

Section 3.0 Alternatives

3.1 DISPOSAL

3.1.1 Introduction

The Defense Base Closure and Realignment Act of 1990 (1990 Base Closure Act) mandated the closure of Fort Ord. Since the Fort Ord Disposal and Reuse ROD was issued in December 1993, the Army has proceeded with its disposal action, establishment of the POM Annex, and retention of the U. S. Army Reserve Center. Alternatives to these actions were analyzed thoroughly in the June 1993 Fort Ord Disposal and Reuse Final EIS (U. S. Army Corps of Engineers 1993b, Section 5.0 of Volume I).

3.1.2 Proposed Action

The Army's proposed action is to dispose of 250 additional acres of land recently excessed due to the downsizing of the POM Annex. This action is discussed in greater detail in Section 2.2, "Disposal of Newly Excessed Lands". Following Section 2.2 is a description of the preferred disposal process (Section 2.3), which includes a discussion of disposal for all lands at former Fort Ord.

3.1.3 No Action

The final EIS (Sections 2.2.1, 3.5, and 5.2.1 of Volume I) describes the No Action Alternative. Under this alternative, lands at Fort Ord would be placed in a caretaker status and not disposed of. The newly excessed lands were analyzed in the final EIS as part of this alternative. As the 7th IDL realigned from Fort Ord, the Army placed structures, utilities, and operation and maintenance systems into a caretaker status until property disposal decisions are implemented. Caretaker status is defined by Army regulations as "the minimum required staffing to maintain an installation in a state of repair that maintains safety, security, and health standards". If environmental restoration is not accelerated in certain areas and complete disposal is not possible, the Army may retain segments of the lands remaining outside the POM annex and reserve center in a caretaker status for some period. As indicated in its 1993 NEPA ROD, however, the Army has elected to proceed with disposal of land at Fort Ord and has rejected the No Action Alternative. The environmental effects of no action are summarized from the FEIS and compared with those of the proposed action in Tables H-1 and H-2 in Appendix H.

3.2 REUSE BY OTHERS

3.2.1 Introduction

The final EIS (Sections 5.0 and 6.0 of Volume I) analyzed a range of alternatives from low to high density, including:

- Alternative 1: High-Intensity Mixed Use,
- Alternative 2: Medium-Intensity Mixed Use,
- Alternative 3: Low-Intensity Mixed Use,
- Alternative 4: Institutional Use,
- Alternative 5: Open Space Use, and
- Alternative 6: Anticipated Reuse (Revised).

This Supplemental EIS describes reuse alternatives that have been developed since the final EIS and ROD were issued. These reuse alternatives are not actions the Army is proposing to take but are analyzed as secondary actions following the Army's action of disposal. The descriptions of these alternatives are based on the best information available from FORA and other entities requesting land transfers. Because the final EIS analyzed six reuse alternatives, the alternatives analysis in this Supplemental EIS addresses Alternatives 7, Revised 7, and 8. Alternatives 7, Revised 7, and 8 are all medium-density development alternatives.

Each of the reuse alternatives addressed below was developed from different sources of reuse proposals. The FORA Final Base Reuse Plan (December 1994) was the major source of information for Alternative 7. Revised Alternative 7 reflects more recent information primarily from revisions to the HMP, state and local screening for newly excessed lands, and the Draft FORA Fort Ord Reuse Plan (March 1996). Alternative 8 reflects much of the December 1994 base reuse plan, initial indication of interest in federal screening for newly excessed lands, and requests for analysis received through the Supplemental EIS scoping process. These sources of alternative development are summarized in Table 3-1. A comparison of the land use divisions in Alternatives 7, Revised 7, 8 and the 1993 NEPA ROD is contained in Table 3-2.

The Army does not have a preference regarding the reuse of Fort Ord excessed lands, nor does it have the ability to maintain direct control of the ultimate use of any property disposed.

3.2.2 Alternative 7: FORA Final Base Reuse Plan (December 1994)

Alternative 7 represents the FORA Final Base Reuse Plan (December 1994) (Fort Ord Reuse Authority 1994), including the uses proposed for the newly excessed lands. FORA is governed by a 13-member Board consisting of representatives from Monterey County and the Cities of Marina, Seaside, Monterey, Del Rey Oaks, Sand City, Carmel, Pacific Grove, and Salinas. FORA became a public corporation of the State of California on May 20, 1994, as a result of Senate Bill (SB) 899 with the purpose to prepare, adopt, finance, and implement a plan for former Fort Ord. Local reuse planning began with the Fort Ord Task Force (1990-1992) and continued with the Fort Ord Reuse Group (1992-1993), both groups consisted of representatives from the local jurisdictions.

The FORA Final Base Reuse Plan (December 1994) was designed to meet three strategic goals at Fort Ord: economic development, education, and environmental preservation. Development of the base reuse plan is planned to be implemented in the following phases, based largely upon infrastructure availability and market absorption rates, over 50 years:

- 1995-2015 (first)
- 2015-2025 (second)
- 2025-2045 (third)

Most reuse development is planned for portions of the installation already developed (Figures 3-1 and 3-2). Approximately 16% of the currently undeveloped land would be developed (Table 3-3). Following is the land use division under this reuse alternative by land use category:

62%	Open space	5%	Parks and recreation
7%	Institutional/public	4%	Other
6%	Commercial/business park	3%	Agricultural
6%	Industrial	1%	Tourism
6%	Residential		

Table 3-1. Source of Land Use Proposals for Final Supplemental EIS Reuse Alternatives

Source	Alternative 7	Revised Alternative 7	Alternative 8
FORA Final Base Reuse Plan (December 1994)	X		X
FORA proposals for newly excessed lands	X		
Initial indications of screening requests received through the scoping process			X
Property transfers or memoranda of agreement for transfer already completed		X	
Responses to real estate screening of newly excessed lands		X	
Requests received through scoping for the Supplemental EIS			X
Draft Revised HMP requirements		X	
Draft FORA Fort Ord Reuse Plan (March 1996)*		X	

* The Draft FORA Fort Ord Reuse Plan (March 1996) provides proposed revisions to the FORA Final Base Reuse Plan (December 1994), which are being considered by FORA in its environmental impact report for CEQA compliance. The March 1996 plan's land use designations were inserted in the reuse alternative where they did not conflict with land transfers already completed, memoranda of agreement for land transfers already signed by the Army, approved screening requests, or requirements in the Draft Revised HMP. (Examples of these conflicts include FORA's revised POM Annex area, coastal development proposals, increased housing density on CSUMB property, and neighborhood retail centers in a portion of the newly excessed lands.)

