

# **Appendix B. Methodology Used to Evaluate Regional Socioeconomic Impacts of Alternative 7, Revised Alternative 7, and Alternative 8**

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# Appendix B. Methodology Used to Evaluate Regional Socioeconomic Impacts of Alternative 7, Revised Alternative 7, and Alternative 8

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## METHODOLOGY

The regional socioeconomic impacts generated by reuse of installation properties under Alternative 7 and Revised Alternative 7 were evaluated using a methodology similar to the methodology used to evaluate reuse alternatives in the final EIS (Volume III, Appendix I, "Methodology Used to Evaluate Regional Socioeconomic Effects of Reuse Alternatives"). As shown in Tables B-1 and B-2, socioeconomic impacts were estimated for two areas: newly excessed lands and revised use areas of former Fort Ord; and the other remaining areas of former Fort Ord. The methodology is summarized below.

- Define the Type of Activities Involved within Each Land Use

Assumptions regarding economic activities that would likely take place within each land use designation under Alternative 7 were developed based on the relationship of the Alternative 7 land use categories to the description of land uses contained in Table I-1 of Appendix I of the final EIS.

- Link Land Uses with Micro IMPLAN Sectors

Activities associated with each land use were linked to Micro IMPLAN industrial sectors to estimate regional impacts. These linkages are displayed in Table I-1 of Appendix I of the final EIS. Micro IMPLAN is a regional input-output computer model constructed by the U.S. Forest Service (refer to Appendix I of the final EIS for a description of Micro IMPLAN).

- Estimate Employment at Buildout of Each Land Use

Estimates of direct employment associated with each land use category for Alternative 7 (Table B-1) were calculated based on the generation factors listed in Table 3-3 of the SEIS. Direct employment estimates for Revised Alternative 7 (Table B-2) were calculated based on the best information available from FORA and other local entities. Polygons for newly excessed lands and revised use areas were identified and employment was estimated separately from other installation properties, as shown in Tables B-1 and B-2. Similarly, polygons located in the Cities of Marina and Seaside were identified so that impacts could be separated out of countywide impacts (Tables B-1 and B-2).

- Use the Direct Change in Employment to Estimate the Direct Change in Output

Direct employment estimates were used to estimate direct industrial output changes using the labor productivity data (output per job) shown in Table I-3 of Appendix I of the final EIS. The relationships between employment and output were used to derive direct changes in output associated with employment estimated for each polygon.

- Estimate Total Changes in Employment, Output, and Personal Income

Employment, output, and personal income multipliers were generated for each sector by running the IMPLAN model for Monterey County. (Multipliers are presented in Table I-6 of Appendix I of the final EIS.) These multipliers were then applied to direct changes in the variables to determine total changes generated by buildout of Alternative 7 (Table B-1).

- Convert Output and Personal Income to 1991 Dollars

Estimates of output and personal income were converted to 1991 dollars using the consumer price index to make estimates for Alternative 7 and Revised Alternative 7 comparable to estimates for previous reuse alternatives in the final EIS.

- Determine the Net Change in Economic Activity

Changes to economic variables that were estimated for closure of Fort Ord (refer to Section 5.2 of the final EIS) were subtracted from baseline employment, output, and personal income levels before the impacts of reuse under Alternative 7 and Revised Alternative 7 were added.

Limitations of the modeling results and methodology are described in Appendix I of the final EIS.

The socioeconomic effects of Alternative 8 were evaluated by modifying the Alternative 7 analysis. The IMPLAN output for Alternative 7 was adjusted to account for the changes occurring in polygons 8a and 19a. A separate IMPLAN model run was not completed because of the small relative changes.

## RESULTS

Tables B-1 and B-2 show population, housing, and direct and total employment, output, and personal income generated by buildout of Alternative 7 and Revised Alternative 7 for each polygon within former Fort Ord. The estimates in Tables B-1 and B-2 reflect gross levels of economic activity associated with each polygon (i.e., the impacts of Fort Ord closure have not been netted out of the estimates for each polygon). With the exception of the population and housing estimates, the estimates shown in Tables B-1 and B-2 were derived based on the methodology described above. Housing and population levels were estimated based on the dwelling unit estimates in Tables 3-3 and ES-1 of the SEIS and an average household of size of 3.0 persons.

