing that would accommodate a population of approximately 23,000. Closure effects would reduce this to a net population decrease of approximately 7,000. This net decrease in population would represent a 1% decrease from Monterey County's 1991 population. Spread over the 50-year buildout period this decline results in an average annual decrease of less than 0.1%. This effect is not considered major because it does not exceed the threshold growth rate of 2.3%.

The City of Marina would be the location of the construction or rehabilitation of enough housing to support over 4,000 people, resulting in a net population decrease of over 5,000 after subtracting the population decrease resulting from the installation closure.

The population of the City of Seaside would grow by over 9,000 by buildout of Alternative 6R, resulting in a net population decrease of 2,000 after subtracting the population decrease resulting from the installation closure.

- *Mitigation: None Required*

- *Impact: Direct Loss of Approximately 4,000 Housing Units within Monterey County*

Implementation of Alternative 6R would result in the construction or rehabilitation of over 10,000 housing units. Subtracting the closure effect of the loss of about 14,000 units would result in the net decrease of 4,000 units in the county housing supply. This represents a 3% decrease in the total county housing supply. This effect is not considered major because, over the 50-year buildout period the annual decline does not exceed the threshold change of 2.3%.

Over 2,000 housing units would be constructed or rehabilitated within the City of Marina under Alternative 6R and would result in a net decrease of approximately 1,000 units.

The City of Seaside would be the location of almost 4,000 housing units under Alternative 6R. Subtracting the closure effects results in a net decrease of approximately 3,000 in the city's housing supply.

- *Mitigation: None Required*

- *Impact: Unmet Need for Approximately 18,000 Housing Units*

Implementation of Alternative 6R would result in the development of employment-generating land uses with no accompanying housing construction. Applying the county average of 1.45 workers per household to the number of employment positions directly generated by this alternative (26,149) results in a demand for an additional 18,000 housing units. This effect is considered major because buildout of the alternative would result in a substantial increase in housing demand in an area already experiencing a housing shortage. This impact is unavoidable but could be reduced by implementing the following mitigation.

- *Mitigation: Compensate for Increased Housing Demand by Retaining Existing Residential Areas Designated for No Proposed Use*

The increased demand for housing likely generated by onsite employment would be compensated for by retaining the existing onsite housing in areas designated for no proposed use. (Local agencies)

This is considered feasible mitigation for this impact. County population would increase, as would potential student generation, but no adverse impacts requiring additional mitigation would occur with this mitigation measure.

- *Impact: Increase in Countywide Jobs/Housing Ratio from 1.36 to 1.57*

Implementation of Alternative 6R would result in an increase from 1.36 to 1.57 in the county's ratio of jobs to housing. This effect is considered major because it increases the countywide ratio that already exceeds the ratio of jobs to housing generally considered optimal for maintaining a jobs/housing balance.

- *Mitigation: Compensate for Increased Housing Demand by Retaining Existing Residential Areas Designated for No Proposed Use*

The increased demand for housing likely generated by onsite employment could be compensated for by retaining existing onsite housing that is designated under Alternative 6R for no proposed use. (Local Agencies)

This is considered feasible mitigation for this impact. County population would increase, as would potential student generation, but no adverse impacts requiring additional mitigation would occur with this mitigation measure.

6.2.2 Regional Economy

6.2.2.1 Introduction

This section describes estimated effects of closure, disposal, and reuse on the regional economy. Economic variables used to measure effects on the regional economy include employment, personal income, and total output (i.e., business volume).

The detailed analysis for Alternative 6R socioeconomic analysis does not allow for comparison between alternatives because data used for the analysis of Alternative 6R required a change to several employment generation assumptions used in the analysis of all other alternatives. These changes were made based on more detailed and accurate information available at the time of the subsequent analysis. Employment generation rates changed for the agri-center, office park, fire training, POST academy, and the transit center. These changes are highlighted in changes to Table I-2, Appendix I (Volume IV, Section 6.0) of this document. All other assumptions and the methodology used in the analysis of Alternative 6R remained identical to those used in the analyses of the other reuse alternatives in Volume II, Section II.2 of the EIS.

6.2.2.2 Disposal Impacts

Regional economic activity effects of the disposal process cannot be precisely determined, but would likely be substantial. Remediation is expected to cost hundreds of millions of dollars. Although the majority of the remediation contracting would be fulfilled by firms located outside the county, crews would be required to spend extended periods near the installation and would incur substantial expenditures for

lodging, meals, recreation, clothing, and other services. This economic activity would be considered beneficial because it would lessen adverse closure effects. No mitigation would be required.

6.2.2.3 Reuse Impacts

- ***Impact: Net Increase of Approximately 27,000 Jobs***

Implementation of Alternative 6R would result in the development of employment-generating land uses that would directly increase the existing number of jobs in Monterey County by more than 26,000. Over 5,000 of those jobs would be located within the City of Seaside and just over 10,000 within the City of Marina. Indirect and induced employment generated by onsite development would generate an estimated 27,000 additional jobs within the county. The effects of closure results in a net increase of approximately 27,000 jobs. This represents a 16% increase in employment over existing conditions, or an average annual employment increase of 0.3%. Based on the FSI threshold for employment, this annual growth rate would not be considered to represent major growth. Employment growth is generally considered a beneficial effect.

- ***Mitigation: None Required***

- ***Impact: Net Increase of over \$1.7 Billion in County Output***

Implementation of Alternative 6R would result in a direct incremental increase of \$1.2 billion and indirect increase of approximately \$0.9 billion over existing Monterey County output. The City of Seaside would experience over \$177 million of that increase and the City of Marina would experience over \$470 million of the incremental increase in output. Applying the installation closure effects to this increase results in a countywide net output increase of over \$1.7 billion. This would represent a 14% increase over the existing county output of approximately \$12.2 billion. This annual increase, though beneficial, would not exceed the FSI threshold for industrial output.

- ***Mitigation: None Required***

- ***Impact: Net Increase of \$152 Million in County Personal Income***

Implementation of Alternative 6R would result in an incremental increase of over \$695 million in county personal income. The City of Seaside would benefit from approximately \$43 million of this increase and the City of Marina by just over \$183 million of the incremental increase in personal income. Closure effects would reduce this to a countywide net increase of \$152 million. This would represent a 3% increase, an average annual increase of less than 0.1%, over the existing county income of approximately \$4.8 billion. This annual increase would not exceed the FSI threshold for personal income changes.