Table 3-2. General Land Use Division Comparison

Land Use Division	Alternative 7	Revised Alternative 7	Alternative 8	ROD
Open space	62%	62%	61%	63%
Institutional/public	7%	6%	6%	5%
Commercial/business park	6%	4%	6%	8%
Industrial	6%	2%	6%	5%
Residential	6%	6%	6%	6%
Parks and recreation	5%	9%	6%	4%
Agricultural	3%	0%	3%	3%
Other	4%	4%	4%	6%
Tourism	1%	1%	1%	0%
Mixed use	0%	6%	1%	0%

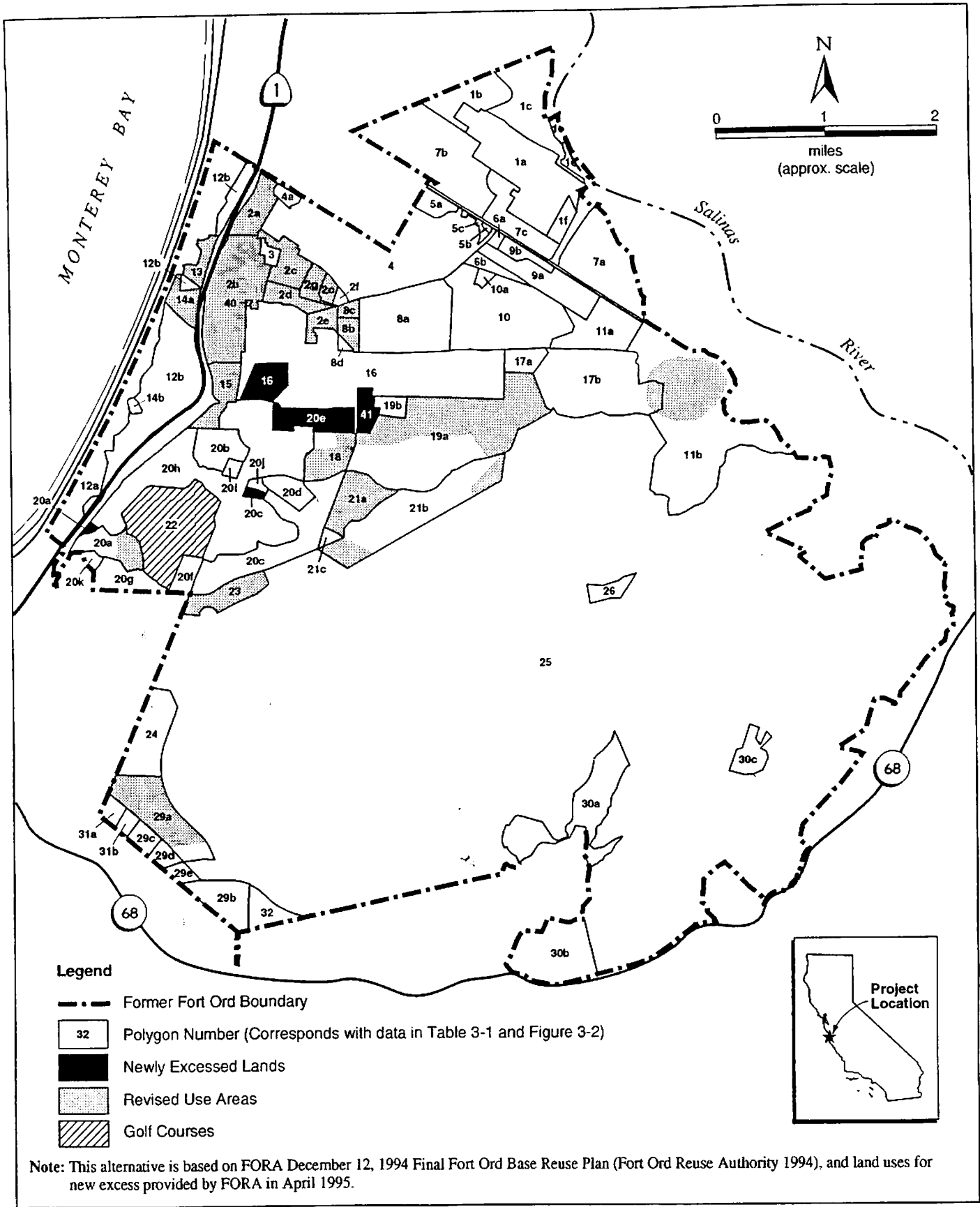
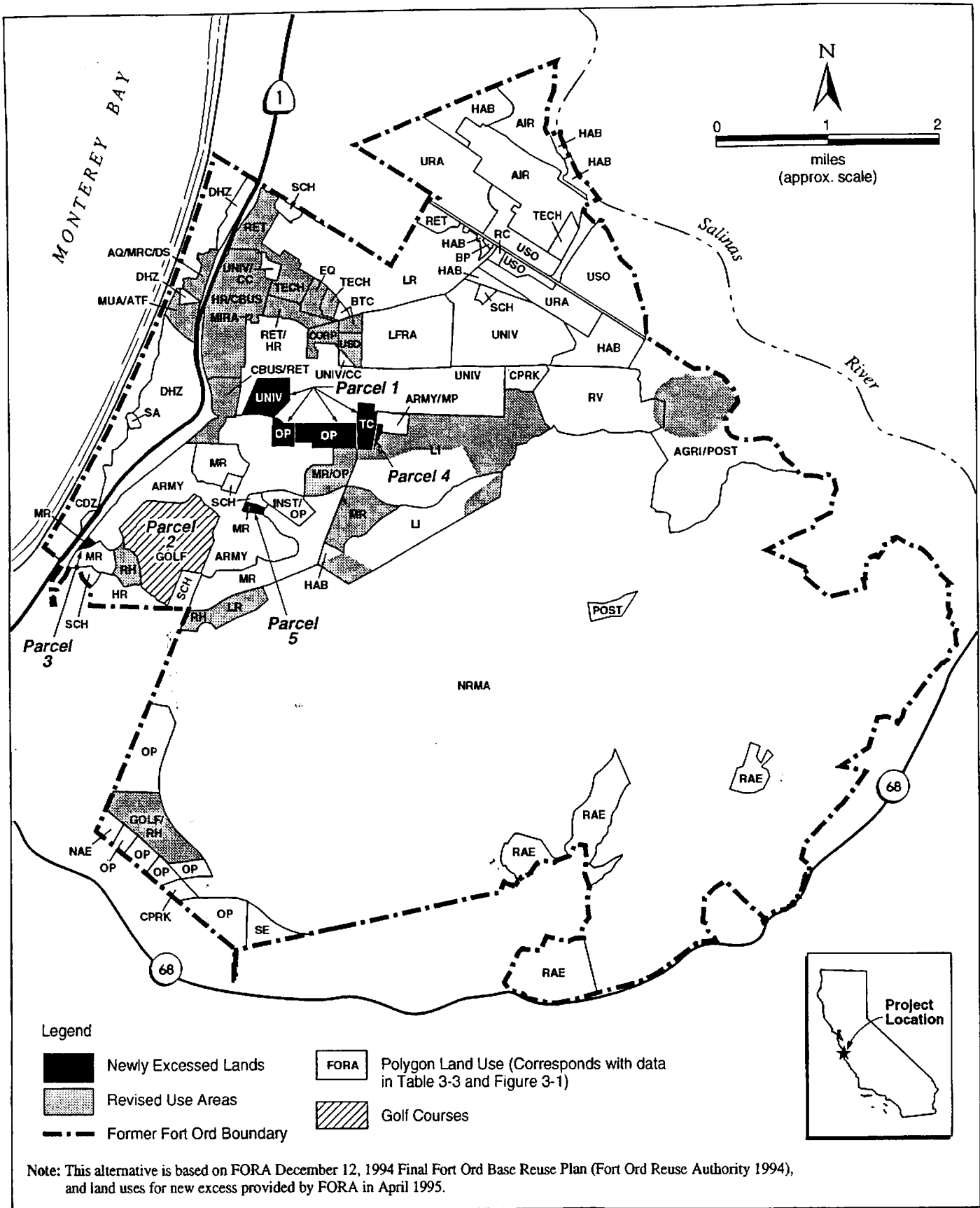


