5.0 Other CEQA Considerations

5.1 Cumulative Impacts

In conformance with the California Environmental Quality Act (CEQA), this ~~Draft~~ EIR evaluates the impact of the proposed project within the context of cumulative development, which is defined as "the change in the environment which results from the incremental impact of the proposed project when added to other closely related past, present and reasonably foreseeable probable future projects" [*State CEQA Guidelines*, Section 15355(b)]. Cumulative impacts occur when two or more individual effects together create a considerable environmental impact or compound or increase other impacts. The *State CEQA Guidelines* provide that the framework for a cumulative impact analysis can be based on either a list approach (a list of other relevant projects) or a plan approach (a summary of projections contained in an adopted general plan or related planning document which is designed to evaluate regional or areawide conditions) [*State CEQA Guidelines*, Section 15130(B)].

The cumulative impact analysis in this ~~Draft~~ EIR uses a combined approach. Relevant general plans (including Monterey County, and the Cities of Seaside and Marina) and the Association of Monterey Bay Area Government (AMBAG) projections are used to establish the cumulative context. Where appropriate to the impact topic, specific development projects which are considered "reasonably foreseeable" are considered. A list of future projects in Monterey County and local cities is provided in Table 5.1-1 below. The use of this list is consistent with the approach used in the Army's DSEIS for the cumulative impact analysis.

5.1.1 Land Use

Buildout of the proposed project land use scenario would result in the development of approximately 38% (or 10,327 acres) of the former Fort Ord property. This area would include undeveloped areas for parks and recreation. The remaining approximately 62% (or 17,637 acres) of the former Fort Ord would be left undeveloped for habitat management.

The purpose of the ~~*Draft Fort Ord*~~ *Reuse Plan* is to facilitate the conversion of the former Fort Ord from a military base to a civilian economy. The Reuse Plan was developed to sustain the productive to capacity of the region's people, physical assets, environment, and financial resources, and in so doing achieve a balanced mix of land uses, including commercial, industrial, residential, recreation, parks, transportation, infrastructure, and open space. As proposed, this development would not result in the loss of productive agricultural land. Significant cumulative land use impacts are not anticipated.

5.1.2 Socioeconomics

Ultimate buildout of the proposed project would generate a population of approximately 51,773, plus 20,000 residential CSUMB students, and approximately 45,457 jobs. It is anticipated that development of the proposed project in the year 2015 (the latest year for which AMBAG projections are available) would result in an on-site population of 28,859 plus 10,000 residential CSUMB students. This number represents a total increase of less than 7,000 over baseline

conditions (31,270), and less than half of the cumulative growth projected by AMBAG for the former Fort Ord in the year 2015 (66,612 plus 20,000 CSUMB students, as projected by AMBAG in 1994). This would represent approximately 9% of the total county population projected for 2015 (519,969).

Table 5.1-1 Reasonably Foreseeable Future Projects in the former Fort Ord Vicinity (as of May 9, 1995)

Jurisdiction/ Agency	Description of Projects
City of Del Rey Oaks	168- to 205-room hotel on 17-acre site along State Highway 218 Note: If city cannot get hotel approved, it will be developed as an alternative land use of a lower intensity.)
City of Marina	Approximately 330 residences at various locations throughout the city 3,100 square-foot restaurant 16,130 square feet of retail land use 135,000 square feet of business park land use 210,000 square-foot shopping center 29,875 square feet of church land use 4,163 square feet of office remodeling 1,400 square-foot auto repair garage 18,000 square-foot municipal traffic court 41,160 square-foot regional library 1,900 single family and 1,100 multifamily dwelling units on 500 acres 180-acre golf course 300-room hotel 200 acres of business/retail/commercial development
City of Monterey	560,900 square feet of retail land use 149,100 square feet of restaurant land use 333,900 square feet of office land use 19,200 square feet of bank land use 1,613 square-foot theater 20,000 square-foot museum 36 parking spaces another parking expansion (number of spaces unknown) 1,200,000 square feet of light industrial/office land use expansion of parking at hospital
City of Sand City	300,000 square feet of retail land use retail center (no size given) 22,000 square feet of restaurant/fast food land use public park (no size given) 400-450 residential units 136-room hotel/restaurant community center (no size given) 200- to 300-room hotel/conference center 21-acre park 595-room hotel and time share

City of Seaside	60,000 square feet of retail land use 60,000 square-foot entertainment center 48,000 square-foot shopping center expansion
County of Monterey	1,246 units of residential development throughout Monterey County Improvements to SR 68 (w/o assuming use of the easement crossing the former Fort Ord)
University of California, Santa Cruz	May propose some unknown land use for part of polygons 8b and 8c in the future (outside currently proposed university footprint)

Source: Jurisdiction/agency indicated/Army EIS.

