Section 3.0 Alternatives

3.1 INTRODUCTION

The Defense Base Closure and Realignment Act of 1990 (1990 Base Closure Act) mandates the closure of Fort Ord. The Army plans to dispose of excess property through the process described in Section 2.0, "Proposed Action"; establish a Presidio of Monterey (POM) annex; and retain the existing reserve center. This section describes the alternatives considered to establish the POM annex and retain the reserve center and describes the reuse alternatives identified and analyzed in this document.

3.2 ESTABLISHMENT OF PRESIDIO OF MONTEREY ANNEX

3.2.1 Army's Proposed Presidio of Monterey Annex

The location of the POM annex is based on the need to:

- establish a contiguous facility,
- retain minimum facilities and functions.
- maintain quality of life for residual military and families.
- support retirees where possible,
- enhance morale factors, and
- accommodate other Department of Defense (DOD) activities where possible.

Alternatives to establishing the POM annex considered new construction, leasing of installation lands, and use of other military installations and various sites or facilities located throughout the installation. New construction, leasing, and other military installations were eliminated because of high cost and disruption.

A major consideration in establishing the POM annex is locating the housing; administrative support; and the morale, welfare, recreation (MWR) facilities in the same areas as the Defense Language Institute. Various combinations of sites and facilities were evaluated throughout the installation, but the alternative selected was the only solution to the contiguous requirement. No other alternative provided contiguous housing, administrative support, and MWR facilities.

3.2.2 City of Seaside's Recommended Presidio of Monterey Annex

The City of Seaside is proposing a land exchange with the Army that locates the POM annex east of North-South Road. In the proposal, the city would receive the golf course and contiguous areas west of North-South Road. Implementation of Seaside's recommended POM annex would result in new construction of all facilities west of North-South Road located within the Army's proposed POM annex footprint.

The details of the City of Seaside proposal are discussed further in this section. Impacts of establishing Seaside's recommended POM annex at this location are included with the reuse analysis of Alternative 1: High-Intensity Mixed Use, Subalternative C: Partial Variation of High-Intensity Mixed Use and Alternative 2: Medium-Intensity Mixed Use in Section 5.0, "Environmental and Socioeconomic Consequences" and in Volume II, respectively.

3.3 RETENTION OF RESERVE CENTER

A reserve center must meet the Army requirements of mission, efficiency, and cost-effectiveness and must be accessible and visible. Consideration was given to new construction, leasing of installation lands, and use of other facilities located throughout the installation.

Leasing was not cost-effective and the cost of new construction of a replacement center exceeds the estimated revenue from sale of the existing property. No other facilities within the boundaries of the installation meet the requirements of the reserve center. Therefore, no alternative to retaining the existing reserve center is feasible.

3.4 REUSE

Reuse alternatives analyzed in this environmental impact statement (EIS), developed through the processes described in Section 2.0, "Proposed Action", are as follows:

- 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
- Alternative 6: Anticipated Reuse (Revised)

The level of detail describing the alternatives in this EIS is based on the best information available, provided by federal, state, and local agencies and the Fort Ord Task Force regarding proposed land uses and assumptions. The community vision package used to develop Alternatives 1, 2, and 3 is contained in Appendix E in Volume III.

The specific land uses proposed in each reuse alternative have been placed in one of the following general land use categories: open space, parks and recreation, tourism, agriculture, commercial/business park, industrial, institutional/public, residential, and other. "Other" includes the POM annex; reserve center; transportation corridor; and areas with no proposed use (NPU), which is defined as "caretaker status", or the minimum required staffing to maintain safety, security, and health standards in a state of repair. The land use definitions are contained in Appendix H in Volume III. (Appendix H has been reprinted in Volume IV, Section 6.0.)