Figure 3-1
Alternative 7 Land Use Map with
Polygon Numbers



**Figure 3-2
Alternative 7 Land Use Map**

Table 3-3. Alternative 7 Data Table

Polygon Number ^a	Jurisdiction	Land Use ^b	Acreage	Typical Coverage	Building Square Feet	Total Number of Jobs	Dwelling Units	Other Data
1a	Marina	Airport (AIR)	392	0.390	341,300	735		
1b	Marina	Habitat Preserve (HAB)	130					
1c	Marina	Business Park (AIR/BP)	234	0.750	1,557,485	1,880		
1d	Marina	This polygon was eliminated by Blanco Road right-of-way reserve						
1e	Marina	Habitat Preserve (HAB)	43					
1f	Marina	High Tech Business Park (TECH)	36	0.750	575,000	1,815		
2a	Marina	Retail (RET)	90	0.480	624,800	625		
2b	Marina	High Density Residential (HR/CBUS)	147	0.900		1,425 ^d	2,058	
2b	Marina	Parks (HR/CBUS)	20	0.100				617 students
2b	Marina	Elementary School (HR/CBUS)	13	0.900				617 students
2b	Marina	Junior High School (HR/CBUS)	20	0.900				412 students
2b	Marina	High School (HR/CBUS)	17	0.900				
2b	Marina	Commercial (HR/CBUS)	73	0.900	794,970			
2b	Marina	Office (HR/CBUS)	36	0.900	386,595			
2b	Marina	Cultural (HR/CBUS)	12	0.900	128,502			
2c	Marina	High Tech Business Park (TECH)	108	0.900	757,944	2,125		
2d	Marina	Retail (RET)	34	0.900	360,677	940		
2d	Marina	High Density Residential (HR)	22	0.900			343	
2e	Marina	Corporation Yard (CORP)	40	0.900		30		
2f	Marina	Bus Transfer Center (BTC)	10			10		
2g	Marina	Equestrian Center (EQ)	37	0.200		10		
3	Marina	University Community College (UNIV/CC)	18	0.800		80		students ^e
4	Marina	Low Density Residential (LR)	682		1,800 per unit		1,800	
4a		School (SCH)	19			25		
5a	Marina	Retail (RET)	40	0.900	517,275	776		600 students
5b	Marina	Business Park (BP)	3	0.100	14,000	85		
5c	Marina	University Research Area (HAB)	11	0.100	47,000	75		
6a	County	Reserve Center (RC)	10		43,560	10		
6b	County	University Research Area (HAB)	33	0.000	15,000	5		
7a	County	University Science Office (USO)	273	0.800	4,438,000	9,080		
7b	Marina	University Research Area (URA)	408	0.010	53,000	15		
7c	Marina	University Science Office (USO)	127	0.800	2,312,000	4,560		
8a	County	Landfill Research Area (LFRA)	332		30,000	10		

Table 3-3. Continued

Polygon Number*	Jurisdiction	Land Use ^b	Acreage	Typical Coverage	Building Square Feet	Total Number of Jobs	Dwelling Units	Other Data
8b	Marina	University Science Office (USO)	32	0.800	400,000	220		
8c	Marina	Bus Transfer Center (BTC)	19	0.800				500 parking spaces
8d	Marina	University Community College (UNIV/CC)	8	0.800		25		300 students
9a		University Research Area (URA)	152	0.000				
9b	County	University Science Office (USO)	36	0.800	497,000	285		
10/16	County/Marina/Seaside	University (UNIV)	1,351	0.790		3,000	1,253 ^a	33,000 students and 4,555,100 square feet plus 3,000 seat auditorium and 8,000 seat stadium (25,000 FTE students with 20,000 residing on campus) ^b
10a	County	School (SCH)	13			25		
11a	County	Habitat Preserve (HAB)	163		27,000	10		
11b	County	Agri Center (AGRI)	751			2,185		
11b	County	Residential (AGRI)					200	Dwellings are multiple-family units
11b	County	Public Safety Training Center (POST)						
12a	County	Coastal Dune Zone (CDZ)	452					
12b	County	Disturbed Habitat Zone (DHZ)	451			10		
13	County	Aquaculture/Marine Research (AQ/MRC)	32			65		
13	County	Desalination Plant (DS)	11			10		
14a	County	Multi-use/Asilomat (MUA/ATF)	59			285		300 rooms
14b	County	Service Area (SA)	9			10		
15	Seaside	Retail (RET)	12	0.800				
15	Seaside	Central Business District (CBUS)	78		1,127,000	1,070		
17a	County	Community Park (CPRK)	51			10		
17b	County	RV Park (RV)	400			10		
18	Seaside	Office Park (OP)	75	0.400	670,800	2,350		
18	Seaside	Medium Density Residential (MR)	35	0.400			280	
19a	County	Light Industrial (LI)	715		4,573,800	9,390		
19b	County	Army's POM Annex Motor Pool (ARMY MP)	35			200		
20a	Seaside	Medium Density Residential (MR)	61	0.400			400	
20a	Seaside	Resort Hotel (RH)	48	0.800		600		600 rooms
20b	Seaside	Medium Density Residential (MR)	101	0.410			777	
20c	Seaside	Medium Density Residential (MR)	305	0.400			1,752	