The increase in employment (45,457 jobs), would more than offset the loss of approximately 18,277 jobs available at Ford Ord in 1991 (including 3,855 civilian jobs) resulting from base closure. It is anticipated that approximately 18,342 jobs would be generated by the year 2015, which compares to the cumulative AMBAG projections for 2015 of 21,468 jobs for the former Fort Ord. By reversing the jobs:housing imbalance within the former Fort Ord, the ~~*Draft Fort Ord*~~ *Reuse Plan* would have a cumulative beneficial effect on the region.

Overall, cumulative development within the region is anticipated to increase the demand for community services, such as job development and welfare programs. As discussed in Section 4.2, implementation of the proposed project would improve economic activity and reduce existing unemployment rates which is anticipated to offset some of this demand. This offset would be experienced on a regional basis and would therefore contribute to a reduction in the cumulative demand for these types of services. Regardless of the proposed project's contribution to reducing this demand, local cities and Monterey County would need to plan for additional services and demand in the overall region to accommodate the anticipated growth in population.

It is anticipated that the increase in residential housing and population resulting from the proposed project and expected regional development would create a cumulative demand for public schools which would exceed existing public school capacity. The school districts in the Monterey Peninsula area are currently operating at near-capacity levels. The proposed project includes opportunity sites for elementary and high schools, although the Monterey area school districts would need to plan for additional facilities in the overall region to accommodate the anticipated students generated from cumulative development.

Due to the beneficial effects of the ~~*Draft Fort Ord*~~ *Reuse Plan* on jobs, housing, and consumption of community services, the cumulative effects of the proposed project are determined to be less significant.

5.1.3 Geology and Soils

The development proposed in the ~~*Draft Fort Ord*~~ *Reuse Plan*, in conjunction with likely development projects in surrounding areas (as shown in Table 5.1-1) and provided for in adopted general plans for the County of Monterey and Cities of Seaside and Marina, would result in the disturbance or loss of soil resources. Disturbing the soil and removing vegetation from relatively undisturbed areas would increase the hazard of wind erosion of the predominantly sandy and poorly aggregated soils that are characteristic of much of the former Fort Ord and large portions of the surrounding area.

The effects of cumulative development on moderately to highly erodible lands and on moderate to steep slopes would necessitate removing vegetation, excavating and disrupting the soil surface, and concentrating and redirecting runoff, which would result in greatly-accelerated water-induced soil erosion. This impact would be especially acute on areas of the Arnold soil series, a sandy soil over a cemented hardpan.

Development in areas of recent and active landslides, areas susceptible to water erosion, and areas along the coast could be subject to damage from landslides. Increased water erosion and the occurrence of landslides would result in increases in creek channel sedimentation downslope and downstream of new development.

Cumulative development in and around the former Fort Ord's open lands could result in the suppression of low-temperature wildfires, resulting in a buildup of fuel and eventual high-temperature wildfires. High-temperature wildfires could deplete the soil surface horizon reserve of organic matter, thus depleting the soil fertility and water-holding capacity.

Another cumulative effect of development is a decrease in the soils' ability to support the natural ecosystem. Limited areas of native soil along the California coast are capable of supporting coastal chaparral and scrub vegetation. Development at the former Fort Ord and in the surrounding areas would add to the cumulative loss of these soil resources in the Monterey Bay region.

Project-level mitigation of impacts to geology and soils, such as the concepts and measures recommended by the policies and programs of the Soils and Geology section of the ~~*Draft Fort Ord Reuse Plan*~~ Conservation Element, would substantially reduce these effects within the former Fort Ord. The cumulative impact of the proposed project within the regional context for geology and soils would therefore be less than significant.

5.1.4 Public Services, Utilities and Water Supply

Cumulative development would increase the demand for wastewater, telephone, gas and electric, cable, storm drainage, and water distribution services. The proportion of this cumulative impact attributed to the reuse of the former Fort Ord would be mitigated by the capital improvements and policies and programs in the ~~*Draft Fort Ord*~~ *Reuse Plan*. The cumulative demand for these services would not be considered a significant impact.

Solid Waste

As indicated in Table 5.1-1, there are a considerable number of local development projects outside the former Fort Ord boundary that are expected to be constructed in the future. Solid waste generated by the proposed project above and beyond 1991 levels is estimated to shorten the life of the regional Marina landfill by approximately 3 years in a worse-case situation. Total development projects in the region, including the proposed project, would contribute to the solid waste stream projected for the 100-year life span of the Marina landfill. However, since the additional increment of solid waste generated by the former Fort Ord (over and above pre-1991 levels) is small and the project largely accommodates regional growth.

Water Supply

Total water supply demand for the former Fort Ord under the proposed project is estimated at ~~18,262~~ 13,500 acre feet per year (afy) by ultimate buildout. The projected growth of the Monterey Peninsula would place even greater demand for water supply in the region, which could cumulatively affect the groundwater aquifers and cause further overdraft and saltwater intrusion.