Additionally, the following subalternatives are analyzed relative to the reuse alternatives:

- Subalternative A: No Presidio of Monterey Annex/No Reserve Center
- Subalternative B: Seaside's Recommended Presidio of Monterey Annex/No Reserve Center
- Subalternative C: Partial Variation of High-Intensity Mixed Use

Subatternative A is analyzed under Alternatives 1, 2, and 5. Alternative 3 generally represents the Fort Ord Task Force recommendation, which includes the Army's proposed February 14 POM annex; therefore, no atternatives to the POM annex are analyzed under this alternative. Alternative 4 represents DOD and other federal, state, and local institutional proposals. Because the POM annex was requested as a result of the screening process, no alternatives to the POM annex are analyzed under this alternative. The revised Alternative 6 (6R) represents the results of the screening process and, therefore, includes the Army's proposed POM annex and reserve center.

Table 3-1 Alternative 1: High-Intensity Mixed Use

Land Use Category	Specific Land Use	Acreage
Open Space		2,915
	Coastal Dunes Zone	433
	Habitat Preserve	223
	Natural Area Expansion	50
	Natural Resource Management Area	2,209
Parks and Recreation		3,469
	Fairgrounds	285
	Golf Course	682
	Park	002
	Community	537
	Regional	774
	Recreation Area Expansion	166
	Reservoir	233
•	* =	
	RV Park/Campground	255
	Sports Center	192
	Sports Complex	199
	Sports Field	146
Tourism		3,910
	Ampihtheater	203
	Botanical Garden	336
	Cultural Center	209
	Ethnic Village	132
	Festival Plaza	167
	Film Complex	333
	Golf Hall of Fame/Smithsonian West	99
	Museum/Performing Arts Center	254
	National Innovation Center	401
	Resort Hotel	522
	Theme Park	570
	Wildlife Park	261
	Zoo	423
Agriculture		1,072
Agricolare	Vineyards	1,072
	Vincyalus	1,072
Commercial/Business Park	_	2,992
	Asilomar-Type Facility	123
	Central Business	332
	Commercial Center	50€
	Conference Center	283
	Corporate Headquarters	427
	Corporate Offices	357
	Office Park	559
	Regional Shopping Center	145
	Retail	260
Industrial	•	2,014
nicustiai	Airport	451
•		
	Aquaculture	35
	Light Industry	1,520

Table 3-1 Alternative 1: High-Intensity Mixed Use - Continued

Land Use Category	Specific Land Use	Acreage
Institutional/Public		2,696
	Cemetery	164
	Fire Training	417
	Government Center	96
	High School	36
	Marine Research	219
	Police Academy	252
	Regional Medical Center	208
	Trade Schools	533
	Transit Center	157
	University	614
Residential		7,040
T TOSIGETTICAL	Rural (RR)	1,301
•	Very Low (VLR)	358
	Low (LR)	1,186
	Medium (MR)	1,297
	High (HR)	2,898
Other		1,475
	Army-Proposed POM Annex	1,463
	Reserve Center	12
No Proposed Use		142
Total*		27,725

^{*} There are slight differences in the total acreage for each alternative and subalternative due to rounding of individual acreages. The acreage total for Alternative 1, Subalternative C, is greater because it includes the proposed marina and cruise ship pier that extend off the installation.

Note: This table corresponds with Figure 3-1.

Table 3-2 Alternative 1: High-Intensity Mixed Use Subalternative A: No Presidio of Monterey Annex/No Reserve Center

Land Use Category	Specific Land Use	Acreage
Open Space		2,915
	Coastal Dunes Zone	433
	Habitat Preserve	223
	Natural Area Expansion	50
	Natural Resource Management Area	2,209
Parks and Recreation		3,873
Tarre and Hoordager	Fairgrounds	285
	Golf Course	1,086
	Park	1,000
	Community	537
	Regional	774
	Recreation Area Expansion	166
	Reservoir	233
	RV Park/Campground	255
	Sports Center	
	Sports Center Sports Complex	192 199
	Sports Complex Sports Field	199
	oporto i idia	. 40
Tourism		3,948
•	Ampitheater	203
	Botanical Garden	336
	Cultural Center	209
	Ethnic Village	132
	Festival Plaza	167
	Film Complex	333
	Golf Hall of Fame/Smithsonian West	99
	Hotel	38
	Museum/Performing Arts Center	254
	National Innovation Center	401
	Resort Hotel	522
	Theme Park	570
	Wildlife Park	261
	Zoo	423
Agriculture		1,072
, ignositate	Vineyards	1,072
Communication (Business Basis		0.457
Commercial/Business Park	Acilomar - Tuno Facility	3,157
	Asilomar-Type Facility	123
	Central Business	481
	Commercial Center	519
	Conference Center	283
	Corporate Headquarters	427
	Corporate Offices	360
	Office Park	559
	Regional Shopping Center Retail	145
	netali	260
Industrial		2,014
	Airport	451
	Aquaculture	35
	Light Industry	1,528