Polygons 10 and 16 include data estimated for California State University of Monterey Bay (CSUMB). The planning process for the ultimate development of CSUMB is ongoing; therefore, the population, housing, and employment data for CSUMB may change in the future. For this analysis, the on-campus population was estimated by assuming that an average of three students would reside in each of the 1,253 housing units that would be located on campus. In addition, an estimated 20,000 students are expected to reside on-campus in dormitory rooms. On-campus employment was assumed to total 3,000 jobs.

Table B-1. Estimates of Direct and Total Socioeconomic Impacts with Reuse under Alternative 7

Jurisdiction/ Polygon Number	Acres	Proposed Use*	Housing Units	Population	Direct Jobs	Total Jobs <sup>b</sup>	Direct Output	Total Output <sup>b</sup>	Direct Personal Income	Total Personal Income
<b>Newly Excessed Lands and Revised Use Areas</b>										
Marina										
2a	90	Retail			625	945	\$26,346,875	\$42,890,078	\$10,599,348	\$15,859,804
2b	147	High Density Residential	2,058	6,174						
	20	Parks								
	13	Elementary School			37	56	\$1,559,735	\$2,539,093	\$627,481	\$938,900
	20	Junior High School			1,388	2,442	\$101,530,812	\$172,389,166	\$49,882,088	\$78,818,687
	17	High School								
	73	Commercial								
	36	Office								
	12	Cultural								
(2c)	108	High Tech Business Park			1,712	3,140	\$172,706,560	\$272,220,080	\$59,911,906	\$93,354,731
2d	34	Retail			940	1,421	\$39,625,700	\$64,506,677	\$15,941,419	\$23,853,145
	22	High Density Residential	343	1,029						
2e	40	Corporation Yard			30	47	\$2,021,790	\$3,306,638	\$833,988	\$1,268,330
2g	37	Equestrian Center			10	14	\$408,850	\$704,121	\$154,668	\$248,582
8b	32	University Science Office			220	387	\$16,092,780	\$27,323,931	\$7,906,383	\$12,492,875
8c	19	Bus Transfer Center			0					
<b>Subtotal (Marina)</b>			2,401	7,203	4,962	8,451	\$360,293,102	\$585,879,783	\$145,857,281	\$226,835,056
Seaside										
15	12	Retail				0	\$0	\$0	\$0	\$0
(16)	78	Central Business District			1,070	1,853	\$74,584,350	\$126,062,468	\$35,904,906	\$56,399,426
18	85	University			189	263	\$6,836,508	\$12,224,360	\$3,122,233	\$4,739,238
(20a)	75	Office Park			2,350	4,134	\$171,900,150	\$291,869,265	\$84,454,544	\$133,446,624
20e	35	Medium Density Residential	280	840						
23	48	Resort Hotel			600	881	\$19,945,200	\$33,779,191	\$8,317,148	\$12,835,023
(19a)	104	Office Park			2,862	5,035	\$209,352,438	\$355,459,504	\$102,854,853	\$162,520,953
	48	Resort Hotel			525	771	\$17,452,050	\$29,556,792	\$7,277,505	\$11,230,645
	48	Low Density Residential	440	1,320						
<b>Subtotal (Seaside)</b>			720	2,160	7,596	12,936	\$500,070,696	\$848,951,580	\$241,931,189	\$381,171,911
Monterey County										
(11b)	254	Agri Center/Post Residential	68	204	739	1,030	\$18,517,123	\$32,630,874	\$6,412,480	\$10,717,177
13	32	Aquaculture/Marine Research			65	91	\$1,628,705	\$2,870,104	\$564,021	\$942,648
14a	11	Desalination Plant			10	17	\$298,650	\$481,155	\$98,614	\$152,822
(19a)	59	Multi-use/Asiolar			285	418	\$9,473,970	\$16,045,116	\$3,950,645	\$6,096,636
	430	Light Industrial			5,639	10,342	\$568,862,320	\$896,640,789	\$197,338,339	\$307,492,600