The Conservation Element of the *Draft Ford Ord Reuse Plan* includes policies and programs that would reduce this cumulative impact in the former Fort Ord area. As part of these policies and programs, development would occur in phases subject to the availability of adequate water supplies (Policy B-2). Existing water allocations of 6,600 afy (per contract with the Army and MWCRA) plus 400 afy from the Seaside Valley aquifer (provided for the Seaside golf course) would allow for development to proceed to the year 2015, provided that seawater intrusion conditions are not exacerbated (Policy C-3). Additional phases of development would be constrained until regulatory approval of, and investment in, additional water sources have been committed. Possible new water sources include: desalination plant, reclaimed water from nonresidential water use, on-site storage via a constructed reservoir or impoundment, imported water via a constructed delivery system, and conservation (Programs B-1.2 and B-1). The local cities and County shall identify, with Monterey County Water Resources Agency ~~Monterey Regional Water Control Agency~~ (MCWRA), potential water storage sites on the former Fort Ord (Program B-1.1). In addition, a mitigation measure addressing stormwater detention has been added.

MCWRA is currently producing an environmental impact report and basin management plan which plans for future regional water supply, as well as reclamation of the seawater intrusion and overdraft problem in the groundwater aquifer. Policies B-1 and C-3, and Programs C-3.1 and C-3.2 ensure city and county compliance and assistance with this process.

Given the severe shortage of water supply in the region, as well as the overdraft and seawater intrusion problems in the local aquifer, the further withdrawal of groundwater would be considered an unavoidable significant cumulative impact.

Wastewater

Future wastewater needs at Fort Ord are accommodated by an existing contractual agreement between the U.S. Army and the MRWPCA, whereby Fort Ord currently has 3.3 mgd treatment capacity set aside. As stated in the EIR, full buildout at Fort Ord is projected to use 9.8 mgd (Table 4.2-1, page 4-40). Therefore, there is a deficit long-term wastewater treatment capacity for Fort Ord of 6.2 mgd. Based on the 9.8 mgd projection, FORA expects to incrementally expand its treatment capacity rights in the regional treatment plant by 4.0 mgd between 2005 and 2045 (EDAW, Inc. and EMC Planning Group Inc. – Business and Operations Plan 1996). Additional capacity could be available at a later date. It is important to note that there is the possibility that in the distant future the MRWPCA could be expanded by an additional 4 mgd to accommodate increased demand for wastewater treatment from throughout its service area. Therefore, it is possible that Fort Ord buildout could be accommodated entirely at the MRWPCA facility. It is also possible that increased demand throughout the MRWPCA service area could cut short the long-term wastewater needs of Fort Ord. This later scenario would require future expansion of treatment facilities or a future moratorium on development within the MRWPCA's district.

Based on the current rate of new sewer hook-ups to the treatment plant, there is a projected capacity that would last the next 20 years without considering the additional 4.0 mgd expansion capacity (Keith Israel, pers. Com., December 30, 1996).

5.1.5 Hydrology and Water Quality

Cumulative development would cause additional surface runoff that may contribute to future cumulative watershed problems, including increased flows and reduced direct rainfall infiltration. Cumulative development would also contribute to future water quality degradation in the watershed through increased urban runoff, increased construction-related erosion, and increased potential for hazardous materials spills during construction activities. Groundwater recharge from irrigation return flow, leaky water and sewer pipes, and infiltration of runoff from impervious surfaces could also degrade water quality. Implementation of the Hydrology and Water Quality policies and programs of the ~~*Draft Fort Ord*~~ *Reuse Plan* Conservation Element would substantially reduce these impacts within the Fort Ord portion of Monterey County and the Cities of Marina and Seaside. Cumulative impacts on hydrology and water quality are considered to be less than significant.

5.1.6 Public Health and Safety

Law Enforcement

The Army's FEIS found that local cities have been able to maintain adequate law enforcement services, but the Monterey County Sheriff's Department has exhibited a steady decline in funding levels. Because state assistance to cities and counties for general fund expenditures is declining, it is likely that cumulative growth in the Monterey Peninsula area would necessitate funding sources in order to satisfy increased demand. Since these cannot be assured, the cumulative impact is considered to be significant and unavoidable.

Fire Protection

The Army's FEIS found that local cities have been able to maintain adequate fire protection response, but financing for Monterey County fire districts and California Department of Forestry has steadily declined. Fire districts receive most of their funding from property tax revenues, which have declined since passage of Proposition 13. State fire protection funds have also decreased. Although the cities would likely be able to continue to maintain adequate fire protection response at the former Fort Ord, Monterey County fire districts and the California Department of Forestry would likely have difficulty maintaining adequate fire protection services. The Safety Element of the ~~*Draft Fort Ord*~~ *Reuse Plan* provides for policies and programs which would reduce these impacts within the Fort Ord portion of Monterey County and the Cities of Marina and Seaside. However, cumulative impacts are considered to be significant and unavoidable, since the regional commitment of resources cannot be assured.