Land Use Category	Specific Land Use	Acreage
Institutional/Public		2,696
	Cemetery	164
	Fire Training	417
	Government Center	96
	High School	36
	Marine Research	219
	Police Academy	252
	Regional Medical Center	208
	Trade Schools	533
	Transit Center	157
	University	614
Residential		7,278
	Rural (RR)	1,301
	Very Low (VLR)	358
	Low (LR)	1,186
	Medium (MR)	1,297
	High (HR)	3,136
No Proposed Use		773
Total*		27,726

^{*} There are slight differences in the total acreage for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the proposed marina and cruise ship pier that extend off the installation.

Note: This table corresponds with Figure 3-2.

Table 3-3 Alternative 1: High-Intensity Mixed Use Subalternative B: Seaside's Recommended Presidio of Monterey Annex/No Reserve Center

Open Space		<u>Acreage</u>
		2,915
	Coastal Dunes Zone	433
	Habitat Preserve	223
	Natural Area Expansion	50
	Natural Resource Management Area	2,209
Parks and Recreation		3,874
	Fairgrounds	285
The second secon	Golf Course	1,086
	Park	
	Community	538
	Regional	774
	Recreation Area Expansion	166
	Reservoir	233
	RV Park/Campground	255
	Sports Center	192
	Sports Complex	199
	Sports Field	146
Tourism		3,848
	Ampitheater	203
	Botanical Garden	336
	Cultural Center	209
	Ethnic Village	132
	Festival Plaza	167
	Film Complex	. 332
	Hotel	38
	Museum/Performing Arts Center	254
	National Innovation Center	401
	Resort Hotel	522
	Theme Park	570
	Wildlife Park	. 261
	Zoo	423
Agriculture	•	1,072
	Vineyards	1,072
Commercial/Business Park		3,157
	Asilomar—Type Facility	123
·	Central Business	481
	Commercial Center	519
	Conference Center	283
	Corporate Headquarters	427
	Corporate Offices	360
	Office Park	559
	Regional Shopping Center	145
	Retail	260
Industrial		1,838
	Airport	451
	Aquaculture	35
	Light Industry	1,352

Table 3-3 Alternative 1: High-Intensity Mixed Use Subalternative B: Seaside's Recommended Presidio of Monterey Annex/No Reserve Center - Continued

Land Use Category	Specific Land Use	Acreage
Institutional/Public		2,431
	Cemetery	164
	Fire Training	417
	Government Center	96
	High School	36
	Marine Research	246
	Police Academy	252
	Trade Schools	533
	Transit Center	157
	University	530
 Residential		7,107
	Rural (RR)	1,301
•	Very Low (VLR)	358
	Low (LR)	1,186
	Medium (MR)	1,297
	High (HR)	2,965
Other		1,486
	Seaside-Recommended POM Annex	1,428
	No Proposed Use	58
Total*		27,728

^{*} There are slight differences in the total acreage for each alternative and subalternative due to rounding of individual acreages. The total acerage for Alternative 1, Subalternative C, is greater because it includes the proposed marina and cruise ship pier that extend off the installation.

Note: This table corresponds with Figure 3-4.