- ***Mitigation: None Required***

6.2.3 Social Services

6.2.3.1 Introduction

This section discusses the countywide effects on community services and military retiree benefits of closure, disposal, and reuse of Fort Ord.

6.2.3.2 Disposal Impacts

Disposal activities, including hazardous waste cleanup and temporary use or interim use of installation facilities by other federal agencies, would result in increased local employment in certain sectors and slightly reduced demand for community services and job development programs than would occur under closure conditions. Homeless services and retiree benefits are not expected to be affected by the disposal process.

6.2.3.3 Reuse Impacts

- *Impact: Decreased Demand for Community Services*

Alternative 6R would result in decreased unemployment and increased economic activity throughout the region. Increased economic development would result in decreased growth in the demand for community services such as welfare payments and crisis intervention programs.

- *Mitigation: None Required*

- *Impact: Decreased Demand for Job Development Programs*

Alternative 6R would result in decreased unemployment and increased economic activity throughout the region. Employment growth related to onsite development would benefit programs designed to assist unemployed and under-trained persons seeking employment opportunities within Monterey County.

- *Mitigation: None Required*

- *Impact: Reduction in the Availability of Healthcare Services for Military Retirees*

The regional medical center that would be developed under Alternative 6R is assumed to provide medical services similar to those provided by Silas B. Hays Army Community Hospital in 1991, but it would not be a CHAMPUS-contract hospital. Retirees and their family members could use this facility and apply for partial reimbursement of costs through CHAMPUS Standard or Medicare. Beneficiaries enrolled in the CHAMPUS/PRIME program would not be able to use this facility.

The regional medical center would increase the supply of medical services available to most retirees and family members; however, population growth generated by development under Alternative 6R would increase the regional demand for medical services, as described in Section 4.6.3, "Medical Services". Because the competition for regional medical services would increase under Alternative 6R, impacts on the availability of healthcare services for military retirees and their family members would be similar to those described under Section II.2.4.2, "Closure Effects", in Volume II. Retirees that reach the age where they are eligible for Medicare would not have access to CHAMPUS and many have pre-existing conditions that would prohibit them from obtaining supplemental Medicare coverage.

- *Mitigation: None Available without Changing Legislation*

Current legislation would not allow the U.S. Department of Defense (DOD) to compensate for the loss of inpatient medical services.

- **Impact: Increase in Costs for Medical Care to Retirees and their Family Members**

Because the regional medical center developed under this alternative would not be a CHAMPUS-contract facility, medical cost impacts on military retirees and their family members would be the same as those described under Section II.2.4.2, "Closure Effects", in Volume II.

- **Mitigation: Encourage the Number of Civilian Health and Medical Program of the Uniformed Services PRIME Providers**

To limit the increase in healthcare costs to retirees and their family members, Foundation Health will be encouraged to increase the number of hospitals and physicians under contract to provide services to CHAMPUS/PRIME patients. Beneficiaries also will be encouraged to enroll in the CHAMPUS/PRIME program by providing additional information to retirees on the cost benefits associated with CHAMPUS/PRIME. The impact of increased cost to CHAMPUS-eligible retirees and their family members for medical care would be partially mitigated by enrolling in the CHAMPUS/PRIME program; however, the impact on beneficiaries over the age of 64 would not be reduced. (U.S. Department of Defense)

This is considered feasible mitigation for this impact. There would be no adverse impacts associated with this mitigation measure.

- **Mitigation: None Available without Changing Legislation**

Current legislation would not allow DOD to compensate for the loss of inpatient medical services.

6.2.4 Schools

6.2.4.1 Introduction

The quantified impacts described in this section were derived by determining the range of dwelling units and other student generating uses proposed in each of the various reuse alternatives and multiplying those numbers by the following student generation rates: 0.2 student per dwelling unit for high schools and middle schools and 0.4 student per dwelling unit for elementary schools. Additional information was obtained from the economic impact analysis prepared by RKG Associates (RKG Associates 1992) and conversations with local school officials.

This analysis assumes that the proposed action and Alternative 6R would have a substantial effect if it resulted in the need for the expansion or substantial alteration of the existing school system.

6.2.4.2 Disposal Impacts

- **Impact: Insufficient Monterey Peninsula Unified School District Staff to Maintain Facilities on the Installation**

There would likely be a reduction of MPUSD staff because of the loss of students. This could result in insufficient staff to either teach at or maintain each of the MPUSD facilities on the installation.

- **Mitigation: Consolidate Monterey Peninsula Unified School District Schools**

The MPUSD schools could be consolidated to maximize the remaining staff and adequately serve the remaining students. This could allow remaining support staff and teachers to focus on fully utilized facilities with sufficient numbers of students to maintain the standard ratio of staff to students. (Monterey Peninsula Unified School District)

This is considered feasible mitigation for this impact. There would be no adverse environmental impacts associated with this mitigation measure.

6.2.4.3 Reuse Impacts

- ***Impact: Demand for Additional School Capacity for Up to Approximately 4,300 Students***

Alternative 6R does not propose any new residential development. However, Alternative 6R does propose institutional and office development on the installation. This development would create new jobs that would require new families to relocate to the Monterey area. Generation of students from additional employment opportunities combined with the number of students generated by installation uses, generates a total of approximately 13,100 new students in the MPUSD (Table 6.2-1).

- ***Mitigation: Plan and Construct New School Facilities***

Additional school facilities within walking distance and consistent with local plans and policies could be planned and constructed to provide adequate capacity for the additional students generated by this alternative. (Local agencies and private entities responsible for development and Monterey Peninsula Unified School District)

This is considered feasible mitigation for this impact. Impacts associated with this measure may include growth-inducing impacts and various construction-related impacts.