Jurisdiction/ Polygon Number	Acres	Proposed Use*	Housing Units	Population	Direct Jobs	Total Jobs <sup>b</sup>	Direct Output	Total Output <sup>b</sup>	Direct Personal Income	Total Personal Income
19b	34	POM Annex (Motor Pool)			200	342	\$5,973,000	\$9,623,100	\$1,972,285	\$3,056,449
21a	131	Medium Density Residential	1,500	4,500						
(21b)	84	Light Industrial			666	1,221	\$67,186,080	\$105,898,699	\$23,306,851	\$36,316,735
29a	98	Office Park/Resort Hotel			1,095	1,767	\$58,249,073	\$98,775,865	\$26,453,816	\$41,311,602
	122	Golf Course								
<b>Subtotal (Monterey County)</b>			1,568	4,704	8,699	15,227	\$730,188,921	\$1,162,965,702	\$260,097,051	\$406,086,670
<b>Total (Newly Excessed Lands and Revised Use Areas)</b>			4,689	14,068	21,257	36,614	\$1,590,552,719	\$2,597,797,065	\$647,885,521	\$1,014,093,636
<b>Other Fort Ord Areas</b>										
1a	392	Airport			735	1,422	\$91,218,645	\$133,954,580	\$30,120,397	\$44,171,562
1b	130	Habitat Preserve								
1c	234	Business Park			1,880	3,307	\$137,520,120	\$233,495,412	\$47,705,730	\$75,379,823
1e	43	Habitat Preserve								
1f	36	High Tech Business Park			1,815	3,193	\$132,765,435	\$225,422,432	\$46,056,329	\$72,773,606
(2c)	21	High Tech Business Park			400	734	\$40,352,000	\$63,602,822	\$13,998,109	\$21,811,853
2f	10	Bus Transfer Center			10	14	\$541,320	\$870,930	\$220,804	\$331,427
3	18	University Community College			80	111	\$2,893,760	\$5,174,332	\$1,321,580	\$2,006,027
4	682	Existing Low Density Residential	1,800	5,400						
4a	19	School			25	37	\$882,700	\$1,696,991	\$475,775	\$725,605
5a	40	Retail			776	1,173	\$32,712,280	\$53,252,321	\$13,160,150	\$19,691,533
5b	3	Business Park			85	150	\$6,217,665	\$10,556,973	\$2,156,908	\$3,408,130
5c	11	University Research Area								
7b	408	University Research Area			15	24	\$692,235	\$1,056,835	\$342,103	\$463,823
7c	127	University Science Office			4,560	8,021	\$333,559,440	\$566,350,573	\$163,877,753	\$258,943,237
8d	8	University Community College			25	35	\$904,300	\$1,616,979	\$412,994	\$626,883
16 <sup>c</sup>	211	University			468	653	16,952,611	30,312,963	7,742,257	11,751,972
<b>Subtotal (Marina)</b>			1,800	5,400	10,874	18,874	797,212,511	1,327,364,144	327,590,839	512,085,482