Table 3-4 Alternative 1: High-Intensity Mixed Use Subalternative C: Partial Variation of High-Intensity Mixed Use

Land Use Category	Specific Land Use	Acreage
Open Space		2,563
Орен Ордос	Coastal Dunes Zone	354
	Natural Resource Management Area	2,209
Parks and Recreation		4,053
Parks and Recreation	Park	4,030
	Community	537
	Regional	658
	Golf Course	1,740
	Recreational Area Expansion	166
	Reservoir	233
	RV Park/Campground	182
	Sports Center	192
	Sports Complex	199
	Sports Field	146
Tourism		4,298
	Ampitheater	203
	Botanical Garden	336
	Cruise Ship Pier	35
	Cultural Center	161
	Ethnic Village	132
	Festival Plaza	167
•	Film Complex	333
	Golf Hall of Fame/Smithsonian West	99 38
	Hotel	36 247
	Marina	254 254
	Museum/Performing Arts Center National Innovation Center	401
	Resort Hotels	638
	Theme Park	570
	Wildlife Park	261
	Zoo	423
Agriculture	Vineyards	1,072 1,072
	Virieyalus	1,012
Commercial/Business Park		3,037
	Central Business	328
	Commercial Center	519
	Corporate Headquarters	942
	Corporate Offices	361
	Office Park	482 145
	Regional Shopping Center Retail	260
	·	
Industrial		1,979
	Airport	451
	Light Industry	1,528
Institutional/Public		2,749
-	Cemetery	164
	Fire Training	417
	Government Center	96
	High School	36
	Marine Research	219
	Police Academy	252
1	Regional Medical Center	208
	Trade Schools	533
	Transit Center	71
	University	614 139
íl .	Weather Station	139

Table 3-4 Alternative 1: High-Intensity Mixed Use Subalternative C: Partial Variation of High-Intensity Mixed Use - Continued

Land Use Category	Specific Land Use	Acreage
Residential		7,575
	Rural (RR)	1,301
	Very Low (VLR)	358
	Low (LR)	1,111
	Medium (MR)	1,276
	High (HR)	3,529
No Proposed Use		679
•		<u></u>
Total*		28,005

^{*} There are slight differences in the total acreage for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the proposed marina and cruise ship pier that extend off the installation.

Note: This table corresponds with Figure 3-5.

Table 3-5 Alternative 2: Medium-Intensity Mixed Use

Land Use Category	Specific Land Use	Acreage
Open Space		4,884
	Coastal Duses Zone	7 27
	Habitat Preserva	1747
	Natural Resource Management Area	2,410
Parks and Recreation	Park	1,493
•	Community Park	144
	Regional Park_	201
	Recreation Area Expansion	936
	RV Park/Campground Sports Fields	128 64
	Sports Fields	04
Tourism	0.10.001.00	902
	Cultural Center	191
•	Golf Hall of Fame/Smithsonian West	57
	Museum/Performing Arts Center National Innovation Center	253 401
Commercial/Business Park	Addition To Facilia	3,185
	Asilomar – Type Facility Central Business	681
	Commercial Center	329 371
	Corporate Headquarters	350
	Corporate Offices	361
	High Tech Business Park	285
	Office Park	1,421
Industrial		1,831
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Agri-Center	756
	Airport	451
	Aquaculture	38
	Light Industry	586
Institutional/Public		5,131
	Fire Training	1,098
	Government Center	96
	High School	36
	Marine Research	888
	Medical Research	260
	Police Academy	2,382
	Regional Medical Center	116
	School Expansion	30
	Trade Schools	57
	Transit Center University	130 38
Desident	•	
Residential	D1 (DD)	6,239
	Rural (RR)	2,618
	Very Low (VLR) Low (LR)	360 2,470
	Low (Lh) High (HR)	2,470 791
	· ngn (i ii i)	791

Table 3-5 Alternative 2: Medium-Intensity Mixed Use - Continued

Land Use Category	Specific Land Use	<u>Acreage</u>
Other		1,475
	Army-Proposed POM Annex	1,463
	Reserve Center	12
No Proposed Use		2,589
Total*		27,729
individual acreages. The total a	ne total acreage for each alternative and subalternative and subalternative acreage for Alternative 1, Subalternative C is greater pier that extend off the installation.	

Note: This table corresponds with Figure 3-6.