- ***Mitigation: Require Concurrent Development of School Facilities and Residential Development***

Concurrent development of school facilities and residential development in the Monterey area could be required to enable MPUSD to accommodate the additional students generated by buildout and employment opportunities. (Local agencies and private entities responsible for development and Monterey Peninsula Unified School District)

This is considered feasible mitigation for this impact. Concurrent development of school facilities with growth in Monterey County would have to address the long-term needs of county school districts. This mitigation measure would not apply solely to this reuse alternative, but to growth in general. There would be no adverse environmental impacts associated with this mitigation measure except for growth-inducing impacts and various construction-related impacts as a result of new facilities being built to accommodate growth in the region.

- ***Mitigation: Coordinate with Adjacent School Districts to Assess Additional Capacity***

A plan could be developed to coordinate with adjacent school districts to assess the feasibility of acquiring additional capacity that may be available in those adjacent districts. (Monterey Peninsula Unified School District)

This is considered feasible mitigation for this impact. There would be no adverse environmental impacts associated with this mitigation measure.

**Table 6.2-1 Estimated Additional Student Capacity Needed
per Reuse Alternative**

Reuse Alternative	Maximum Projected Number of Students Generated from Proposed Uses	Maximum Additional Student Capacity Required*
Alternative 1	63,000	54,200
Subalternative A	66,760	57,960
Subalternative B	63,400	54,600
Subalternative C	74,000	65,000
Alternative 2	28,700	19,500
Subalternative A	32,860	24,060
Subalternative B	31,240	22,440
Alternative 3	16,000	7,100
Alternative 4	--	9,700
Alternative 5	--	0
Subalternative A	--	0
Alternative 6R	13,100	4,300

Note: -- = no residential development proposed.

* Monterey Peninsula Unified School District has an approximate capacity of 8,500 after disposal. North County Unified School District has an approximate capacity of 300 after disposal. All five school districts in Salinas are operating at levels above capacity.

6.2.5 Recreation

6.2.5.1 Introduction

This analysis addresses the effects of the proposed action and Alternative 6R on existing recreational opportunities. It is assumed the proposed action and Alternative 6R would have a substantial effect if it resulted in:

- the need for substantial additional parks to conform to acceptable local standards or
- a substantially decreased quality and/or quantity of existing recreational opportunities.

The average local standard of required developed park acreage is presented in Table 6.2-2. The proposed developed and undeveloped recreational area for Alternative 6R is presented in Table 6.2-3.

6.2.5.2 Disposal Impacts

There would not be disposal impacts to recreation.

6.2.5.3 Reuse Impacts

Alternative 6R proposes 17,873 acres of land available for undeveloped recreational opportunities and 812 (including 440 in the Army's proposed POM annex) acres of developed recreation.

- *Impact: Increase of Approximately 3,400 Acres of Land Available for Undeveloped Recreational Opportunities*

Alternative 6R proposes 17,723 acres of land available for undeveloped recreational opportunities, which would be approximately 3,400 acres more than is currently available on the installation.

- *Mitigation: None required*
- *Impact: Increase of Approximately 490 Acres of Developed Recreational Opportunities*

Alternative 6R proposes 962 acres of developed recreational opportunities which would be more than is currently available on the installation and approximately 894 acres more than required to meet park acreage standards.

- *Mitigation: None required*

6.2.6 Cumulative Effects

6.2.6.1 Regional Economy, Population and Housing, and Social Services

Full development of Fort Ord properties under the reuse alternatives is assumed to occur over a 50-year period. Economic growth, including residential, commercial, and industrial development, would presumably occur simultaneously throughout Monterey County over this period. The population and housing growth, and the related growth in employment, personal income, and industrial output, generated by reuse of Fort Ord properties would cumulatively add to growth elsewhere in the region.

Because of the long period anticipated for disposal and reuse of installation properties, the amount of economic growth that could occur within Monterey County over the buildout period is highly speculative. To a great extent, market forces will dictate the amount of economic growth that will occur within Monterey County over the 50-year period. In addition, physical and environmental considerations such as water

Table 6.2-2 Required Developed Park Acreage by Reuse Alternative

Reuse Alternative	Maximum Required Developed Park Acreage*
Alternative 1	709
Subalternative A	751
Subalternative B	713
Subalternative C	828
Alternative 2	323
Subalternative A	370
Subalternative B	351
Alternative 3	177
Alternative 4	108
Alternative 5	2
Subalternative A	no acreage required
Alternative 6R	68

* Based on 3 acres of developed park and recreational area per 1,000 population. This was determined by averaging the required park acreages per 1,000 population in each of the local jurisdictions adjacent to Fort Ord.

Table 6.2-3 Proposed Developed and Undeveloped
Recreational Area by Reuse Alternative

Reuse Alternative	Proposed Developed Recreational Area (acres)	Proposed Undeveloped Recreational Area (acres)
Alternative 1	3,899 ^a	2,885
Subalternative A	3,891	2,885
Subalternative B	3,911 ^b	2,885
Subalternative C	4,022	2,507
Alternative 2	1,931 ^a	7,301
Subalternative A	1,889	7,301
Subalternative B	1,909 ^b	7,301
Alternative 3	1,969 ^a	17,268
Alternative 4	1,267 ^a	14,053
Alternative 5	1,494 ^a	18,667
Subalternative A	1,054	18,682
Alternative 6R	962	17,723

Note: Fort Ord existing conditions:
 Developed recreational area: 470 acres
 Undeveloped recreational area: 14,500 acres

^a Includes 440 acres of developed recreation in the Army's proposed POM annex.

^b Includes 20 acres of developed recreation in Seaside's recommended POM annex.

availability, air quality, and protection of natural resources will indirectly affect the amount and location of economic growth that will occur.

Reuse of Fort Ord properties could affect cumulative development in two ways. First, development of Fort Ord properties could affect the overall levels of population, housing, and economic growth that could occur within Monterey County over the buildout period. Second, development of Fort Ord properties could shift development patterns within the county.

U.S. Bureau of Economic Analysis (1990) population projections prepared prior to the Fort Ord closure announcement predicted a population increase of 125,000 within Monterey County by 2040. Estimates of the net population change that could be directly generated by installation closure and development of Fort Ord properties range from a decrease of 30,000 under Alternative 5 to an increase of 225,000 under Alternative 1.