Table 3-3. Continued

Polygon Number*	Jurisdiction	Land Use ^b	Acreage	Typical Coverage	Building Square Feet	Total Number of Jobs	Dwelling Units	Other Data
20d	Seaside	Institutional (INST)	36	0.034		100		
20d	Seaside	Office Park (OP)	23	0.380	176,300	633		
20e	Seaside	Office Park (OP)	104	0.377	589,569	2,116		
20f	Seaside	School (SCH)	45	0.400	0	25		
20g	Seaside	High Density Residential (HR)	90	0.620	0		1,440	
20h	Seaside	Army's POM Annex (ARMY)	764		0	1,425	1,588	
20i	Seaside	School (SCH)	15	0.400	0	25		
20j	Seaside	School (SCH)	11	0.400	0	25		
20k	Seaside	School (SCH)	15	0.400	0	25		
21a		Medium Density Residential (MR)	131		0		1,500	500 single-family units and 1,000 multiple-family units
21b		Light Industrial (LI)	366		1,409,400	2,900		
21c	County/Monterey Peninsula College	School Habitat Preserve (HAB)	14		0	10		
22	Seaside	Golf Courses (GOLF)	375	0.010	0	25		
23	Seaside	Resort Hotel (RH)	48	0.800		525		525 rooms
23	Seaside	Low Density Residential (LR)	48	0.400	0		440	Dwellings are multiple-family units
24	Seaside	Office Park (OP)	175	0.400	1,054,150	3,590		
25	County/U.S. Bureau of Land Management	Natural Resource Management Area (NRMA)	15,140		0			
25	Seaside/U.S. Bureau of Land Management	Natural Resource Management Area (NRMA)						
26	U.S. Bureau of Land Management	Peace Officer Training (POST)	39		0	25		
29a	County/Monterey	Office Park (OP)	33		304,920	1,095		
29a	County/Del Rey Oaks	Golf Course Resort Hotel (GOLF/RH)	187					
29b	County/Monterey	Office Park (OP)	121		120	890		Corporation yard
29c	County/Monterey	Office Park (OP)	38		261,360	30		
29d	County/Monterey	Office Park (OP)	30		152,460	520		
29e	County/Monterey	Community Park (CPRK)	26		0	5		
30a	County	Recreation Area Expansion (RAE)	278		0			
30b	County	Recreation Area Expansion (RAE)	248		0			
30c	County	Recreation Area Expansion (RAE)	66		0			

Table 3-3. Continued

Polygon Number ^a	Jurisdiction	Land Use ^b	Acreage	Typical Coverage	Building Square Feet	Total Number of Jobs	Dwelling Units	Other Data
31a	County/Del Rey Oaks	Natural Area Expansion (NAE)	29		0			
31b	County/Del Rey Oaks	Office Park (OP)	22		124,150	450		
32	County	School Expansion (SE)	67		0			
40	City of Marina	Monterey Institute for Research in Astronomy (MIRA)	2					
41	Monterey County	Transit Center (TC)	47					
		Right-of-Way and Miscellaneous	321					
Total:			27,879			58,500*	13,800*	

^a Polygon numbers correspond with the polygon numbers and land uses shown in Figures 3-1 and 3-2. The polygon numbers correspond with the numbers used in the FORA Final Base Reuse Plan (December 1994), except polygons 40 and 41, which include individual land uses that are public benefit conveyance requests received after the FORA Final Base Reuse Plan (December 1994).

^b The acronym following the land use indicates the general land use type shown in Figure 3-2.

^c Typical coverage represents the percentage of the polygon that will be covered with the land use indicated.

^d The figure 1,425 is the total number of jobs for all land uses in polygon 2b.

^e Rounded totals.

^f The FORA Final Base Reuse Plan (December 1994) does not indicate the number of students; Monterey Peninsula College indicates a student population of 8,500 in a 50-year buildout.

^g California State University Monterey Bay indicates additional dormitory space is being planned, and the ultimate goal is to provide housing for 80% of the student population.

^h These data are based on preliminary CSUMB master planning estimates and will be refined as the master planning effort continues. The latest CSUMB estimate is 25,000 full-time equivalent (FTE) students. However, this number is considered speculative by CSUMB.

Source: Table developed by FORA (April 1995) to clarify the December 1994 FORA Final Base Reuse Plan (Fort Ord Reuse Authority 1995).

Implementing this alternative would result in the development of approximately 13,800 dwelling units, resulting in a buildout population of approximately 41,500 at approximately the year 2045 (in addition, up to 20,000 students may be housed in the university area). This population represents 8% of AMBAG's countywide population estimate of 519,969 for the year 2015, which is the farthest into the future that AMBAG projects. Employment generated under this alternative would be approximately 58,500 jobs.

The FORA Final Base Reuse Plan (December 1994) also includes concept plans for developing a support structure to implement land use (i.e., communication systems, wastewater system, energy supply systems, water distribution system, stormwater system, transportation system improvements, and transportation corridor rights-of-way) (Figure 3-3 and Figures 5-1 through 5-7, located at the end of Section 5.0).

The Department of Education (DOE) has amended an approved public benefit discount conveyance in support of Monterey Peninsula Community College, which has significantly increased the initial request for property from several facilities to now include approximately 200 acres of property in the East Garrison area.

Mitigation Agreement. In March 1994, after the final EIS and 1993 NEPA ROD were prepared and during preparation of the coastal consistency determination, the member jurisdictions of the former Fort Ord Reuse Group (FORG) agreed to the following mitigation measures in recognition of the potential effects that reuse of former Fort Ord may have on the coastal zone and coastal zone resources, particularly water availability, traffic congestion, and visual resources. These measures have been considered part of Alternative 7 for the Supplemental EIS impact analyses. It is recommended that these measures and all recommended mitigation measures contained in the Supplemental EIS be implemented concurrently with the reuse action causing the impacts.