Hazardous and Toxic Waste

The former Fort Ord represents the largest known potential source of hazardous waste and toxic material in the vicinity, as described in the FEIS. The ongoing clean-up together with policies and programs designed to protect the public from any hazardous waste efforts would result in a cumulative impact which is less than significant.

5.1.7 Traffic and Circulation

The traffic analysis presented in Section 4.7 of this EIR is based on conditions forecasted for the year 2015. As described in that section, conditions were forecasted using the Monterey County Transportation Analysis Model (MCTAM). The model uses projections for the development of the former Fort Ord and background regional growth to forecast future year travel demand. 2015 was used as the analysis year because it was the latest year for which regional population and employment growth forecasts were available. These forecasts account for likely future development of the former Fort Ord, as well as the surrounding areas. Thus, the 2015 analysis provided in Section 4.7 represents a cumulative analysis of traffic conditions and the reader is referred directly to that section for a detailed discussion of this topic. The cumulative impact of demands on the regional roadway network and transit operations and maintenance is considered to be significant unavoidable, since funding for all off-site improvements and transit maintenance and operations cannot be assured.

5.1.8 Climate and Air Quality

As described above under Section 5.1.7, the traffic analysis provided in Chapter 4 assumes cumulative conditions for the region. These conditions consider development of the proposed project as well as likely foreseeable future projects. The traffic data is used as the basis for the air quality impact analysis**,** and as a result, the air quality impact analysis would also represent cumulative conditions within the North Central Coast Air Basin (NCCAB).

Impacts were evaluated using Caline 4 based on the potential for carbon monoxide "hotspots" (i.e., locations on area roadways where carbon monoxide levels may exceed the ambient air quality standards). As it pertains to carbon monoxide, the ambient air quality threshold of significance is 20.0 ppm for the one-hour averaging time and 9.0 for eight-hour averaging time.

Intersections were evaluated based on the worst-case traffic scenario discussed in Section 4.7 of this EIR ("Financially Constrained Scenario"), thus the potential for exceeding the ambient air quality standards at sensitive receptors near intersections would be greatest. The following intersections were evaluated due their relative proximity to sensitive receptors and high traffic volumes.

- *12th at California:* This intersection is adjacent to the Patton Park residential neighborhood. The segment of 12th Street between Highway 1 and the future California Avenue extension through Patton Park to 12th Street would carry 20,800 daily vehicle trips (LOS "D") in the year 2015. At the same time, California Avenue would carry 9,600 (LOS "D"). Twelfth Street is proposed to be four lanes from State Highway 1 to Reservation Road. It is assumed that because two road segments operate at LOS "D" in the year 2015, the intersection of 12th and California Avenue will operate at LOS "E" or worse.

- *Broadway Avenue at ~~North/South Road~~ General Jim Moore Boulevard:* This intersection is at the future location of proposed new residential neighborhoods. Broadway Avenue will be four lanes in the year 2015. The segment of ~~North/South Road~~ General Jim Moore Boulevard from the Coe/Eucalyptus intersection to the north down to Highway 218 is proposed to be two lanes in the year 2015.

The segment of Broadway Avenue from Noche Buena Street to ~~North/South Road~~ General Jim Moore Boulevard carries 15,100 daily vehicle trips (LOS "C") in the year 2015. At the same time, ~~North/South Road~~ General Jim Moore Boulevard carries 15,500 daily vehicle trips (LOS "E"). Again, it is assumed that because road segments would operate at LOS "D" and "E", the intersection in these two road segments would potentially operate at LOS "E" or worse.

- *Light Fighter at ~~North/South Road~~ General Jim Moore Boulevard:* This intersection is at the future location of CSUMB. Light Fighter would have four lanes in the year 2015. ~~North/South Road~~ General Jim Moore Boulevard would have four lanes in the year 2015. The segment of Light Fighter would carry 24,400 daily vehicle trips in the year 2015 (LOS "D"). At the same time, ~~North/South Road~~ General Jim Moore Boulevard would carry 19,700 (LOS "D"). It is assumed that the intersection of these two road segments would operate at LOS "D". The segment of Imjin Road would carry 19,400 daily vehicle trips in the year 2015 (LOS "B"). At the same time, Reservation Road would carry 47,500 daily vehicle trips in the year 2015 (LOS "D"). It is assumed that the intersection of these two road segments could potentially operate at LOS "E" or worse.

- *Imjin Road at Reservation Road:* This intersection is in the future mixed-use district. Both Imjin Avenue and Reservation Road would have four lanes in the year 2015. The segment of Imjin Road would carry 19,400 daily vehicle trips in the year 2015 (LOS "B"). At the same time, Reservation Road would carry 47,500 daily vehicle trips in the year 2015 (LOS "D"). It is assumed that the intersection of these two road segments could potentially operate at LOS "E" or worse.