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Table B-1. Continued

Jurisdiction/ Polygon Number	Acres	Proposed Use*	Housing Units	Population	Direct Jobs	Total Jobs <sup>b</sup>	Direct Output	Total Output <sup>b</sup>	Direct Personal Income	Total Personal Income
Seaside										
16 <sup>c</sup>	211	University			468	653	16,952,611	30,312,963	7,742,257	11,751,972
(20a)	61	Medium Density Residential	400	1,200						
20b	101	Medium Density Residential	777	2,331						
20c	305	Medium Density Residential	1,752	5,256						
20d	36	Institutional			100	171	\$2,986,500	\$4,811,550	\$986,142	\$1,528,225
	23	Office Park				0	\$0	\$0	\$0	\$0
20f	45	School			25	43	\$746,625	\$1,202,888	\$246,536	\$382,056
20g	90	High Density Residential	1,440	4,320						
20h	765	Army's POM Annex	1,588	4,764	1,425	2,435	\$42,557,625	\$68,564,590	\$14,052,528	\$21,777,202
20i	15	School			25	43	\$746,625	\$1,202,888	\$246,536	\$382,056
20j	11	School			25	43	\$746,625	\$1,202,888	\$246,536	\$382,056
20k	15	School			25	43	\$746,625	\$1,202,888	\$246,536	\$382,056
22	375	Golf Courses			25	36	\$1,022,125	\$1,760,304	\$386,670	\$621,456
24	175	Office Park			3,590	6,315	\$262,604,910	\$445,876,877	\$129,017,792	\$203,861,014
26	39	Peace Officer Training			25	43	\$746,625	\$1,202,888	\$246,536	\$382,056
Subtotal (Seaside)			5,957	17,871	5,733	9,824	\$329,856,896	\$557,340,721	\$153,418,067	\$241,450,149
Monterey County										
6a	10	Reserve Center			10	17	\$298,650	\$481,155	\$98,614	\$152,822
6b	33	University Research Area			5	8	\$230,745	\$352,278	\$114,034	\$154,608
7a	273	University Science Office			9,080	15,973	\$664,192,920	\$1,127,733,159	\$326,317,982	\$515,615,043
8a	332	Landfill Research Area			10	16	\$461,490	\$704,557	\$228,068	\$309,215
9a	152	University Research Area								
9b	36	University Science Office			285	501	\$20,847,465	\$35,396,911	\$10,242,360	\$16,183,952
10	400	University	1,253	3,759	1,406	1,959	\$50,857,832	\$90,938,889	\$23,226,772	\$35,255,917
11a	163	Habitat Preserve			10	17	\$298,650	\$481,155	\$98,614	\$152,822
(11b)	497	Agri-Center/Post Residential	132	396	1,446	2,014	\$36,232,422	\$63,848,774	\$12,547,288	\$20,970,282
12a	452	Coastal Dune Zone								
12b	451	Disturbed Habitat Zone			10	17	\$298,650	\$481,155	\$98,614	\$152,822
14b	9	Service Area			10	14	\$502,760	\$845,542	\$203,216	\$322,808
(16) <sup>c</sup>	211	University			470	653	\$16,952,610	\$30,312,963	\$7,742,258	\$11,751,973
17a	51	Community Park			10	14	\$408,850	\$704,121	\$154,668	\$248,582
17b	400	RV Park			10	15	\$332,420	\$562,987	\$138,619	\$213,917
(19a)	286	Light Industrial			3,751	6,879	\$378,400,880	\$596,435,467	\$131,267,285	\$204,540,653
(21b)	282	Light Industrial			2,234	4,097	\$225,365,920	\$355,221,763	\$78,179,438	\$121,819,200
41	47	Transit Center								
21c	14	School Habitat Preserve			10	17	\$298,650	\$481,155	\$98,614	\$152,822

Table B-1. Continued

Jurisdiction/ Polygon Number	Acres	Proposed Use <sup>a</sup>	Housing Units	Population	Direct Jobs	Total Jobs <sup>b</sup>	Direct Output	Total Output <sup>b</sup>	Direct Personal Income	Total Personal Income
25	15,140	Nat. Res. Mgmt. Area								
29b	121	Office Park			890	1,566	\$65,102,610	\$110,537,722	\$31,984,912	\$50,539,360
29c	38	Office Park			30	53	\$2,194,470	\$3,725,991	\$1,078,143	\$1,703,574
29d	30	Office Park			520	915	\$38,037,480	\$64,583,837	\$18,667,814	\$29,528,615
29e	26	Community Park			5	7	\$204,425	\$352,061	\$77,334	\$124,291
30a	278	Recreation Area Expansion								
30b	248	Recreation Area Expansion								
30c	66	Recreation Area Expansion								
31a	29	Natural Area Expansion								
31b	22	Office Park			450	792	\$32,917,050	\$55,889,859	\$16,172,147	\$25,553,609
32	67	School Expansion								
40	2	Monterey Institute for Research in Astronomy								
<b>Subtotal (Monterey County)</b>			1,385	4,155	20,677	35,581	\$1,535,319,649	\$2,541,768,491	\$659,232,549	\$1,036,172,493
<b>Total (Other Fort Ord Areas)</b>			9,142	27,426	37,284	64,279	\$2,662,389,056	\$4,426,473,356	\$1,140,241,505	\$1,789,708,124
<b>Grand total (All Areas)</b>			13,831 <sup>d</sup>	41,493 <sup>d</sup>	58,541	100,893	\$4,252,941,775	\$7,024,270,421	\$1,788,127,026	\$2,803,801,760

<sup>a</sup> Land use abbreviations coincide with those in Table 3-3 in the SEIS.

<sup>b</sup> Total jobs, total output, and total personal income refer to the countywide economic impacts of redeveloping the individual polygons. The total impacts include the jobs, output, and personal income that would be directly generated by redevelopment or reuse of each polygon.

<sup>c</sup> The allocation of university acreage in polygon 16 within the jurisdictions of the City of Marina and Monterey County was estimated.

<sup>d</sup> On-campus university student dormitory housing and population are not included.

Notes:

( ) indicates a portion of the polygon, not the entire polygon.