Water Availability. The reuse of former Fort Ord lands will be planned and implemented in coordination with the Monterey County Water Resources Agency (MCWRA) and other appropriate agencies to ensure adequate water supplies for all reuse areas. Initial priority will be given to coastal zone lands, including coastal-dependent agricultural and visitor-serving uses. The initial phase of development will use existing water supplies in excess of Army and coastal needs. Subsequent phases will be based on the availability of new water sources. The quantity of water required for coastal zone agricultural uses outside the former Fort Ord in the initial phase is assumed to be historical use levels. For the former Fort Ord coastal zone uses, the amount of water required will be determined in coordination with the ultimate recipient of the former Fort Ord coastal zone land (expected to be the California Department of Parks and Recreation [State Parks]). For other reuses, water demand estimates developed for the final EIS and this Supplemental EIS will be updated as reuse plans are refined.

Traffic Congestion. As the communities' final reuse plan is developed, a traffic study will be undertaken by the Cities of Del Rey Oaks, Marina, Monterey, Salinas, Sand City, and Seaside and Monterey County, in coordination with TAMC, to assess the cumulative effects of the planned uses on area roadways. If the traffic study shows that development will exceed approved local, Clean Air Act, or CZMA standards, transportation supply and demand will be balanced to avoid these conflicts. This traffic study also will consider the potential hindrance to visitor accessibility to the former Fort Ord coastal zone caused by traffic congestion. Actions to be taken by the Cities of Del Rey Oaks, Marina, Monterey, Salinas, Sand City, and Seaside and Monterey County to balance supply and demand may include, but not be limited to, modifying development intensities, improving infrastructure, adopting land use measures to reduce the number of vehicle trips, and providing alternative transportation modes to reduce vehicle trips. The widening of SR 1 will be considered as a means of eliminating congestion only after full evaluation of the alternatives, comprehensive environmental assessment, and California Coastal Commission review.

Visual Resources. To protect the visual buffer between the former Fort Ord coastal zone and the inland areas of the former Fort Ord, the landscaping and natural landform screening immediately east of SR 1 will be maintained and enhanced where necessary.

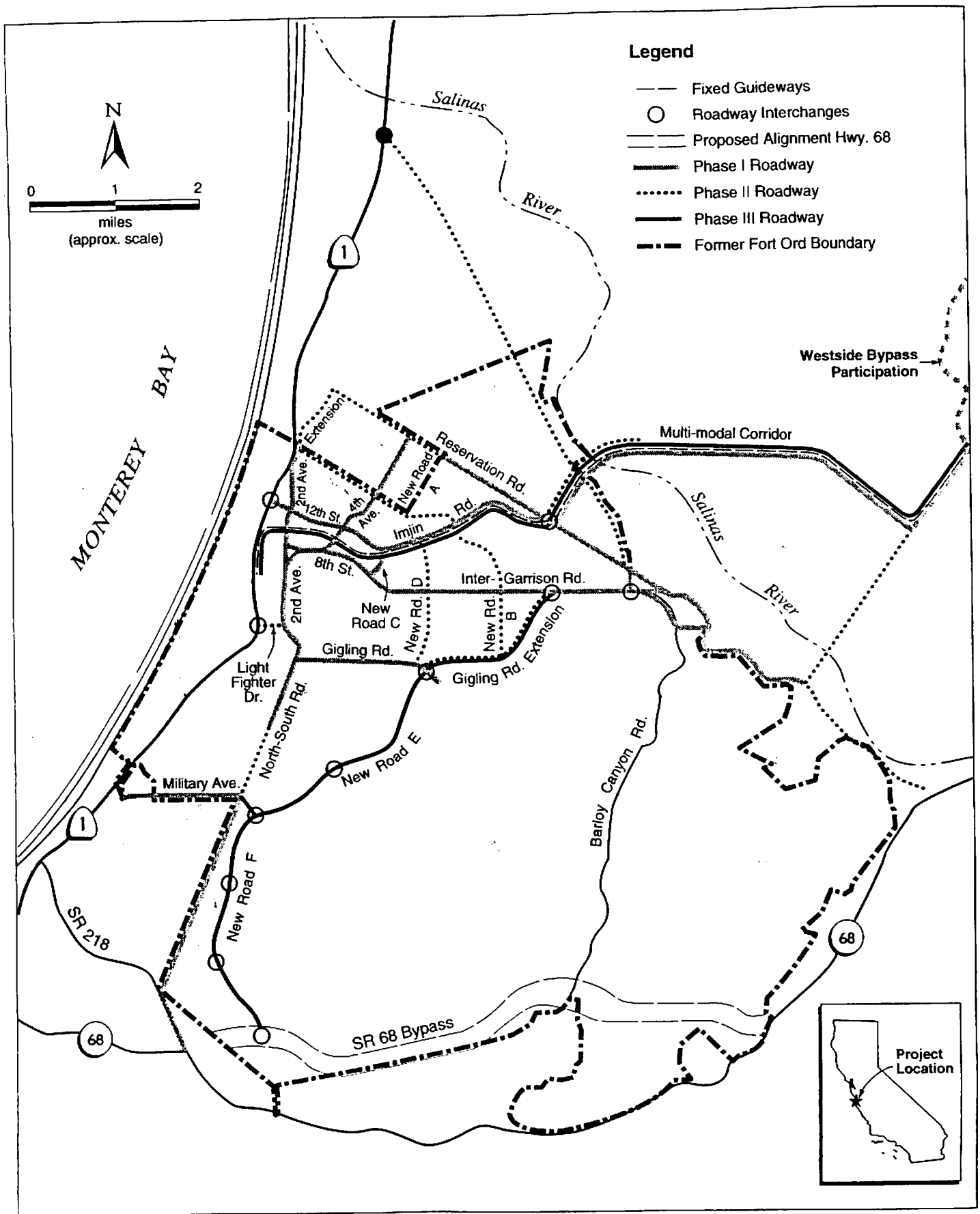


Figure 3-3
Alternative 7 Road Network

Although projecting over a 50-year buildout period is beyond usual land use planning horizons, the FORA base reuse plan intends to insure long term protection of environmental resources and avoid common problems associated with unmanaged development, including traffic congestion and air quality degradation.

3.2.3 Revised Alternative 7: Revised - FORA Reuse Plan/Habitat Management Plan/Real Estate Screening Requests

In the draft Supplemental EIS, Revised Alternative 7 was the same as Alternative 7 except that biological resource mitigation had been included. In this final Supplemental EIS, the alternative has been expanded to keep pace with the changing concepts of reuse associated with the Draft FORA Fort Ord Reuse Plan (March 1996), the Draft Revised HMP, and the latest real estate screening requests received by the Army. The revised alternative is not significantly different from Alternative 7, but it now includes:

- land uses established through property transfers or MOAs for property transfers already completed by the Army,
- land uses from the real estate screening for the newly excessed lands,
- land uses required in the Draft Revised HMP,
- land uses for remaining areas as proposed in the Draft FORA Fort Ord Reuse Plan (March 1996) that do not conflict with the Draft Revised HMP or other Army policies,
- relocation of the resort hotel site originally proposed in the Hayes housing area to the adjacent existing Fort Ord golf courses parcel, and
- utility easement needed for transfer of utility systems.