After review of the four intersections, it was determined that only one Caline 4 model run should be conducted. The mode would be run for the intersection with the greatest potential daily vehicle trips and the greatest potential impact sensitive receptors. Based on this criteria, the Imjin Road/Reservation Road intersection was selected as the potential worst case. As many as 66,9000 daily vehicle trips are projected to occur on these two road segments in the year 2015. Theoretically, and in the worst case scenario, the intersection of these two road segments would be impacted by these daily trips. The peak hour period was then selected because it is the time of day with the greatest concentration of vehicle trips (i.e. the time of day when ten percent [7,000] of the total daily trips would enter and depart the intersection.)

The results of the model indicate that the predicted concentration for the intersection of Imjin Road and Reservation Road in the year 2015 would be 7.7 ppm for the eight-hour averaging time (California standard is 9.0 ppm).

Therefore, because the intersection with the projected highest number of vehicle trips in the year 2015 will have carbon monoxide levels that are below the California threshold for both the one-hour and eight-hour averaging time, it is assumed that other intersections with fewer projected daily vehicle trips would also be below the state standards for the one-hour and eight-hour averaging time. Therefore, cumulative impacts to air quality are considered less-than -significant.

It is important to note that other intersections on- and off-base would operate with as high or higher potential traffic volumes as that of the Imjin and Reservation Road intersection in the year 2015. However, because these intersections are not currently nor are anticipated (based on adopted general

plans) to be near sensitive receptors in the year 2015, these intersections were not subject to a carbon monoxide model analysis.

5.1.9 Noise

The traffic noise analysis for the proposed project was conducted using cumulative traffic conditions. These conditions assume foreseeable growth and development in the surrounding areas, including the former Fort Ord. Therefore, the discussion of traffic-related noise provided in Section 4.9 represents the cumulative impacts.

Cumulative effects could occur when noise from stationary sources combine with other stationary and mobile sources. For example, noise from an industrial facility, when combined with noise from traffic, aircraft, and planned noise-generating facilities, could result in an excessive cumulative noise impact.

However, the plans and policies of the Noise Element would eliminate or substantially reduce the potential for these types of cumulative impacts to occur within the Fort Ord portion of the Cities of Marina and Seaside and Monterey County. Cumulative impacts of noise are therefore considered to be less than significant.

5.1.10 Biological Resources

The effects of the proposed project on biological resources have been analyzed on a regional basis, and as a result, mitigation strategies to address these effects have also been developed regionally. The regional approach to addressing effects on biological resources has resulted in the identification and preservation of key habitats at the former Fort Ord, and the design of a habitat conservation and corridor system to help preserve these habitats while allowing reuse to proceed. The HMP establishes the parameters for the habitat conservation and corridor system for habitats and species addressed in the HMP. The Conservation Element of the ~~*Draft Fort Ord*~~ *Reuse Plan* establishes additional parameters for preservation of sensitive habitats and species not addressed in the HMP.

Although reuse of the former Fort Ord would result in cumulative effects on up to approximately 5,800 acres of undeveloped natural lands containing native habitats, about 17,900 acres of native habitat would be preserved in perpetuity within the conservation and corridor areas established by the HMP and the Conservation Element of the ~~*Draft Fort Ord*~~ *Reuse Plan*. Much of the habitat preserved contains special status plant and animal species that would also be protected in perpetuity. This strategy to protect biological resources on a regional basis will help maintain the biological diversity of the former Fort Ord and the Monterey Peninsula.

Central coast maritime chaparral in particular would benefit on a regional basis since over 50% of the range of this habitat type occurs at the former Fort Ord and over 80% of that (about 10,200 acres) would be preserved in perpetuity under the proposed project. Consequently, the threat to the long-term sustainability of populations of many of the sensitive species contained in that habitat type would be reduced. The extent of area of coastal dune habitat preserved in the region would also realize a net gain since State Parks would not only acquire the entire dune area west of Highway 1, but is committed (through both HMP and State Parks policy) to restore disturbed dune areas to natural habitat over time. Again, the threat to both the habitat type and the sensitive species it

supports, would be reduced in the region. Other habitat types that would benefit on a regional basis include native perennial grasslands, vernal ponds and riparian corridors, since virtually all of these habitat types that occur on the former base would be preserved as part of the conservation area and corridor system established by the HMP and maintained in the ~~*Draft Fort Ord*~~ *Reuse Plan*. Effects on approximately 1,580 acres of coastal live oak woodlands represents a cumulative impact on that habitat type and remains an issue at the regional and state-wide level. The extent of oak woodlands in California has declined over time as a result of fuel harvesting, agricultural and rangeland uses and urban development. Incremental losses to oak woodlands add to the cumulative impacts to this habitat type. However, the policies and programs contained in the ~~*Draft Fort Ord*~~ *Reuse Plan* would effectively preserve or replace the oak trees affected by the project. Cumulative impacts would therefore be considered less than significant for oak woodlands, as with all other biological resources.

5.1.11 Visual Resources

Cumulative visual impacts result primarily from the combination of new development and landscape change which occurs along public traveled ways within the former Fort Ord region.