Table 3-6 Alternative 2: Medium-Intensity Mixed Use Subalternative A: No Presidio of Monterey Annex/No Reserve Center

Land Use Category	Specific Land Use	Acreage
Open Space		4,884
	Coastal Dunes Zone	727
	Habitat Preserve	1747
	Natural Resource Management Area	2,410
Parks and Recreation		1,897
	Golf Course	404
	Park	
•	Community Park	144
	Regional Park	201
	Recreation Area Expansion	936
	RV Park/Campground	128
	Sports Fields	84
Tourism		940
	Cultural Center	191
	Golf Hall of Fame/Smithsonian West	57
	Museum/Performing Arts Center	253
	National Innovation Center	401
	Resort Hotel	38
Commercial/Business Park		3,337
	Asilomar-Type Facility	68
	Central Business	481
	Commercial Center	371
	Corporate Headquarters	350
	Corporate Offices	361
	High Tech Business Park	285
	Office Park	1,421
Industrial		1,831
	Agri-Center	756
	Airport	451
	Aquaculture	38
	Light Industry	586
Institutional/Public		5,131
	Fire Training	1,098
	Government Center	96
	High School	36
	Marine Research	888
	Medical Research	260
	Police Academy	2,382
	Regional Medical Center	116
	School Expansion	30
	Trade Schools	57
	Transit Center University	130 38
	Critive sity	36
Residential		6,489
	Rural (RR)	2,618
	Very Low (VLR)	360
	Low (LR)	2,482
	High (HR)	1,029

Table 3-6 Alternative 2: Medium-Intensity Mixed Use Subalternative A: No Presidio of Monterey Annex/No Reserve Center - Continued

Land Use Category	Specific Land Use	<u> Acreage</u>
No Proposed Use		3,220
Total*		27,729
	eage for each alternative and subalternative e for Alternative 1, Subalternative C, is greate that extend off the installation.	

Table 3-7 Alternative 2: Medium-Intensity Mixed Use Subalternative B: Seaside's Recommended Presidio of Monterey Annex

Land Use Category	Specific Land Use	Acreage
Open Space		4,884
	Coastal Dunes Zone	727
	Habitat Preserve	1 7 47
	Natural Resource Management Area	2,410
Parks and Recreation		1,897
	Golf Course	404
	Park	
	Community Park	144
	Regional Park	201
	Recreation Area Expansion	936
	RV Park/Campground	128
	Sports Fields	84
Tourism		883
•	Cultural Center	191
	Museum/Performing Arts Center	253
	National Innovation Center	401
	Resort Hotel	38
Commercial/Business Park		3,337
· · · · · · · · · · · · · · · · · · ·	Asilomar-Type Facility	68
	Central Business	481
	Commercial Center	371
	Corporate Headquarters	350
	Corporate Offices	361
	High Tech Business Park	285
	Office Park	1,421
Industrial		1,831
	Agri-Center	756
	Airport	451
	Aquaculture	38
	Light Industry	586
Institutional/Public		4,782
	Fire Training	1,098
	Government Center	96
	High School	36
	Marine Research	915
	Police Academy	2,382
	School Expansion	30
	Trade Schools	57
	Transit Center	130
	University	38
Residential		6,172
	Rural (RR)	2,618
	Very Low (VLR)	360
	Low (LR)	2,451
	High (HR)	743

Table 3-7 Alternative 2: Medium-Intensity Mixed Use Subalternative B: Seaside's Recommended Presidio of Monterey Annex - Continued

Land Use Category	Specific Land Use	Acreage
Other		1,428
	Seaside-Recommended POM Annex	1,428
No Proposed Use		2,513
Total		27,727
individual acreages. The tota	total acreages for each alternative and subalternative d I acreage for Alternative 1, Subalternative C, is greater I ship pier that extend off the installation.	

