



Fort Ord Reuse Authority

ANNUAL REPORT
FY 2012-2013

920 2nd Ave. Suite A
Marina, CA 93933
Tel: 831-883-3672
Fax: 831-883-3675
info@fora.org
www.fora.org

Table of Contents

Executive Summary and Introduction	4
Base Reuse Plan & Reassessment	6
Base Reuse Plan Implementation	7
Capital Improvement Program	13
Environmental Services Cooperative Agreement	20
Building Removal Program to Date	22
Habitat Management Plan	25
Property Transfer Report	26
Veterans Cemetery	29
Financials	30
Public Records	31
Reports from the Jurisdictions	
California State University Monterey Bay	32
Monterey Peninsula College	34
County of Monterey	34
City of Marina	35
City of Monterey	37
FORA Board of Directors	38
FORA Staff Members	39
Acronyms & Abbreviations	40

Executive Summary

The Fort Ord Reuse Authority (FORA) was created by the California State Legislature in 1994 to facilitate the conversion of the former Fort Ord from military to civilian activities. That conversion effort was focused on property transfer for local economic recovery, minimizing further base closure disruption and providing for educational reuse and development that enhanced local jurisdictions while sustaining a high quality of life in the Monterey Bay Region through protection and conservation.

This legislatively mandated mission is directed by the 1997 Fort Ord Base Reuse Plan (BRP), which established the three “E’s”: Education, Environment, and Economy, as the global guiding principles behind economic recovery and land use decisions. In 2012, FORA performed a comprehensive BRP Reassessment, evaluating implementation progress and exploring policy options for completing current and future needs. This community-wide BRP Reassessment effort provided an extraordinary opportunity for introspection to outline where we have accomplished our mission and where we can improve in order to sustain FORA’s promise and confirm its vision. The FORA Board formally received the BRP Reassessment Report in December 2012 and has since made considerable progress in examining the policy questions that surfaced during the Reassessment process.

In 2012, Assemblymember Bill Monning and co-authors Senator Sam Blakeslee, Senator Anthony Canella, and Assemblymember Luis Alejo, introduced Assembly Bill (AB) 1614 to extend FORA’s statutory sunset date of June 30, 2014. Such extension would permit the completion of remaining ongoing and fixed term obligations on Fort Ord. The legisla-

tion also required the FORA Board to approve and submit a transition plan to the Monterey County Local Agency Formation Commission prior to its dissolution. The California State Legis-



Leon Panetta and Executive Officer Michael Houlemard

lature and the Monterey Bay Region demonstrated broad support for AB 1614 and it was signed into law by Governor Brown in September 2012, effectively extending FORA’s sunset date to June 30, 2020.

Governor Brown also approved AB 1842, authored by Assemblymember Monning, which helps alleviate obstacles to the establishment of the California Central Coast Veterans Cemetery by permitting the California Department of Veterans Affairs to enter into financial agreements to receive cash advances used to trig-

ger the initial phase of cemetery construction. It would also provide them with the authority to repay the cash advances from reimbursements received from the U.S. Department of Veterans Affairs. Additional clarifying language in the form of Senate Bill (SB) 106 has been introduced by Assemblymember Monning and is currently under consideration by the Legislature.

Also in 2012, the Joint Department of Defense/Department of Veterans Affairs (VA) Monterey Health Care Center Project received entitlements and was approved for consistency by the FORA Board. The project is an approximately 150,000 square-foot medical care facility located on a 14.31-acre site within the Dunes on Monterey Bay Specific Plan area. The Central Coast has long lacked sufficient medical facilities to support local veterans and active military personnel. Congressman Sam Farr championed this effort, which will eventually replace the current outpatient clinic on the former Fort Ord and will offer expanded services in gastroenterology, mental health, orthopedics and audiology.

FORA has continued its close relationship with the Association of Defense Communities (ADC) by co-hosting the August 2012 Annual ADC Conference in Monterey, which highlighted Fort Ord reuse and remediation efforts as a model for the nation. In June 2013, several FORA Board and key staff members attended the Annual ADC National Summit in Washington, D.C., at which FORA participated in several panel discussions regarding stakeholder/community engagement and the role of the Environmental Protection Agency in base redevelopment.