All dollars are shown in 1991 dollars.

Population was estimated based on an average household size of 3.0.

Estimates of housing units and direct employment were based on the generation factors in Table 3-3 of the SEIS.

Total employment and direct and total output and personal income were estimated based on coefficients and multipliers derived from Micro IMPLAN computer modeling for Monterey County.



Table B-2. Estimates of Direct and Total Socioeconomic Effects with Reuse under Revised Alternative 7

Jurisdiction/Polygon Number	Acres	Proposed Use	Housing Units		Population	Direct Jobs	Total Jobs*	Direct Output	Total Output*	Direct Personal Income	Total Personal Income*
			Units	Units							
<b>Newly Excessed and Revised Use Areas</b>											
<b>Marina SEIS Areas</b>											
2a	90	Mixed use	-- <sup>b</sup>	195	295	295	\$8,220,225	\$13,381,704	\$3,306,997	\$4,948,259	
2b	338	Mixed use	582	1,232	1,862	1,862	\$51,934,960	\$84,544,921	\$20,893,434	\$31,262,846	
2c	108	Mixed use	-- <sup>f</sup>	700	1,058	1,058	\$29,508,500	\$48,036,887	\$11,871,270	\$17,762,981	
2d	58	Mixed use	710	194	293	293	\$8,178,070	\$13,313,080	\$3,290,038	\$4,922,883	
2	40	Corporation yard		30	47	47	\$2,021,790	\$3,306,638	\$833,988	\$1,268,330	
2g	37	Community park									
4	682	Medium-density residential/ golf/ high school/community park	2,710	8,130	95	95	\$2,295,020	\$4,412,176	\$1,237,016	\$1,886,573	
8b	32	University science office		220	387	387	\$16,092,780	\$27,323,931	\$7,906,383	\$12,492,875	
8c	19	Transit center		0							
Subtotal (Marina)			4,002	12,006	2,636	4,037	118,251,345	194,319,338	49,339,125	74,544,746	
<b>Seaside</b>											
15	90	Retail		523	791	791	\$22,047,065	\$35,890,417	\$8,869,534	\$13,271,484	
(16)	85	Mixed use		189	263	263	\$6,836,508	\$12,224,360	\$3,122,233	\$4,739,238	
18	110	Defense finance and accounting service/golf course		750	1,319	1,319	\$54,861,750	\$93,149,765	\$26,953,578	\$42,586,653	
(20a)	48	Mixed use		50	76	76	\$2,107,750	\$3,431,206	\$847,948	\$1,268,784	
20c	305	Mixed use	1,680	5,040							
20	104	Mixed use		1,040	1,572	1,572	\$43,841,200	\$71,369,089	\$17,637,315	\$26,390,714	
22	375	Golf course/resort hotel		625	917	917	\$20,776,250	\$35,186,657	\$8,663,696	\$13,369,816	
23	96	Retail/medium-density residential	-- <sup>f</sup>	364	550	550	\$15,344,420	\$24,979,181	\$6,173,060	\$9,236,750	
Subtotal (Seaside)			1,680	5,040	5,488	5,488	165,814,943	276,230,676	72,267,364	110,863,439	
<b>Monterey County</b>											
8a	332	Mixed use		35	53	53	\$1,475,425	\$2,401,844	\$593,563	\$888,149	
11b	751	Mixed use/police officer standards and training		2,185	3,303	3,303	\$92,108,675	\$149,943,712	\$37,055,320	\$55,445,875	
13	32	Aquaculture		65	91	91	\$1,628,705	\$2,870,104	\$564,021	\$942,648	
14a	29	Desalination plant		10	17	17	\$298,650	\$481,155	\$98,614	\$152,822	
19a	715	Multi-use area		12	18	18	\$398,904	\$675,584	\$166,343	\$256,700	
		Office park/low-density residential/ golf course	-- <sup>d</sup>	2,898	5,098	5,098	\$211,985,802	\$359,930,693	\$104,148,625	\$164,554,827	
19b	35	POM annex motor pool		200	342	342	\$5,973,000	\$9,623,100	\$1,972,285	\$3,056,449	