The SR1 corridor would experience cumulative visual changes from both the proposed project and concurrent development in the adjoining cities. Further development of hotels and other projects within the foreground and middleground viewshed of the highway would create the most noticeable visual change. This could potentially result in an overall change in scenic character for this important stretch of highway at the gateway to the Monterey Peninsula, an important visitor destination of national importance. These changes would also likely be of concern to local residents who value the natural landscape image of the region. While the visual design quality and site-specific impact of the proposed project can be controlled through the policies and programs accompanying the ~~*Draft Fort Ord*~~ *Reuse Plan* and described in Section 4.11.2, the off-site landscape modifications outside the former Fort Ord property are not under FORA's jurisdiction. Involvement of the cities and County in developing and implementing corridor visual design guidelines outside former Fort Ord boundaries, consistent with those prepared for the former Fort Ord under the Reuse Plan, would constitute a mitigation. However, since this mitigation cannot be assured by FORA, overall change in the landscape character of the Marina/Fort Ord/Seaside corridor is therefore considered significant and unavoidable.

Additional development of the SR68 highway infrastructure and other development in the region would alter scenic character in other areas also, although this is expected to be more localized and affect smaller volumes of travelers.

5.1.12 Cultural Resources

Buildout of the proposed project would result in the development of approximately 10,327 acres of the former Fort Ord, which would potentially impact a number of areas with Native American and archaeological resources. However, recent studies discussed in Section 4.12, indicated relatively few resources of regional importance within the former Fort Ord.

Additional effects on cultural resources would result from cumulative development in the Monterey region. Table 5.1 shows a listing of cumulative projects which are proposed for lands in the

Monterey Peninsula area. These projects may impact similar archaeological resources as are found at the former Fort Ord dating back to early coastal habitation. It is assumed that the areas of greatest archaeological sensitivity at the former Fort Ord include the terraces and benches adjacent to the Salinas River and El Toro Creek, the peripheries of the wet cycle lakes, areas adjacent to streams in the BLM lands, and the coastal beaches. Other planned developments, such as Armstrong Ranch located adjacent to this area to the north of the former Fort Ord boundary, may have similar cultural resources.

Impacts to cultural resources within the former Fort Ord would be reduced through implementation of the policies and programs prescribed in the Cultural Resources section of the Conservation Element of the ~~*Draft Fort Ord* Reuse Plan~~. Cumulative cultural resources would therefore be considered less than significant.

5.2 Growth-Inducing Impacts

Pursuant to Section 15126(g) of the *State CEQA Guidelines*, the growth inducing effects of a proposed action must be evaluated as part of the required environmental review process, by identifying the ways in which a project could "...foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment." Per CEQA, the growth inducement analysis must not assume that "growth" in and of itself in any area is "...necessarily beneficial, detrimental, or of little significance to the environment."

The proposed project's potential to induce economic and population growth (including the introduction of new housing supply into the region) is evaluated against baseline conditions in 1991 (when the military operations were closed at the former Fort Ord) and within the context of the Association of Monterey Bay Area Governments' (AMBAG) growth projections for the former Fort Ord. AMBAG is the Metropolitan Planning Organization charged with preparing and maintaining population and employment forecasts in the Monterey/Santa Cruz/San Benito County region. The AMBAG projections used for this analysis were revised and adopted in 1994 *(1994 Regional Population and Employment Forecast*), and include a planning horizon of 2015. Full buildout of the ~~*Draft Fort Ord* Reuse Plan~~ would occur by 2055 ~~over a 40 to 60 year period (i.e., ending sometime between 2035 and 2055)~~ but small area regional employment and population forecasts cannot and have not been adopted by the metropolitan planning organization (AMBAG) so far in the future. As a result, cumulative impacts of the project have not been assessed beyond 2015, the last year for which current official population forecasts are available. ~~therefore interim projections for the Reuse Plan in the year 2015 are provided, as well as projections for buildout.~~ These interim projections are considered to represent the most predictable phase of development and were the subject of a detailed market assessment entitled *Assessment of Planning Baseline and Market Data* (SKMG 1995). Further development of Fort Ord, beyond 2015, if any, must be considered at a future point. This should occur, when, and only when, additional resources are identified.

5.2.1 Overview of the Region

In general, population growth in the three-county region (Monterey, Santa Cruz, and San Benito) is projected by AMBAG to grow at an average annual rate of 1.6% over the next five years (1995 through 2000). Beyond the year 2000, AMBAG's annual growth projection falls to 1.4% for the next fifteen year period (2000 through 2015). This forecast projects relatively modest growth for the

Monterey Peninsula between 1995 and 2000, with rather stronger growth in the Salinas Valley, which reflects the initial stages of recovery on the Peninsula following the closure of the former Fort Ord and continued strong growth in the Valley. During the period of 2000-through-2015, however, AMBAG anticipates a strong shift in growth on the Peninsula, where an average annual growth rate of 2.61% is expected. During this time, it is anticipated that an average of nearly 3,300 persons will be added annually to the Peninsula's population.