Table 3-8 Alternative 3: Low-Intensity Mixed Use

Habitat Preserve Natural Resource Management Area 492	Land Use Category	Specific Land Use	Acreage
Coastal Dunes Zone	Open Space		9.741
Natural Resource Management Area 8,826	•	Coastal Dunes Zone	421
Parks and Recreation	•	Habitat Preserve	492
Disturbed Habitat Zone Recreation Area Expansion RV Park/Campground Service Area Contact Station Area Service Area Contact Station Area Tourism Museum/Performing Arts Center Agriculture General Agriculture Tourism Sequence General Agriculture Team of the sequence of the		Natural Resource Management Area	8,828
Disturbed Habitat Zone Recreation Area Expansion RV Park/Campground Service Area Contact Station Area Tourism Museum/Performing Arts Center Agriculture General Agriculture Commercial/Business Park Central Business Financial Center High Tech Business Park Office Park Industrial Agri-center Alriport Aquaculture Agri-center Aquaculture International Studies Regional Medical Center Transit Center University Army-Proposed POM Annex Reserve Center Army-Proposed POM Annex Reserve Center Total* * There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreages for each alternative 1, Subalternative C, is greater because it includes the	Parks and Recreation		1,539
RV Park/Campground Service Area Contact Station Area Tourism Museum/Performing Arts Center Agriculture General Agriculture General Agriculture Commercial/Business Park Central Business Financial Center High Tech Business Park Office Park Industrial Agri—center Airport Aquaculture Agrioulture International Studies Regional Medical Center Transit Center University 1,995 Residential (3) Cow (LR) Cher Army—Proposed POM Annex Reserve Center 1,475 Reserve Center 1,475 Reserve Center Total* * There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreages for Alternative 1, Subalternative C, is greater because it includes the		Disturbed Habitat Zone	558
Service Area Contact Station Area 117 Tourism Museum/Performing Arts Center 728 Agriculture General Agriculture General Agriculture 729 Commercial/Business Park Central Business Financial Center High Tech Business Park Office Park 100 Agri—center Airport Aquaculture 101 International Studies Regional Medical Center Bit Transit Center University 1,995 Residential (3) Low (LR) Cotter Army—Proposed POM Annex Reserve Center 758 Total* There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreages for Alternative 1, Subalternative C, is greater because it includes the	•		890
Contact Station Area Tourism Museum/Performing Arts Center Agriculture General Agriculture General Agriculture Commercial/Business Park Central Business Financial Center High Tech Business Park Office Park Industrial Agri~center Airport Aquaculture Aquaculture Institutional/Public International Studies Regional Medical Center University Residential (3) Low (LR) Other Army—Proposed POM Annex Reserve Center Total* * There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreages for Alternative 1, Subalternative C, is greater because it includes the		· -	63
Tourism Museum/Performing Arts Center Agriculture General Agriculture General Agriculture Commercial/Business Park Central Business Financial Center High Tech Business Park Office Park Agri—center Airport Aquaculture International Studies Regional Medical Center University Agri—Proposed POM Annex Reserve Center Army—Proposed POM Annex Reserve Center Total* * There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreages for Alternative 1, Subalternative C, is greater because it includes the			11
Agriculture General Agriculture General Agriculture General Agriculture 722 Commercial/Business Park Central Business Financial Center High Tech Business Park Office Park 106 Agri-center Airport Aquaculture 107 Aquaculture 108 Institutional/Public International Studies Regional Medical Center Transit Center University 1,995 Residential (3) Low (LR) Cother Army—Proposed POM Annex Reserve Center 1,475 Reserve Center 1,27,726 Total* * There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the		Contact Station Area	17
Agriculture General Agriculture 722 Commercial/Business Park 786	Tourism		73
General Agriculture		Museum/Performing Arts Center	73
Commercial/Business Park Central Business Financial Center Financial Center High Tech Business Park Office Park Agri—center Alirport Aquaculture Institutional/Public International Studies Regional Medical Center Transit Center University Institutional (3) Low (LR) Cother Army—Proposed POM Annex Reserve Center Army—Proposed POM Annex Reserve Center Total* * There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the	Agriculture		722
Central Business Financial Center High Tech Business Park Office Park Office Park Agri-center Airport Aquaculture Institutional/Public International Studies Regional Medical Center Transit Center University Inspired Low (LR) Other Army-Proposed POM Annex Reserve Center Total* Total* Central Business 136 Agri Activation Agri Agri Agri Agri Agri Agri Agri Agri		General Agriculture	722