The implementation of Alternative 4, 5, or 6R could result in the cumulative decrease of future population levels within Monterey County, with an accompanying decrease in housing demand. Economic growth, reflected in employment, personal income, and output levels, could also be lower than expected under Alternatives 4 and 5. Implementation of Alternative 1 could result in population, housing, and economic growth levels substantially higher than expected if the demand for residential, commercial, and industrial land supports development of Fort Ord properties as well as other properties within the county. Alternatives 2 and 3 would support growth levels well within those projected by the U.S. Bureau of Economic Analysis.

The likely outcome of implementing Alternative 1, and possibly Alternative 2, would be to shift development within the region rather than result in substantially higher levels of cumulative growth. Fort Ord properties will compete with other properties for development dollars within the county. Because of the availability of large, contiguous parcels of land at Fort Ord, development may shift from other areas of the region to Fort Ord. Countywide population, housing, employment, personal income, and output levels may not change substantially; however, economic growth could be concentrated in the Fort Ord area. Implementation of Alternative 3, 4, 5 or 6R would probably not result in major economic shifts within the county.

In summary, implementation of Alternative 1 could result in greater cumulative development within Monterey County over the 50-year buildout period; implementation of Alternative 4 or 5 could result in lower levels of cumulative economic growth. The high levels of development associated with Alternative 1, and possibly Alternative 2, could have an adverse cumulative effect on other communities within the county by drawing population and economic activity away from these areas, resulting in decreased economic activity and the deterioration of older communities within the county.

6.2.6.2 Schools and Recreation

Based on the projected growth rate of the Monterey Peninsula area and the development of Fort Ord, there would be a need for additional school capacity for approximately 130,000 students. The school districts in the Monterey Peninsula Area are currently operating at near capacity levels. Additional facilities would have to be constructed to accommodate 130,000 additional students based on future population projections by the Association of Monterey Bay Area Governments. The Monterey area school districts would have to construct more schools to ensure adequate capacity for the number of students generated by future development.

Based on the projected growth rate of the Monterey Peninsula area and the development of the Fort Ord installation, there would not be a cumulative need for additional recreational opportunities. However, the continued growth of the Monterey Peninsula area may reduce the amount of land available for undeveloped recreational opportunities. This loss of land available for undeveloped recreational opportunities would be an unavoidable impact. No mitigation is available.

6.2.7 Summary Comparison of Reuse Alternatives

6.2.7.1 Regional Economy, Population, Housing, and Social Services

Figures 6.2-1 through 6.2-5 depict the net population, housing, employment, output, and personal income effects of the reuse alternatives at buildout. These effects are also summarized in Tables 6.2-4 and 6.2-5.

The implementation of Alternative 1 and its subalternatives would generate the largest net increases in direct population and housing. Alternative 2 would also result in large increases in population and housing. Alternatives 4, 5, and 6R would result in net decreases in direct population and housing because little or no housing would be developed onsite under these alternatives to offset closure effects.

The economic activity generated by redevelopment of installation properties, as characterized by employment, output, and personal income, would be greatest under Alternatives 1 and 2 and their subalternatives. Alternative 5 and Subalternative A would generate the least amount of employment, output, and personal income. Because of the small number of jobs generated by Alternative 5, economic conditions would remain similar to those experienced after closure of the installation. Growth generated elsewhere in the local or regional area would be needed to help local communities rebound from closure impacts.

No judgment is made here regarding the quality of life associated with growth generated by implementation of the reuse alternatives.