Table B-2. Continued

Jurisdiction/Polygon Number	Acres	Proposed Use	Housing Units	Population	Direct Jobs	Total Jobs*	Direct Output	Total Output*	Direct Personal Income	Total Personal Income*
21a	131	Low-density residential/golf course/resort hotel								
21b	366	Low-density residential/golf course/resort hotel	3,184	9,552	325	477	\$10,803,650	\$18,297,062	\$4,505,122	\$6,952,304
25	15,221	Natural Resource Management Area/transit								
29a	98	Office park/resort hotel			1,095	1,767	\$58,249,073	\$98,775,865	\$26,453,816	\$41,311,602
41	122	Golf course								
	47	Mixed use								
Subtotal (Monterey County)			3,184	9,552	6,825	11,164	382,921,884	642,999,119	175,557,708	273,561,377
Total (Newly Excessed Lands and Revised Use Areas)			8,866	26,598	13,002	20,689	666,988,172	1,113,549,133	297,164,198	458,969,563
<b>Other Fort Ord Areas</b>										
<b>Marina</b>										
1a	392	Airport			735	1,422	\$91,218,645	\$133,954,580	\$30,120,397	\$44,171,562
1b	130	Habitat preserve								
1c	234	Business park/resort hotel/golf course			1,888	3,463	\$190,461,440	\$300,205,322	\$66,071,074	\$102,951,947
1	43	Habitat preserve								
1f	36	High-tech business park			1,815	3,193	\$132,765,435	\$225,422,432	\$46,056,329	\$72,773,606
2f	10	Transit center			10	14	\$541,320	\$870,930	\$220,804	\$331,427
3	18	Univ. Comm. College			80	111	\$2,893,760	\$5,174,332	\$1,321,580	\$2,006,027
4a	19	School			25	37	\$882,700	\$1,696,991	\$475,775	\$725,605
5a	40	Mixed use	150	450	145	219	\$6,112,475	\$9,950,498	\$2,459,049	\$3,679,475
5b	3	Habitat preserve								
5c	11	Habitat reserve			75	128	\$2,239,875	\$3,608,663	\$739,607	\$1,146,169
7b	408	Habitat preserve			15	26	\$447,975	\$721,733	\$147,921	\$229,234
7c	127	Mixed use			4,560	6,892	\$192,226,800	\$312,926,008	\$77,332,842	\$115,713,131
8d	8	Corporation yard								
(16) <sup>p</sup>	289	University	<sup>-h</sup>	<sup>-h</sup>	468	653	\$16,952,611	\$30,312,963	\$7,742,257	\$11,751,972
Subtotal (Marina)			150	450	9,816	16,158	636,743,036	1,024,844,451	232,687,635	355,480,153
Seaside										
(16) <sup>p</sup>	289	University	<sup>-h</sup>	<sup>-h</sup>	468	653	\$16,952,611	\$30,312,963	\$7,742,257	\$11,751,972

Table B-2. Continued

Jurisdiction/Polygon Number	Acres	Proposed Use	Housing		Population	Direct Jobs	Total Jobs*	Direct Output	Total Output*	Direct Personal Income	Total Personal Income*
			Units	Units							
(20a)	61	Medium-density residential	610	1,830							
20b	101	Medium density residential	565	1,695							
20d	59	Institutional/office park				733	1,289	\$53,618,217	\$91,038,371	\$26,342,630	\$41,621,355
20f	45	School				25	43	\$746,625	\$1,202,888	\$246,536	\$382,056
20g	90	High-density residential	774	2,322							
20h	764	Army's POM Annex	1,588	4,764		1,425	2,435	\$42,557,625	\$68,564,590	\$14,052,528	\$21,777,202
20i	15	School				25	43	\$746,625	\$1,202,888	\$246,536	\$382,056
20j	11	School				25	43	\$746,625	\$1,202,888	\$246,536	\$382,056
20k	15	School				25	43	\$746,625	\$1,202,888	\$246,536	\$382,056
24	175	Medium-density residential	1,214	3,642							
26	39	Peace officer training				25	43	\$746,625	\$1,202,888	\$246,536	\$382,056
Subtotal (Seaside)			4,751	14,253		2,751	4,591	116,861,578	195,930,361	49,370,093	77,060,811
Monterey County											
6a	10	Reserve center				10	17	\$298,650	\$481,155	\$98,614	\$152,822
6b	33	Habitat preserve				5	9	\$149,325	\$240,578	\$49,307	\$76,411
7a	273	Univ. science office				9,080	15,973	\$664,192,920	\$1,127,733,159	\$326,317,982	\$515,615,043
9a	152	Habitat preserve									
9b	36	Univ. science office				285	501	\$20,847,465	\$35,396,911	\$10,242,360	\$16,183,952
10	400	University	1,253	3,759		1,406	1,959	\$50,857,832	\$90,938,889	\$23,226,772	\$35,255,917
10a	13	School				25	37	\$882,700	\$1,696,991	\$475,775	\$725,605
11a	163	Habitat preserve				10	17	\$298,650	\$481,155	\$98,614	\$152,822
12a	452	Coastal dune zone									
12b	472	Disturbed habitat zone/transit center				10	17	\$298,650	\$481,155	\$98,614	\$152,822
14b	9	Service area									
(16) <sup>p</sup>	288	University				10	14	\$502,760	\$845,542	\$203,216	\$322,808
17a	51	Community park	-- <sup>h</sup>	-- <sup>h</sup>		469	653	\$16,952,610	\$30,312,963	\$7,742,258	\$11,751,973
17b	400	RV park				10	14	\$408,850	\$704,121	\$154,668	\$248,582
21c	14	Habitat preserve				10	15	\$332,420	\$562,987	\$138,619	\$213,917
29b	117	Office park				10	17	\$298,650	\$481,155	\$98,614	\$152,822
29c	38	Corporation yard				890	1,566	\$65,102,610	\$110,537,722	\$31,984,912	\$50,539,360
29d	30	Office park				520	915	\$38,037,480	\$64,583,837	\$18,687,814	\$29,528,615
29	26	Community park				5	7	\$204,425	\$352,061	\$77,334	\$124,291
30a	278	Recreation area expansion									