Central Business Financial Center High Tech Business Park Office Park Office Park Agri-center Airport Aquaculture 10 Institutional/Public International Studies Regional Medical Center Transit Center Juniversity 1,995 Residential (3) Low (LR) Other Army-Proposed POM Annex Reserve Center 1,475 Army-Proposed POM Annex Reserve Center 1,27,726 Total* Total* There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the	Commercial/Business Park		786
High Tech Business Park Office Park 282 Industrial Agri-center Airport Aquaculture 292 Institutional/Public International Studies Regional Medical Center Transit Center University 1,995 Residential (3) Low (LR) Cother Army-Proposed POM Annex Reserve Center 1,475 Army-Proposed POM Annex Reserve Center 1,275 Total* 27,726 * There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the		Central Business	136
Industrial Agri-center Agri-center Aquaculture Institutional/Public International Studies Regional Medical Center Transit Center University International Studies Residential (3) Low (LR) Other Army-Proposed POM Annex Reserve Center Army-Proposed POM Annex Reserve Center Total* * There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the		Financial Center	63
Industrial Agri-center Airport Aquaculture Institutional/Public International Studies Regional Medical Center Transit Center University Institutional (3) Low (LR) Cother Army-Proposed POM Annex Reserve Center No Proposed Use Total* There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the			305
Agri-center 361 Airport 292 Aquaculture 25 Institutional/Public 1nternational Studies 93 Regional Medical Center 81 Transit Center 92 University 1,995 Residential (3) 2,818 Low (LR) 2,818 Other Army-Proposed POM Annex 1,465 Reserve Center 12 No Proposed Use 7,685 Total* 27,726 * There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the		Office Park	282
Airport Aquaculture Institutional/Public International Studies Regional Medical Center Transit Center University Institutional (3) Residential (3) Low (LR) Other Army-Proposed POM Annex Reserve Center No Proposed Use 7,688 Total* 292 292 292 293 294 295 295 295 295 295 295 295 295 295 295	Industrial		682
Institutional/Public International Studies Regional Medical Center Transit Center University 1,995 Residential (3) Low (LR) Other Army-Proposed POM Annex Reserve Center 1,475 No Proposed Use Total* 2,201 International Studies 93 Regional Medical Center 81 1,995 1,995 1,995 1,475 Army-Proposed POM Annex 1,465 Reserve Center 12 7,689 Total* 27,726		Agri-center	361
Institutional/Public International Studies Regional Medical Center Transit Center University Residential (3) Low (LR) Other Army-Proposed POM Annex Reserve Center 1,475 Reserve Center Total* There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the		·	292
International Studies Regional Medical Center Transit Center University 1,995 Residential (3) Low (LR) 2,816 Army-Proposed POM Annex Reserve Center 1,465 Reserve Center 1,766 Total* There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the		Aquaculture	29
Regional Medical Center Transit Center University 1,995 Residential (3) 2,816 Low (LR) 2,816 Army—Proposed POM Annex Reserve Center 1,475 No Proposed Use 7,685 * There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the	Institutional/Public		2,201
Transit Center University 1,995 Residential (3) Cow (LR) Cow (LR) Compared POM Annex Army—Proposed POM Annex Reserve Center No Proposed Use Total* There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the		International Studies	93
Residential (3) Cow (LR) Cother Army~Proposed POM Annex Reserve Center No Proposed Use Total* There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the			81
Residential (3) Low (LR) Other Army-Proposed POM Annex Reserve Center No Proposed Use 7,689 * There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the			32
Cother Army-Proposed POM Annex Army-Proposed POM Annex Reserve Center 7,689 Total* There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the		University	1,995
Other Army-Proposed POM Annex Reserve Center 1,463 Reserve Center 7,689 Total* There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the	Residential (3)		2,818
Army-Proposed POM Annex Reserve Center 7,689 Total* There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the		Low (LR)	2,818
Army-Proposed POM Annex Reserve Center 7,689 Total* There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the	Other		1,475
No Proposed Use 7,689 Total* 27,726 * There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the		Army-Proposed POM Annex	1,463
Total* 27,726 * There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the		Reserve Center	12
There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the	No Proposed Use		7,689
individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the	Total*		27,726
Note: This table corresponds with Figure 3-9.	individual acreages. The total a proposed marina and cruise sh	acreage for Alternative 1, Subalternative C, is greater ip pier that extend off the installation.	