AMBAG projects roughly 84% of the growth on the Peninsula between 2000 and 2015 would be accommodated in Marina and Seaside, reflecting the redevelopment and reuse of the former Fort Ord. Most of the regional growth is expected to occur regardless of the outcome of the ~~*Draft Fort Ord*~~ *Reuse Plan*. To this extent, the Reuse Plan represents a development that accommodates a substantial portion of expected Peninsula growth, in an area well suited to locate and manage this growth in the wake of base closure.

5.2.2 2015 Development Scenario

Table 5.2-1 provides an overview of the baseline conditions at the former Fort Ord in 1991 in comparison to AMBAG projections for the former Fort Ord and the County, and the projections predicted for the ~~*Draft Fort Ord*~~ *Reuse Plan* for the year 2015 and ultimate buildout.

Table 5.2-1 Comparison of Baseline Conditions, AMBAG Projections, 2015 Projections, and Ultimate Buildout Projections

	1991 Baseline (at Base Closure)		AMBAG (94) 2015 Projections[1]		2015 Plan Projections		Ultimate Buildout Projections	
	Fort Ord[2]	County[3]	Fort Ord	County	Fort Ord[4]	County	Fort Ord[5]	County
Population (includes CSUMB)	31,270	361,560	66,612 (20,000 students)	519,969	38,859 (10,000 students)	538,149	71,773 (20,000 students)	NA
Employment	18,227[6]	138,100	21,468	NA	18,342	NA	45,457	NA
Housing (includes CSUMB)[7]	23,716	112,965	NA	NA	13,366 (2,500 dorms)	NA	22,232 (5,100 dorms	NA

Numbers in Parenthesis are subtotals and are included in figure shown above.

1 From AMBAG Projections 1994, Regional Population and Employment Forecast

2 From Army Final Environment Impact Statement Fort Ord Disposal and Reuse (Section 4.2.1 Socioeconomics)

3 Employment figure is from the Labor Information Division of the Employment Development Department.

4 Population is from AMBAG, employment is from the Labor Market Information Division of the Economic Development Department, housing is from California Department of Finance

5 ~~*Draft Fort Ord*~~ *Reuse Plan*

6 Numbers include 14,327 permanent military personnel

7 Housing figures are presented in dwelling units

Employment

The estimated 18,000 jobs that were lost in 1991 because of the base closure (from an employee pool of approximately 13,500 active duty military and 4,500 civilian) would not be replaced on the former Fort Ord until the year 2015, at which time it is anticipated that 18,342 jobs would be generated by the development of the proposed project. Thus, the projected employment for the proposed project in the year 2015 would not represent employment growth in real terms, but would represent recovery of previous levels of economic activity. The 18,342 jobs anticipated by the proposed project would represent approximately 85% of AMBAG's predicted employment for the former Fort Ord in 2015, and would therefore be considered consistent with the adopted employment forecast for the region.

Population

It is estimated that the population at the former Fort Ord would return to (and exceed) the baseline levels by the year 2015. There were approximately 31,270 people residing at the former Fort Ord in 1991. As projected by the ~~*Draft Fort Ord* Reuse Plan~~, population is expected to reach 38,859 by the year 2015. Roughly, this represents less than half of the cumulative population growth projected by AMBAG for the former Fort Ord in 2015 (and about 7% of the total county population). This anticipated increase represents a net gain in population of approximately 7,000 people over baseline conditions, and is consistent with the adopted forecast for the region.

Housing

In 1991, there were approximately 23,716 dwelling units at the former Fort Ord. Projected housing in the year 2015 under the proposed project would be 13,366, which includes 2,550 units for the resident CSUMB student population. This shift in total housing supply represents a net loss in housing units in the short-term which would occur as a result of the proposed demolition of existing sub-standard housing as described in the ~~*Draft Fort Ord* Reuse Plan~~.

Buildout of the proposed project would result in 17,132 dwelling units plus an additional 5,100 dormitory units for CSUMB at the former Fort Ord. This figure assumes that approximately 4,066 currently existing dwelling units would remain and be reused, and 13,066 new housing units and 5,100 dormitory units would be developed. Compared with the 1991 housing stock at the former Fort Ord, this represents a slight decrease in the number of dwelling units (from 23,716 to 22,232), but an overall substantial increase in housing capacity (from a resident population of 31,270 to 71,773). This is explained by the fact that many of the dwelling units at the former Fort Ord were barracks for enlisted personnel, whereas the majority of new housing units proposed under the proposed project would be single family dwellings and would be able to accommodate a greater number of persons per dwelling unit.

In summary, the 2015 development of the ~~*Draft Fort Ord* Reuse Plan~~ represents, for the most part, a return to baseline levels of population, employment and housing, and is consistent with the AMBAG projections for regional growth in 2015. It is not anticipated that the growth associated with implementation of the 2015 development scenario would result in adverse environmental effects beyond those already analyzed in Chapter 4.0 of this ~~Draft~~ EIR.