At every juncture, we’re examining ways to strengthen our commitment

to Fort Ord habitat. Over the last year, staff has diligently furthered major open space restoration, conservation, and remediation through advancing the Fort Ord Habitat Conservation Plan (HCP) and completing Environmental Services Cooperation Agreement (ESCA) work. FORA staff and consultants completed the HCP preliminary draft, which currently awaits wildlife agency review prior to distribution of a public draft. Munitions removal field work under the ESCA remained on schedule during fiscal year 2012/13, reaching 85% completion over the course of the calendar year. The ESCA program expanded public outreach efforts (averaging 31 per month) and undertook major habitat restoration of range 44, hiring and training 20 local residents to restore native plant species on 14 acres of remediated habitat.

FORA also participated in the culmination of a four-year effort to seek national recognition of Fort Ord public lands. Establishment of the newly designated Fort Ord National Monument was confirmed with the creation of new access points and parking areas. FORA has continued to coordinate with the U.S. Bureau of Land Management (BLM) to facilitate monitoring of endangered species, habitat management, and weed abatement programs on the National Monument, as well as to provide for law enforcement and right of entry permits.

FY 2012/13 saw major economic revitalization projects open or move towards construction, including the VA

Monterey Health Care Center Project, the California Central Coast Veterans Cemetery, the South County Housing University Villages Apartments project, and the Mid-Peninsula Housing Coalition Manzanita Place project. These major projects are supported by FORA's completion of the General Jim Moore Boulevard/Eucalyptus Road project and the conclusion of much of the remaining field work under the U.S. Army ESCA contract.

Despite these successes, the past year has reinforced the need to emphasize blight removal and to complete the Regional Urban Design Guidelines – two significant remaining goals of the reuse effort. This annual report is more comprehensive than the past five years in response to many public requests for the additional information.

By pulling together and focusing on common objectives, Fort Ord revitalization efforts can succeed. It is uncertain whether that can also be achieved as an outcome of the current initiative process. Hopefully, an answer to these questions will arise by the end of 2013.



– Michael A. Houlemard, Jr.
Executive Officer



Fort Ord Reuse Authority office at Imjin Office Park, Marina.

Base Reuse Plan & Reassessment

Reassessment

To date, approximately 22%* of the Fort Ord reuse program envisioned in the 1997 Base Reuse Plan (BRP) has actually occurred. Throughout 2012, FORA conducted a comprehensive reassessment of its 1997 BRP. The reassessment process sought to evaluate progress to date toward implementing the BRP, and to explore policy options related to current and future local and regional needs. FORA worked with experienced, locally based land-use consulting firm EMC Planning Group, Inc. to structure and carry out the reassessment.

Extensive public engagement was a key element of the reassessment effort. In conjunction with local land-use jurisdictions and the Ventana Chapter of the Sierra Club, FORA held a series of five community workshops in May and June 2012 for the initial scoping phase of the process. The FORA Board held study sessions in August and October 2012 to receive additional Board member and public input on the Draft Reassessment Scoping Report and Draft Reassessment Report. In December 2012, the FORA Board formally received the Final Reassessment Report.

The Reassessment Report identified a “menu” of policy options and potential BRP modifications for the Board’s consideration. The report grouped its main findings into five categories, as follows, and explored a range of policy topics and options related to each of them.

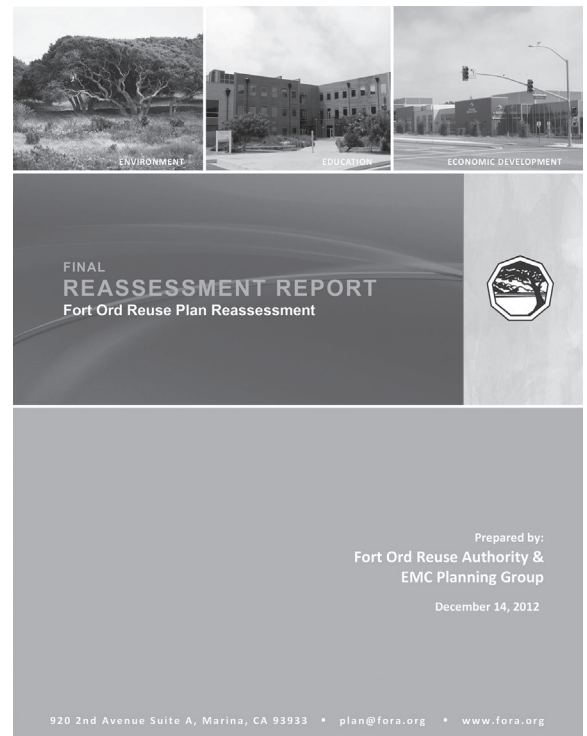
- I. Modifications and Corrections (typographical and editorial errors, outdated references in the BRP, and minor clarifications);
- II. Prior Board Actions and Regional Plan Consistency;
- III. Implementation of Policies and Programs;
- IV. Policy and Program Modifications; and
- V. FORA Procedures and Operations.