Revised Alternative 7 generally reflects the Draft FORA Fort Ord Reuse Plan (March 1996) and is intended to reflect as accurately as possible the results of the preferred disposal process described in Section 2.3 of this Final Supplemental EIS. It contains elements of a number of reuse alternatives already described and analyzed by the Army in NEPA documents supporting disposal and reuse of former Fort Ord. Buildout of this reuse scenario would have to occur in phases, with the first phase extending to 2015, and it would require implementation of locally sponsored mitigation measures for traffic, air quality, water supply, and visual impacts as intended for Alternative 7 (see the "Mitigation Agreement" portion of Section 3.2.2).

As with Alternative 7, Revised Alternative 7 places most reuse development in portions of the installation already developed (Figure 3-4). It also contains some revised uses that require specific analysis in this final Supplemental EIS (Table 3-4). A number of the reuse areas dictated by the Draft FORA Fort Ord Reuse Plan (March 1996) and by recent real estate screening requests have been placed into a new mixed use category. The variety of institutional, educational, training, and community service uses proposed by recent screening requests in the newly excessed areas is considered as mixed use. The March 1996 FORA plan land use category of "planned development mixed use" is also considered mixed use in Revised Alternative 7.

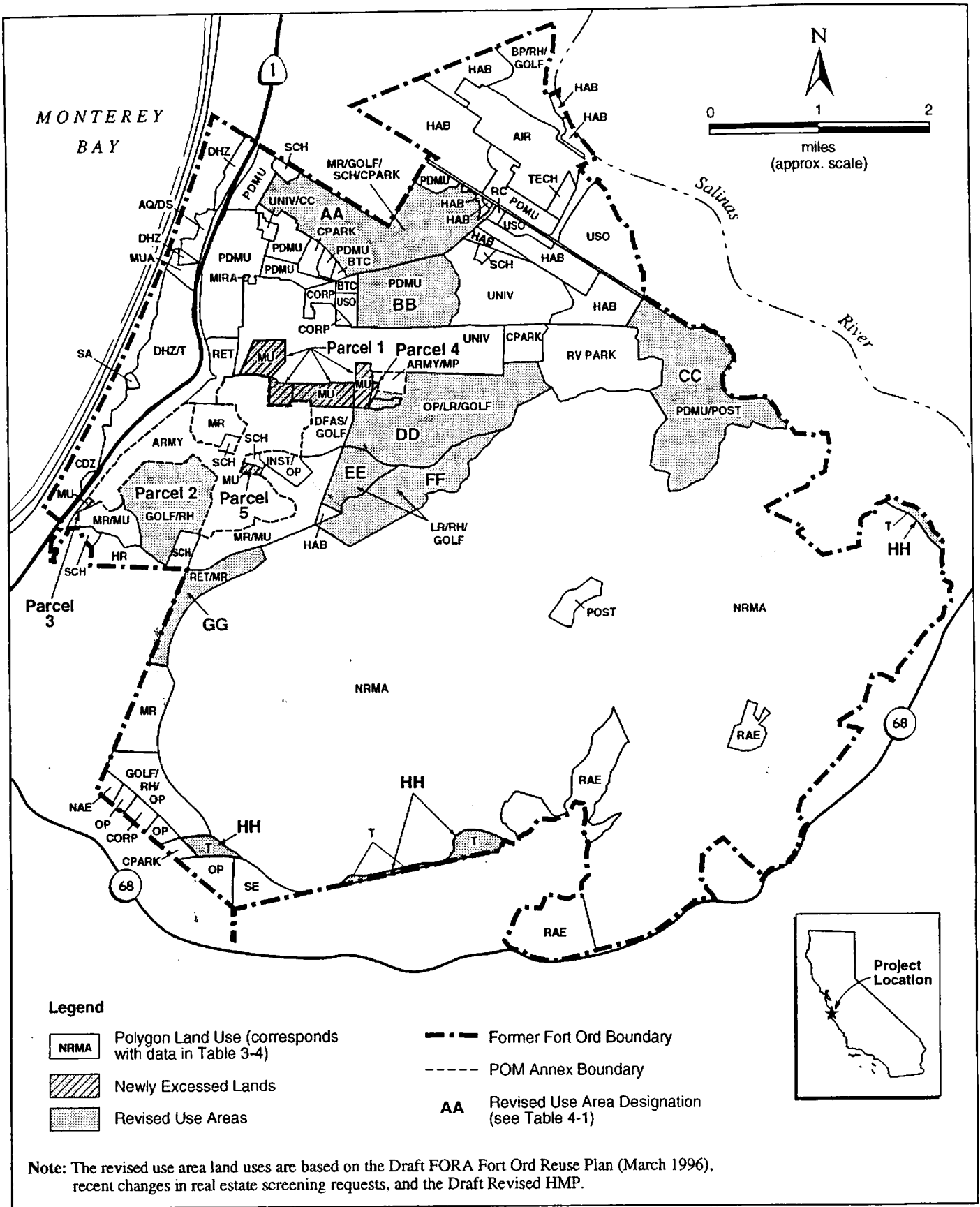


Figure 3-4
Revised Alternative 7 Land Use Map
with Revised Use Areas

Table 3-4. Revised Alternative 7 Land Uses for Revised Use Areas

Use Area/ Polygon Number	Alternative 7 Use	Revised Alternative 7 Use	Source of Difference
AA/4	Low-density residential	Medium-density residential/school/golf	Draft FORA Fort Ord Reuse Plan (March 1996)
BB/8a	Landfill research area	Planned development mixed use (25% developed, 75% habitat)	Draft Revised HMP
CC/11b	Agricenter/POST facility	Planned development mixed use/POST facility	Draft Revised HMP/Draft FORA Fort Ord Reuse Plan (March 1996)
Parcel 1/ 16*	University	Mixed use	Real estate screening requests
DD/19a	Light industrial	Office park/golf/low-density residential	Draft FORA Fort Ord Reuse Plan (March 1996)
Parcel 3/ 20a*	Medium-density residential	Mixed use	Real estate screening requests
Parcel 5/ 20c*	Medium-density residential	Mixed use	Real estate screening requests
Parcel 1/ 20e*	Office park	Mixed use	Real estate screening requests
EE/21a	Medium-density residential	Resort hotel/golf/low-density residential	Draft FORA Fort Ord Reuse Plan (March 1996)
FF/21b	Light industrial	Resort hotel/golf/low-density residential	Draft FORA Fort Ord Reuse Plan (March 1996)
Parcel 2/ 22	Golf	Golf/resort hotel	Draft FORA Fort Ord Reuse Plan (March 1996)
GG/23	Low-density residential	Medium-density residential/retail	Draft FORA Fort Ord Reuse Plan (March 1996)
HH/25	Natural resource management area	Natural resource management area/transit	Draft Revised HMP/real estate screening requests/ Draft FORA Fort Ord Reuse Plan (March 1996)
Parcel 4/ 41*	Transit center	Mixed use	Real estate screening requests