Table B-2. Continued

Jurisdiction/Polygon Number	Acres	Proposed Use	Housing Units	Population	Direct Jobs	Total Jobs <sup>a</sup>	Direct Output	Total Output <sup>b</sup>	Direct Personal Income	Total Personal Income <sup>c</sup>
30b	248	Recreation area expansion								
30c	66	Recreation area expansion								
31a	29	Natural area expansion			450	792	\$32,917,050	\$55,889,859	\$16,172,147	\$25,553,609
31b	22	Office park								
32	67	School expansion								
40	2	Monterey Institute for Research in Astronomy								
	321	Rights-of-way	1,253	3,759	13,205	22,522	892,583,047	1,521,720,239	435,867,620	686,751,373
		Subtotal (Monterey County)								
		Total (Other Fort Ord Areas)	6,154	18,462	25,772	43,271	1,646,187,661	2,742,495,050	717,925,348	1,119,292,337
		Grand Total (All Areas)	15,020	45,060	38,774	63,960	2,313,175,833	3,856,044,183	1,015,089,546	1,578,261,900

<sup>a</sup> Total jobs, total output, and total personal income refer to the countywide economic impacts of redeveloping the individual polygons. The total impacts include the jobs, output, and personal income that would be directly generated by redevelopment or reuse of each polygon.

<sup>b</sup> The housing units and population associated with mixed use development of polygon 2a have been included in the population and housing units for polygon 4.

<sup>c</sup> The housing units and population associated with mixed use development of polygon 2c have been included in the population and housing units for polygon 2d.

<sup>d</sup> The housing units and population associated with the development of polygon 19a have been included in the population and housing units for polygon 21b.

<sup>e</sup> The housing units, population, output, and income associated with development of polygon 21a have been included in the numbers for polygon 21b.

<sup>f</sup> The housing units and population associated with the development of polygon 23 have been included in the population and housing units for polygon 24.

<sup>g</sup> The allocation of university acreage in polygon 16 within the jurisdictions of Marina, Seaside, and Monterey County was estimated.

<sup>h</sup> Student dormitories are not included in the housing totals for this polygon; the estimated 20,000 students that may be housed on campus at buildout have been addressed separately from general populations throughout the SEIS. These students would be housed in the Marina, Seaside, and Monterey County portions of the planning area, but specific locations are unknown at this time.

Notes: ( ) indicates a portion of the polygon, not the entire polygon. Polygon acreages in this table may not correspond to acreages in Table B-1. In some cases, polygon boundaries have changed under Revised Alternative 7. All dollars are shown in 1991 dollars. Housing units and direct employment totals were based on the best available information from FORA and other local entities. Total employment and direct and total output and personal income were estimated based on coefficients and multipliers derived from the Micro IMPLAN computer model for Monterey County.