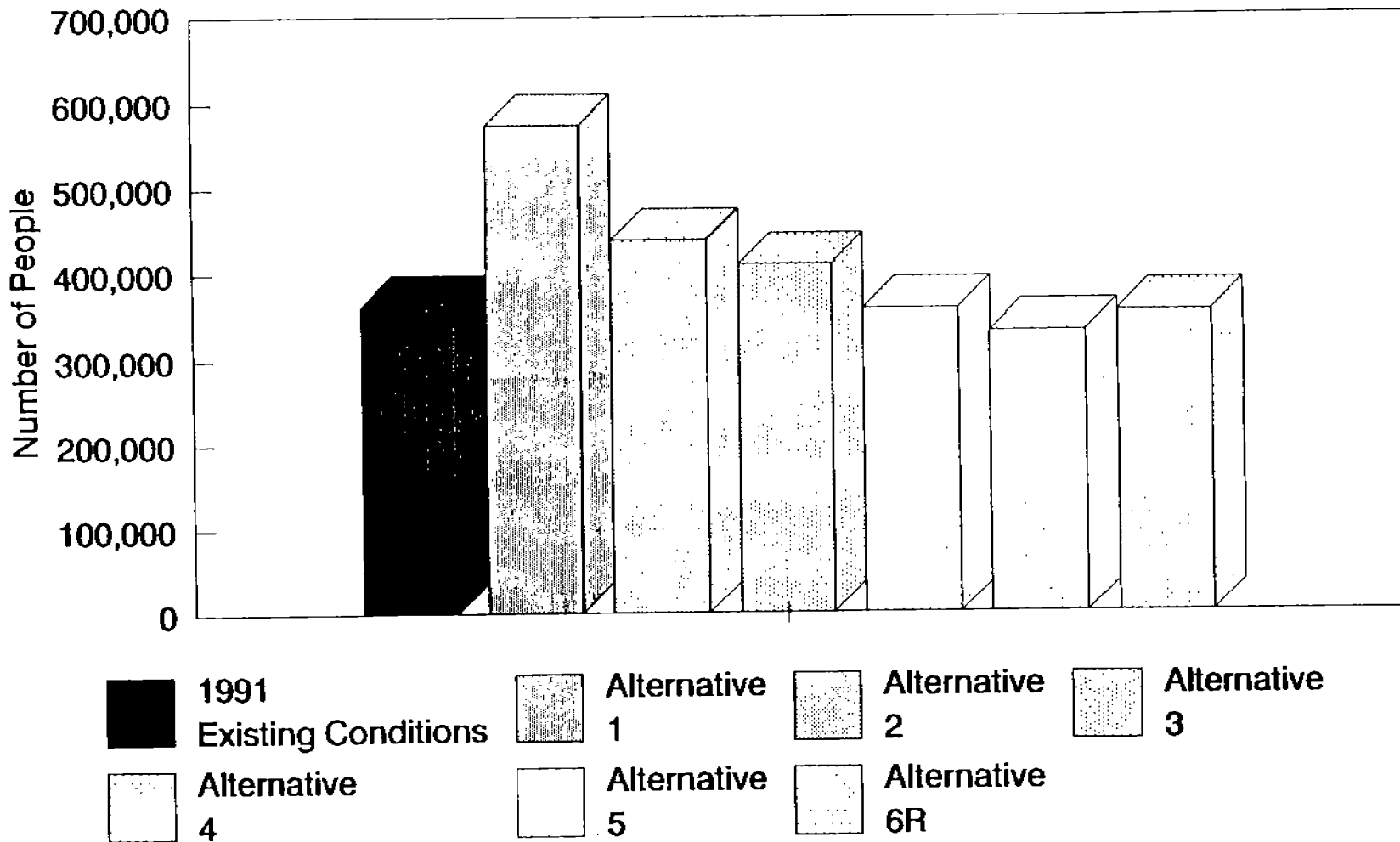
6.2.7.2 Schools and Recreation

Alternative 1 would have the greatest impact on the schools in the Monterey Peninsula area. Alternative 1 and its subalternatives would generate the need for additional school capacity for up to approximately 65,000 students. Alternative 2 would have the next greatest impact of schools, generating the need for additional school capacity for up to approximately 24,000 students. Alternative 4 would generate a need for additional school capacity for approximately 9,700 students, and Alternative 3 would generate the need for additional school capacity for up to approximately 7,000 students. Alternative 6R would require the least amount of school capacity of the developed alternatives, requiring school capacity for 4,300 additional students. Alternative 5 would not generate a need for additional school capacity.

Alternative 1 would result in the greatest loss of land for undeveloped recreational opportunities; however, this alternative provide the greatest amount of additional developed recreational facilities, exceeding what would be required by local park acreage standards. Alternative 2 would result in the next greatest loss of land available for undeveloped recreational opportunities; however, this alternative also would provide additional developed recreational facilities, exceeding what would be required by local park acreage standards, but approximately one-third the amount proposed by Alternative 1. Alternative 4 would result in the next greatest loss of land available for undeveloped recreational opportunities but only slightly less than what is currently available on the installation. Alternative 4 proposes to provide additional developed recreational facilities in excess of what would be required by local park acreage standards but approximately one-third the amount proposed by Alternative 1. Alternative 3 would result in an increase of both developed and undeveloped recreational opportunities. Alternative 6R proposes the least amount of developed recreational opportunities, but the proposal is approximately 490 acres more than existing conditions. Alternative 5 would result in the greatest increase of both developed and undeveloped recreational opportunities and the least amount of developed recreational opportunities.

Figure 6.2-1

Comparison of Population under Existing Conditions to Population under Reuse Alternative 1 through Alternative 6R



6-19

Figure 6.2-2
 Comparison of Housing under Existing Conditions to Housing
 under Reuse Alternative 1 through Alternative 6R

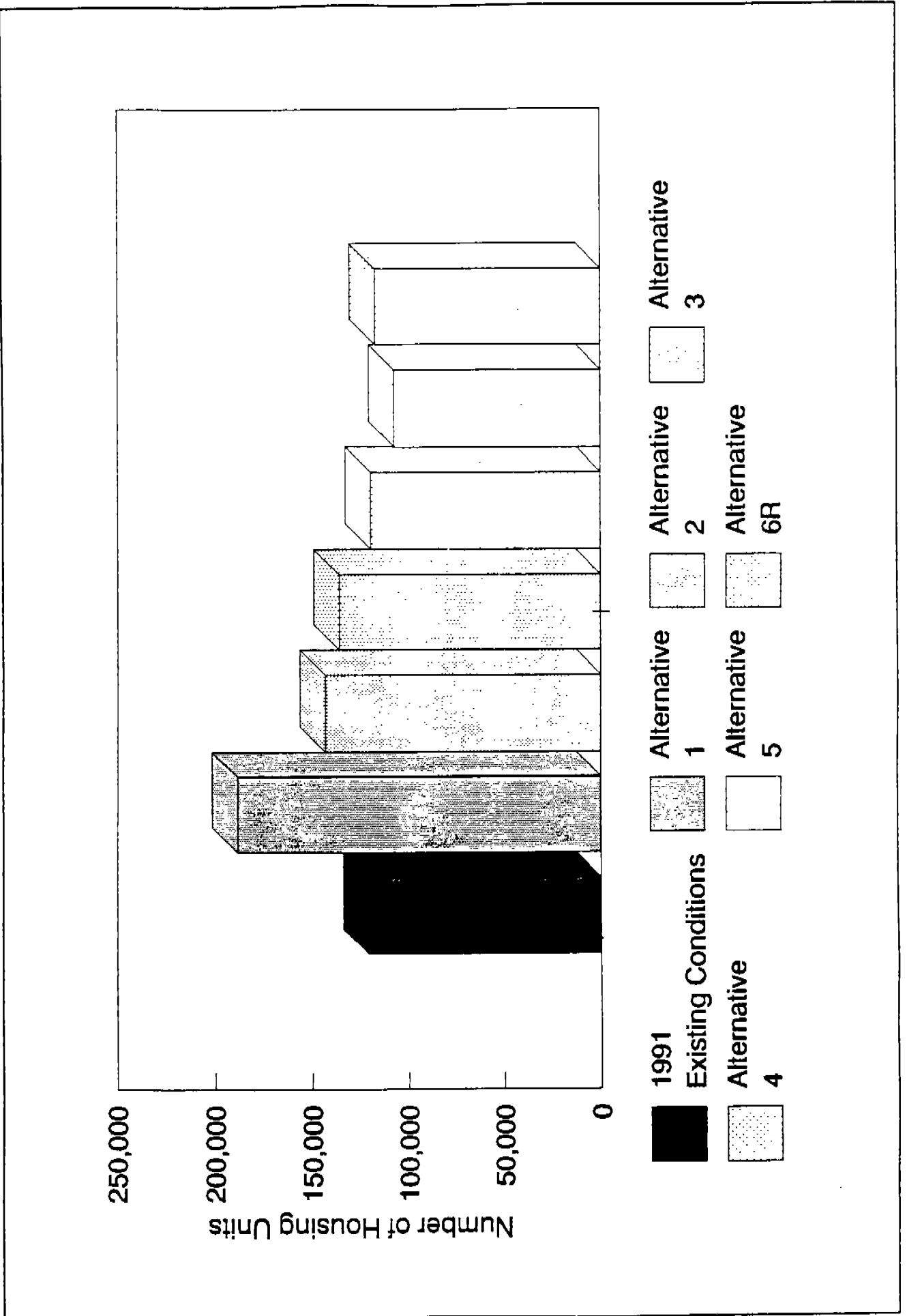


Figure 6.2-3

Comparison of Output under Existing Conditions to Output under Reuse Alternative 1 through Alternative 6R