Note: Refer to Figure 3-1 for polygon locations and Figure 3-4 for use area locations. Refer to Section 4.2, "Land Use", for a description of land uses for revised use areas.

* Newly excessed portion only.

Land uses proposed for the newly excessed portions of the installation have come from the recent responses to federal, state, and local screening requests. This screening has been conducted by the Sacramento District, U.S. Army Corps of Engineers, in accordance with appropriate federal regulations. The latest requests include conveyances proposed by the Veterans Administration for a clinic, the California National Guard for an armory, and numerous other public agencies for a variety of other uses. The full range of uses being proposed is described in Appendix I; examples of the proposals fall into the following general land use categories: conference center, education, rehabilitation services, cultural center, retreat, residential, administrative headquarters, church, child care, agriculture, office, storage, highway right-of-way, training, recreation, vehicle maintenance, museum, public health services, hostel, concert facility, and community services. These uses have been combined into a mixed use land use category for purposes of analysis.

Following is the land use division under this reuse alternative by land use category:

62%	Open space	4%	Commercial/business park
9%	Parks and recreation	4%	Other
6%	Institutional/public	2%	Industrial
6%	Mixed use	1%	Tourism
6%	Residential		

Implementing this alternative would result in the development of approximately 15,000 dwelling units, resulting in a buildout population of approximately 45,000 at approximately 2045 (in addition, up to 20,000 students may be housed in the university area). This population represents 9% of the 1994 countywide population estimate of 519,969 for 2015, which is the farthest into the future that AMBAG projects. Employment generated under this alternative would be approximately 38,800 jobs.

The support structure needed to implement Alternative 7 (Figure 3-5 and Figures 5-1 through 5-7 at the end of Section 5.0) also would be needed to support Revised Alternative 7.

3.2.4 Alternative 8

Alternative 8 represents land use proposals slightly different from those under Alternative 7. Land uses proposed for the newly excessed lands have been derived from initial responses to screening requests rather than those proposed by FORA. These requests were received in the early stages of Supplemental EIS development. In addition, the alternative includes uses for specific parcels proposed through the Supplemental EIS scoping process that differ from those under the December 1994 FORA Final Base Reuse Plan and under reuse alternatives analyzed in the 1993 FEIS (Table 3-1). These differences are being analyzed as secondary actions (non-Army) at the request of local agencies because they may result in future changes in the FORA base reuse plan.

The differences between Alternatives 7 and 8 are minor, except for the two new golf course proposals. The golf course proposals replace a large university research area overlying the Fort Ord landfill in the City of Marina's sphere of influence and a large area of planned light industrial uses in Monterey County's sphere of influence. The other differences represent minor adjustments to the range of uses expected in office park and transit center areas, adjustments in the boundaries of a community park, the addition of some right-of-way to be dedicated to Caltrans, and minor changes in the boundary of the large natural resources management area (NRMA) in the undeveloped portion of former Fort Ord.