5.2.3 Ultimate Buildout

Ultimate buildout of the proposed project would occur over a 40 to 60 year period (between the years 1995 to 2035 - 2055), and Projections for buildout are presented in Table 5.2-1. As shown, total population at buildout is anticipated to be 71,773, total employment would be 45,457 and total housing units would be 22,232 (inclusive of 5,100 units for the resident CSUMB student population).

One of the immediate objectives of the proposed project is to facilitate the recovery of the economic base for the area through managed growth at the former Fort Ord. In the long-term, it is anticipated that the proposed project would stimulate some new economic and population growth in the region based on the educational and institutional focus of parts of the development. The location of the ~~CSUMB and~~ UC MBEST facilities in particular are expected to draw a portion of their populations and activity levels from statewide, national, and international sources which could be considered to represent an increment of growth beyond that included in the regional projections prepared by AMBAG. However, accurate assessments of the proportions of total growth which could be attributed to these non-regional sources are not available.

The precise timing and sequencing of the development and growth beyond 2015, however, is unknown at this time and any estimation would be speculative at best. In light of this, and due to the fact that there are no adopted forecasts beyond the year 2015 to compare against, is not feasible to present a detailed analysis of the environmental effects associated with growth beyond 2015.

In considering the growth-inducing effects of the proposed project, it is important to emphasize that the basic premise of the *~~Draft Fort Ord~~ Reuse Plan* is to promote reuse of a former military base through economic recovery -- and that the manner in which this growth would be accommodated is inherently focused on minimization of environmental impact.

It should be noted that the basic premise of the Plan is "Reuse" -- reuse of a former military base -- the manner in which this growth would be accommodated is inherently focused on minimization of environmental impact. A complete discussion of the environmental impacts of the proposed project is provided in Chapter 4.0 of this ~~Draft~~ EIR.

5.3 Significant Irreversible Environmental Impacts

Section 15126(f) of the *State CEQA Guidelines* requires the environmental analysis to identify any significant irreversible environmental changes which would be involved in the proposed project should it be implemented. Impacts associated with the proposed project would be considered significant and irreversible if the project would result in:

- Uses of nonrenewable resources during the initial and continued phases of the project such that removal or non-use later would be unlikely;
- Primary or secondary impacts that would generally commit future generations to similar uses;
- Environmental accidents.

Irretrievable commitments of resources should also be evaluated to ensure that current consumption is justified.

Implementation of the proposed project is not expected to involve a large commitment of renewable resources, except for the building materials required to develop new structures. The reuse of existing buildings on the former Fort Ord would decrease the need for these materials.

The proposed project would contribute to the permanent conversion of nondeveloped land to residential, business, public facility, educational, and mixed uses on the former Fort Ord. This would commit future generations to developed uses but not necessarily the same ones as envisioned in the ~~*Draft Fort Ord*~~ *Reuse Plan*.

The proposed project would result in the irretrievable commitment of energy resources for increased electricity and gas demands and in the form of gasoline for construction vehicles. The proposed project would also result in the irretrievable commitment of water resources in the form of potable and non potable water supplies.

The proposed project is not expected to impose an increased risk of environmental accidents.

5.4 Unavoidable Significant Impacts

If a significant impact of the proposed project cannot be reduced to a less-than-significant level through the application of mitigation, it is categorized as a "significant unavoidable" impact and as such must be given special attention in considering approval of the proposed project. The standards used to evaluate the significance of impacts are based on CEQA Guidelines. In this ~~Draft~~ EIR, the standards used to evaluate the significance of impacts are often qualitative rather than quantitative, because appropriate quantitative standards are either not available for many types of impacts or are not applicable for some types of projects.

The following unavoidable significant impacts would occur as a result of implementation of the proposed project:

- Impacts of increased demand for law enforcement and fire protection/emergency response services;
- Impacts of increased travel demand on the regional transportation system; and
- <u>Impact of unfunded transit operations and maintenance.</u>

In addition, the following unavoidable cumulative significant impacts would occur as a result of implementing the proposed project in combination with other regional development projects, as identified in Table 5.1-1.

- Cumulative impacts associated with the need for water supplies;
- Cumulative impacts on visual resources due to development of the State Route 1 Corridor;
- Cumulative impacts of increased travel demand on the regional transportation system;

- Cumulative impacts of increased demand for law enforcement and fire protection/emergency response services; and

- Cumulative impacts on transit services.

It should be noted that, pursuant to CEQA and the CEQA Guidelines, FORA may balance the benefits of the proposed project against its unavoidable significant environmental impacts in determining whether to approve the project. If the benefits are found to outweigh the impacts, the adverse effects may be considered acceptable and any or all of the identified mitigation measures may be rejected. In this scenario, FORA would have to adopt a Statement of Overriding Considerations in determining to approve the project.