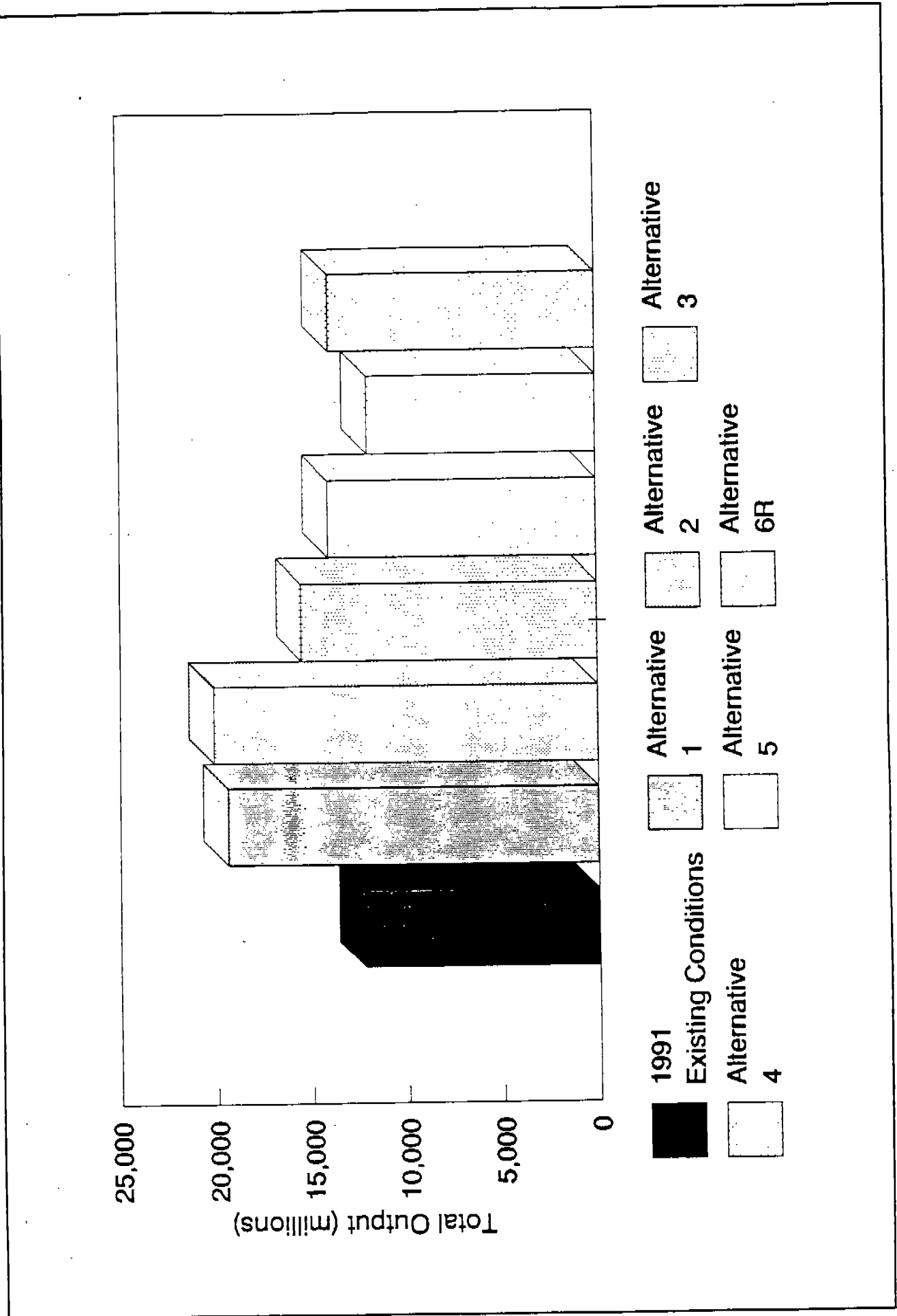


Figure 6.2-4

Comparison of Income under Existing Conditions to Income under Reuse Alternative 1 through Alternative 6R