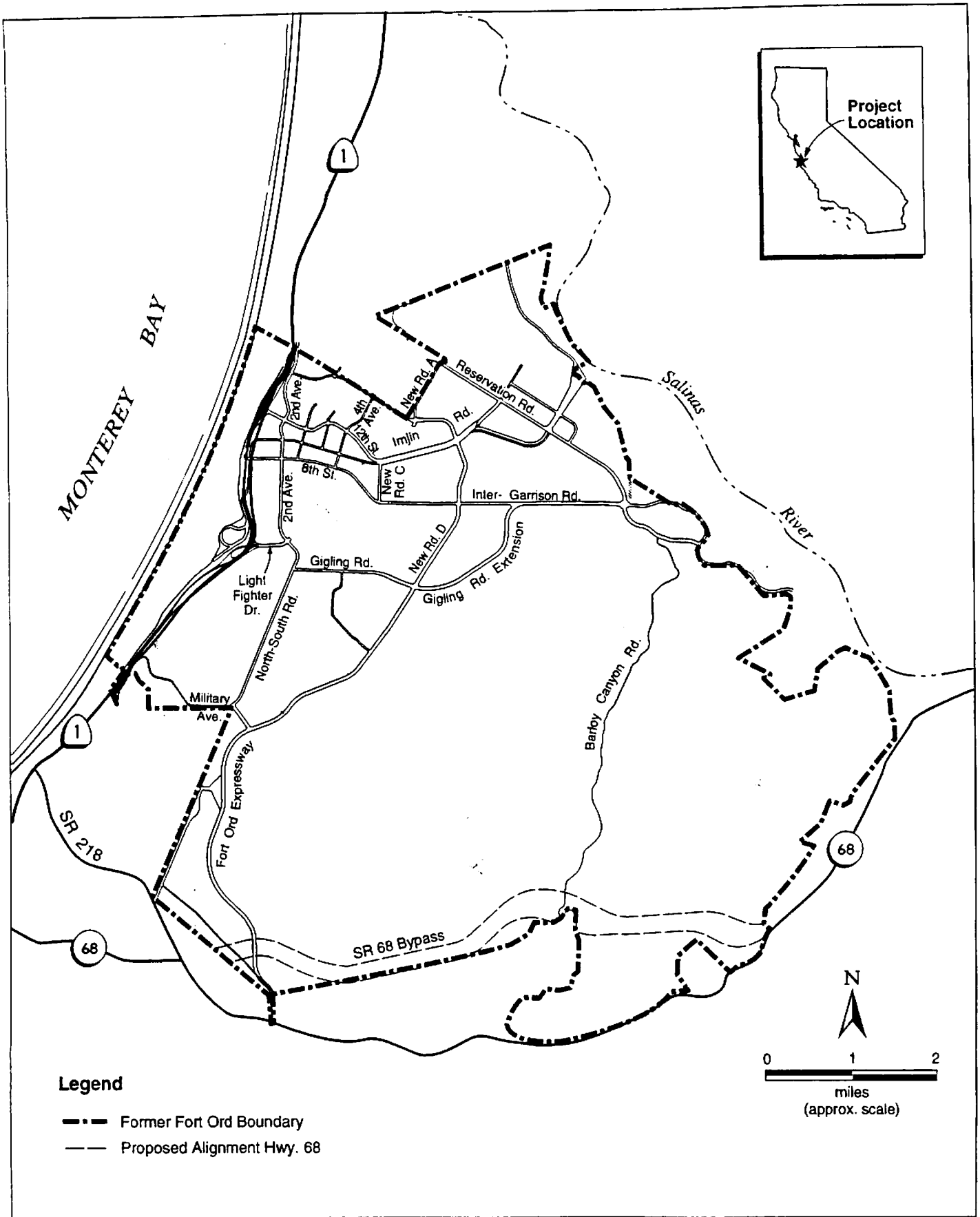


Figure 3-5
Revised Alternative 7 Road Network

Most of the reuse development planned for Alternative 8 would occur on the developed portions of former Fort Ord, except for the golf courses and some of the transportation corridors (Figure 3-6). Approximately 18% of the currently undeveloped land would be developed. Following is the land use division of this reuse alternative by land use category.

61% Open space	6% Residential
6% Institutional/public	4% Other
6% Parks and recreation	3% Agricultural
6% Commercial/business park	1% Tourism
6% Industrial	1% Mixed use

These land uses are included in Alternative 8 to analyze the environmental implications of the Army's disposal actions, including reuse of newly excessed lands, if these land uses were supported by FORA. Some of the land uses were not included in the FORA Final Base Reuse Plan (December 1994). Changes in the FORA Final Base Reuse Plan (December 1994) would have to be approved by the FORA Board of Directors following analysis in an environmental impact report in accordance with CEQA.

Like implementation of Revised Alternative 7, implementation of Alternative 8 would result in the development of approximately 15,000 dwelling units, resulting in a buildout population of approximately 45,000 (in addition, up to 20,000 students may be housed in the university area). This population represents 9% of the 1994 countywide population estimate of 519,969 for the year 2015, which is the farthest into the future that AMBAG projects.

Employment generated under Alternative 8 (48,100 jobs) is between what Alternative 7 and Revised Alternative 7 would generate (58,500 and 38,800, respectively).

The support structure needed to implement the Alternative 7 reuse scenario (Figure 3-3 and Figures 5-1 through 5-7 at the end of Section 5.0) also would be needed to support Alternative 8 uses.

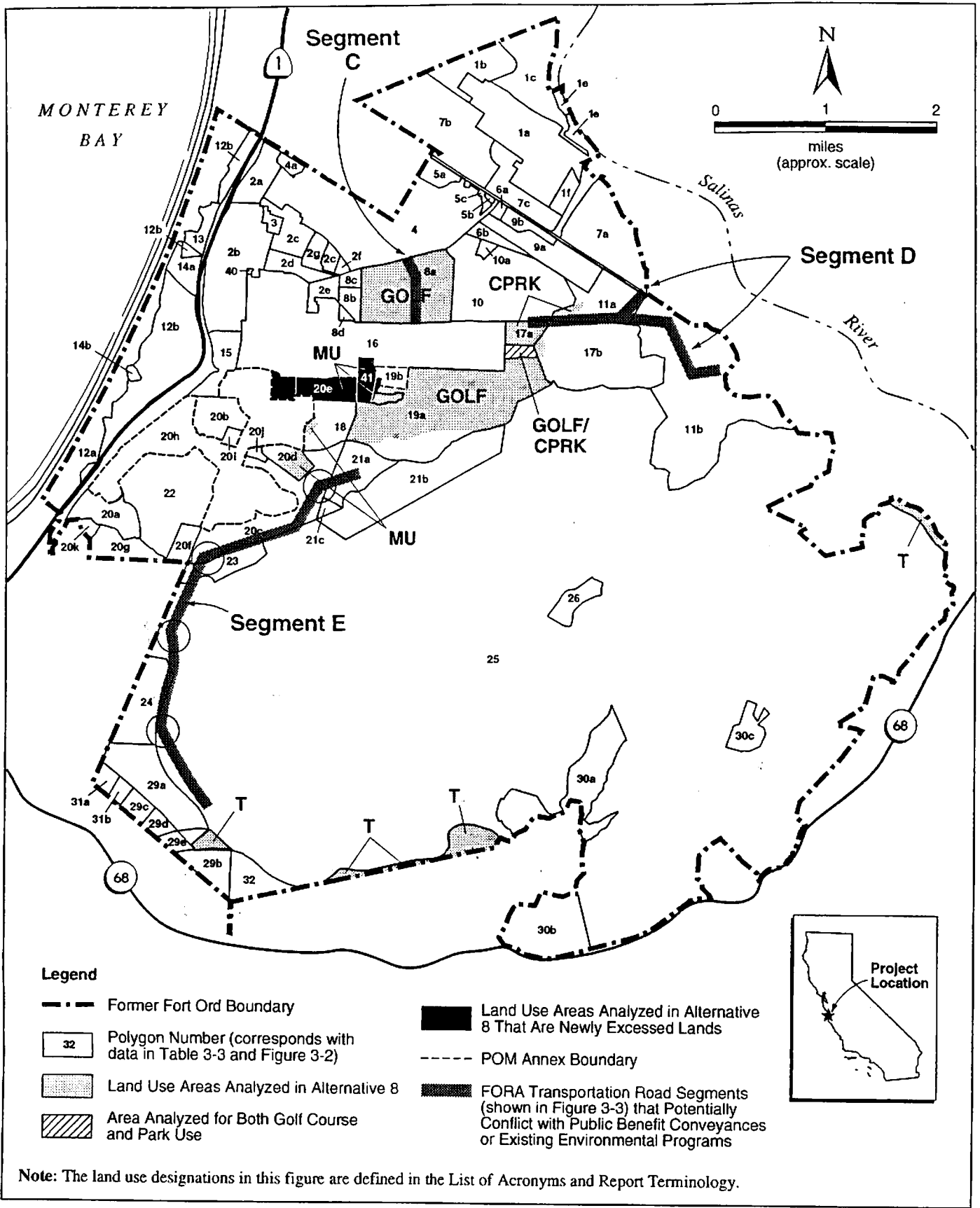


Figure 3-6
Alternative 8 Land Use Map