Table 3-9 Alternative 4: Institutional Use

Land Use Category	Specific Land Use	Acreage
Open Space		6,694
,	Coastal Dunes Zone	421
	Natural Resource Management Area	6,273
Parks and Recreation		856
	Contact Station Area	17
	Disturbed Habitat Zone	530
	Multi-Use Area	29
	Recreation Area Expansion	269
	Service Area	11
Industrial		953
niduştiki	Agri-Center	322
	Airport	621
	Storage	10
Institutional/Public		8,037
III Stitutional/Fubile	Cemetery	187
	Correctional Facilities	435
	High School	50
	Hospital	81
	International Studies	93
	Medical Research	244
	POST Academy	301
	School Expansion	611
	University/Science Office	286
	Trade Schools	153
	Transit Center	32
	University	2,122
	University Research Area	3414
	Weather Station	28
Other		1,475
Onlei	Army-Proposed POM Annex	1,463
	Reserve Center	12
No Proposed Use		9,711
Total*		27,726

^{*} There are slight differences in total acreages for each alternative and subalternative due to rounding of individual acreages. The total acreage for Alternative 1, Subalternative C, is greater because it includes the proposed marina and cruise ship pier that extend off the installation.

Note: This table corresponds to Figure 3-10.

Table 3-10 Alternative 5: Open Space

Land Use Category	Specific Land Use	Acreage
Open Space		10,718
орол орасо	Coastal Dunes Zone	421
	Natural Area Expansion	29
	Natural Resource Management Area	9,544
	Habitat Preserve	724
Parks and Recreation		1,014
	Contact Station Area	17
	Disturbed Habitat Zone	558
	Equestrian Center	28
	Multi-Use Area	29
	Recreation Area Expansion	269
	RV Park/Campground	102
	Service Area	11
Other		1,475
	ArmyProposed POM Annex	1,463
	Reserve Center	12
No Proposed Use		14,518
Total		27,725
individual acreages. The total	otal acreages for each alternative and subalternative of acreage for Alternative 1, Subalternative C, is greater nip pier that extend off the installation.	due to rounding of because it includes the

Note: This table corresponds with Figure 3-12.

Table 3-11 Alternative 5: Open Space Subalternative A: No Presidio of Monterey Annex/No Reserve Center

Land Use Category	Specific Land Use	Acreage
Open Space		10,730
	Coastal Dunes Zone	421
	Habitat Preserve	736
	Natural Area Expansion	29
ı	Natural Resource Management Area	9,544
Parks and Recreation		1,014
	Contact Station Area	17
	Disturbed Habitat Zone	558
	Equestrian Center	28
	Multi-Use Area	29
	Recreation Area Expansion	269
	RV Park/Campground	102
	Service Area	11
No Proposed Use		15,981
Total*		27,725

Note: This table corresponds with Figure 3-13.

Table 3-12. Alternative 6R: Anticipated Reuse (Revised)

Land Use Category	Specific Land Use	Acreage
Open Space		16,117
,	Coastal Dunes Zone	421
	Natural Resource Management Area	14,781
	Natural Area Expansion	53
	University Research Area	862
Parks and Recreation		2,076
	Disturbed Habitat Zone	538
	Multi-Use Area	29
	Recreation Area Expansion	1,123
	Community Park	29
	Service Area	11
	Fairgrounds	97
	RV Park	249
Commercial/Business Park		829
	Office Park	352
	University Science Office Park	477
Industrial		1,773
	Agri-Center	890
	Airport	837
	Corporate Yard	46
Institutional/Public		1,569
	Post Academy	39
	University	1,210
	Fire Training	79
	Government Center	36
	Transit Center	55
	School Expansion	150
Residential	McKinney Act Housing	133
Other		1,773
	Army-Proposed POM Annex	1,463
	Reserve Center	12
	Transportation Corridor	298
No Proposed Use		3,456
		27,726