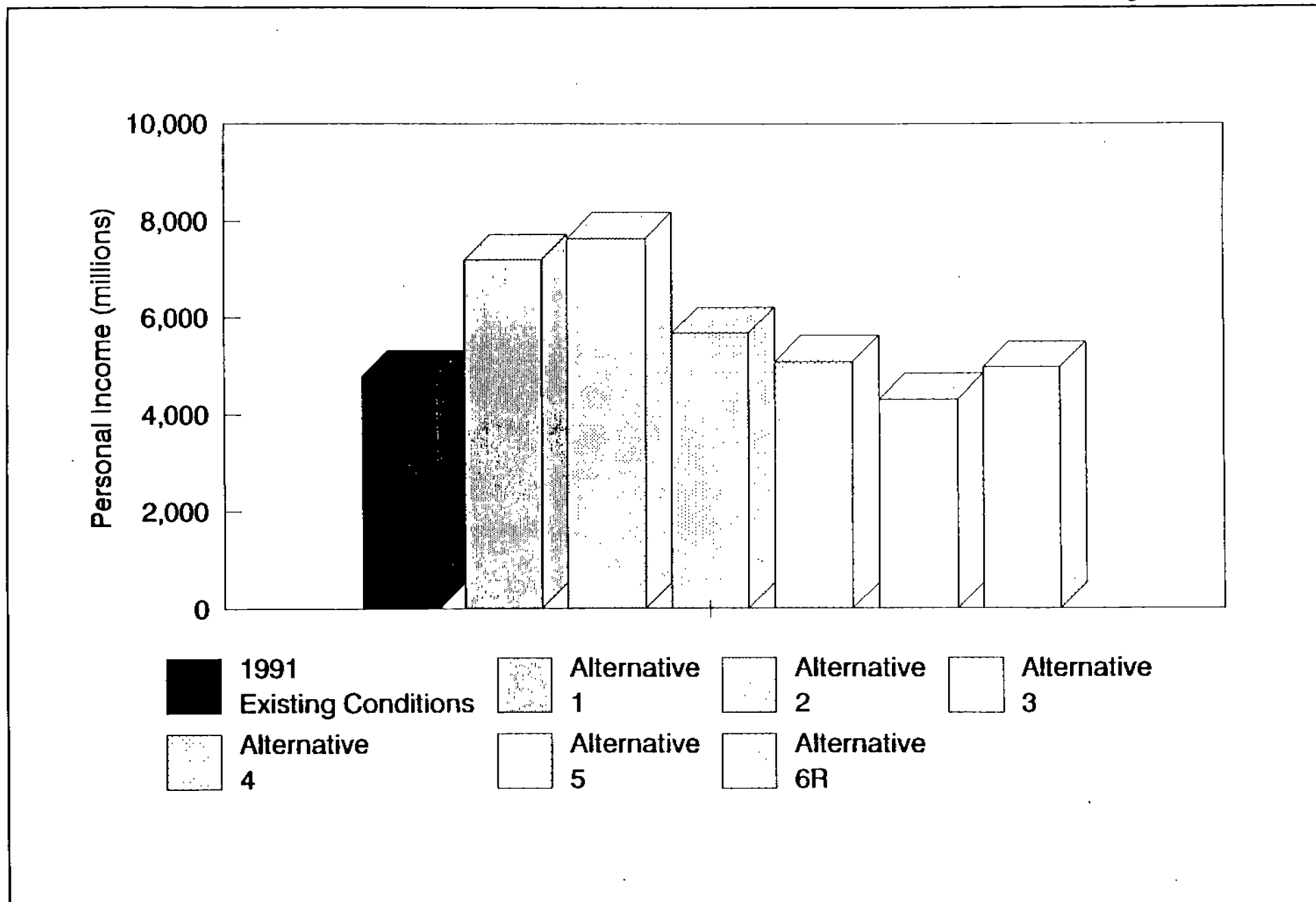


Figure 6.2-5

Comparison of Employment under Existing Conditions to Employment under Reuse Alternative 1 through Alternative 6R

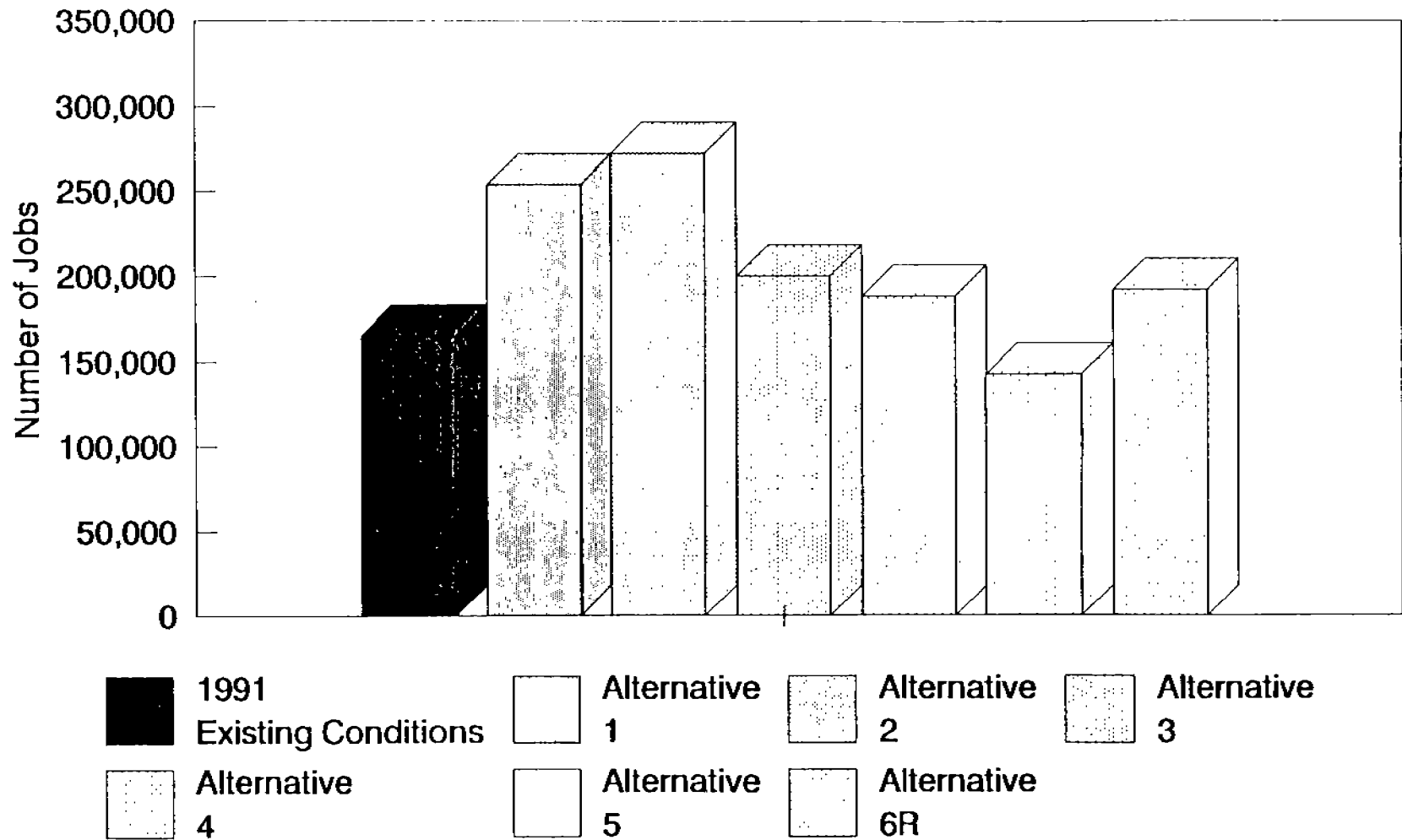


Table 6.2-4 Projected Countywide Population and Housing Estimates by Reuse Alternative

Reuse Alternative	1991 Conditions	Direct Closure Effects	Direct Reuse Effect	Buildout Conditions	Percentage Increase from 1991
Population					
Alternative 1	361,560	(29,970)	242,205	573,795	58.70
Subalternative A	361,560	(29,970)	256,881	588,471	62.76
Subalternative B	361,560	(29,970)	242,745	574,335	58.85
Subalternative C	361,560	(29,970)	282,627	614,217	69.88
Alternative 2	361,560	(29,970)	108,002	439,592	21.58
Subalternative A	361,560	(29,970)	123,602	455,192	25.90
Subalternative B	361,560	(29,970)	117,523	449,113	24.22
Alternative 3	361,560	(29,970)	78,168	409,758	13.33
Alternative 4	361,560	(29,970)	26,200	357,790	(1.04)
Alternative 5	361,560	(29,970)	0	331,590	(8.29)
Subalternative A	361,560	(29,970)	0	331,590	(8.29)
Alternative 6R	361,560	(29,970)	22,770	354,360	(2.00)
<hr/>					
Housing					
Alternative 1	121,224	(13,868)	81,510	188,866	55.80
Subalternative A	121,224	(15,458)	86,477	192,243	58.58
Subalternative B	121,224	(13,868)	81,565	188,921	55.84
Subalternative C	121,224	(15,458)	95,059	200,825	65.66
Alternative 2	121,224	(13,868)	36,051	143,407	18.30
Subalternative A	121,224	(15,458)	41,251	147,017	21.28
Subalternative B	121,224	(13,868)	39,221	146,577	20.91
Alternative 3	121,224	(13,868)	28,556	135,912	12.12
Alternative 4	121,224	(13,868)	12,400	119,756	(1.21)
Alternative 5	121,224	(13,868)	0	107,356	(11.44)
Subalternative A	121,224	(13,868)	0	107,356	(11.44)
Alternative 6R	121,224	(13,868)	10,208	117,564	(3.00)

Note: Secondary effects of population and housing effects were not estimated. Refer to explanation in text.

Sources: Economic Impact and Forecast System and Impact Analysis for Planning model runs 1991; Population and Housing Conditions: California Department of Finance 1992.

Table 6.2-5 Projected Countywide Employment, Output, and Personal Income Estimates by Reuse Alternative

Reuse Alternative	1991 Conditions*	Total Closure Effects	Direct Reuse Effect	Secondary Reuse Effect	Buildout Conditions	Percentage Increase from 1991
Employment						
Alternative 1	164,900	(26,985)	69,710	46,290	253,915	53.98
Subalternative A	164,900	(26,985)	69,241	45,739	252,895	53.36
Subalternative B	164,900	(26,985)	113,032	64,435	315,382	91.26
Subalternative C	164,900	(26,985)	123,326	70,681	331,922	101.29
Alternative 2	164,900	(26,985)	79,541	54,916	272,372	65.17
Subalternative A	164,900	(26,985)	81,032	55,329	274,276	66.33
Subalternative B	164,900	(26,985)	66,236	47,361	251,512	52.52
Alternative 3	164,900	(26,985)	39,319	22,774	200,008	21.29
Alternative 4	164,900	(26,985)	31,931	17,839	187,685	13.82
Alternative 5	164,900	(26,985)	2,392	1,668	141,975	(13.90)
Subalternative A	164,900	(26,985)	121	61	138,097	(19.41)
Alternative 6R	164,900	(26,985)	26,149	27,485	191,549	16.16
Output (in millions of 1991 dollars)						
Alternative 1	\$12,250	(\$402)	\$4,631	\$2,937	\$19,416	58.85
Subalternative A	12,250	(402)	4,662	2,966	19,476	58.99
Subalternative B	12,250	(402)	7,731	3,965	23,544	92.20
Subalternative C	12,250	(402)	8,530	4,465	24,843	102.80
Alternative 2	12,250	(402)	5,081	3,202	20,131	64.33
Subalternative A	12,250	(402)	5,241	3,291	20,380	66.37
Subalternative B	12,250	(402)	4,449	2,880	19,177	56.55
Alternative 3	12,250	(402)	2,199	1,464	15,511	26.62
Alternative 4	12,250	(402)	1,292	913	14,053	14.72
Alternative 5	12,250	(402)	73	44	11,965	(2.33)
Subalternative A	12,250	(402)	4	3	11,855	(3.33)
Alternative 6R	12,250	(402)	1,204	903	13,955	13.92

Table 6.2-5 Continued

Reuse Alternative	1991 Conditions	Total Closure Effects	Direct Reuse Effect	Buildout Conditions	Percentage Increase from 1991
Personal income (in millions of 1991 dollars)					
Alternative 1	4,809	(543)	\$2,930	\$7,196	49.64
Subalternative A	4,809	(543)	2,969	7,235	50.45
Subalternative B	4,809	(543)	4,713	8,979	86.71
Subalternative C	4,809	(543)	5,225	9,491	97.36
Alternative 2	4,809	(543)	3,380	7,646	58.99
Subalternative A	4,809	(543)	3,477	7,743	61.01
Subalternative B	4,809	(543)	3,005	7,271	51.20
Alternative 3	4,809	(543)	1,407	5,673	17.97
Alternative 4	4,809	(543)	818	5,084	5.72
Alternative 5	4,809	(543)	38	4,304	(10.50)
Subalternative A	4,809	(543)	3	4,269	(11.23)
Alternative 6R	4,809	(543)	695	4,961	3.16

Note: Output and personal income converted to 1991 dollars using the consumer price index. Personal income is defined as employee compensation plus proprietary income.

* Includes an estimated 21,608 military personnel employed by the military.

Sources: Economic Impact Forecast System and Impact Analysis for Planning model runs; California Employment Development Department 1992; IMPLAN Data Base 1985; U.S. Bureau of Economic Analysis 1989.