The final report is available on FORA’s web site:
www.fora.org/BRPReassessment.html

Post-Reassessment

In February and March 2013, FORA held the first two of three “Post-Reassessment” Board workshops to establish priorities for policy action items. To further that objective, FORA Board Chairman Jerry Edelen appointed a Post-Reassessment Advisory Committee (PRAC) at the March 2013 workshop. The PRAC, composed of seven Board members and focusing primarily on Category I and Category IV issues, was formed to develop a balanced and manageable set of policy priority recommendations for the Board’s consideration. The PRAC held its sixth meeting in late-June and presented its recommendations for near-term (Fiscal Year 2013-2014) priorities at the Board’s June meeting.

On May 17, 2013, the Northern California Chapter of the American Planning Association recognized the 2012 Reassessment Report with an Award of Merit for Best Planning Practices.



*Source: MCWD 10-Year Annual Consumption Report By Land Use Jurisdiction – Summary/Detail dated 4/8/2013. 2012 water consumption on former Fort Ord was 2,004 AFY. Out of a total of 9,000 AFY in existing and future water resources for former Fort Ord (6,600 AFY in Salinas Valley Groundwater plus 2,400 AFY in augmented water supply), the 2,004 AFY consumption figure represents approximately 22% of the total anticipated water supply.

Base Reuse Plan Implementation

Consistency Determinations

California Government Code section 67675.1 through section 67675.8 requires the FORA Board to make findings of consistency between the BRP and a jurisdiction's legislative land use decision (General Plan, General Plan amendment, Zoning Ordinance, etc.). FORA also makes consistency determination findings between the BRP and a jurisdiction's development entitlement (including tentative and final subdivision maps, parcel maps, site plan reviews, etc.). The latter is an administrative decision made by the Executive Officer, which may be appealed to the FORA Board by a member of the public or by Board initiative.

In the event that the FORA Board disapproves a consistency determination, the Board may suggest modifications which, if adopted by the county or cities and transmitted to the Board, will be deemed approved upon confirmation by the Executive Officer. The county or cities may elect to meet the Board's rejection in a manner other than suggested by the Board and may then resubmit its revised implementing actions to the Board.

During FY 2012-2013, FORA completed two development entitlements and one legislative land use decision consistency determination, concurring with the underlying jurisdiction's consistency determination findings. At the July 13, 2013 FORA Board meeting, staff provided analysis supporting the Executive Officer's concurrence in the City of Marina's development entitlement consistency determination finding for the Rockrose Gardens Assisted Living Project, an approximately 14,000-square foot facility. Similarly, at the December 14, 2012 FORA Board meeting, staff provided analysis for making an affirmative development entitlement consistency determination for Marina's Veterans Affairs Monterey Health Care Center Project, an approximately 150,000-square foot facility. The Executive Officer's administrative decisions for each of these projects constituted the final FORA action since no appeals were made to the Board.

At its March 15, 2013 meeting, the FORA Board concurred in Seaside's consistency determination finding the Seaside Local Coastal Program consistent with the BRP.

DRMP Annual Reporting

Section 3.11.5.2 'Components of the Development Resource Management Plan (DRMP)' of the BRP states that FORA shall provide an annual report on the Development, Resource and Service Levels.

Monitoring Transportation Improvements

Section 3.11.5.3(d) of the BRP notes that it is FORA's responsibility to work with the Transportation Agency for Monterey County (TAMC) to monitor current and projected traffic service levels on links identified as "on-site" and "off-site" segments in the BRP. TAMC, working with the Association of Monterey Bay Area Governments (AMBAG), completed the "2005 FORA Fee Reallocation Study," adopted by the FORA Board on April 8, 2005. Within this study, TAMC performed a comprehensive review of traffic service levels within "on-site," "off-site," and "regional" segments in the BRP and reallocated FORA's transportation mitigation funding. FORA continues to work with TAMC to monitor traffic service levels and notes that, in February 2013, the City of Marina completed a Traffic Impact Analysis as Appendix J to the Initial Study and Mitigated Negative Declaration for The Promontory at CSUMB Specific Plan.

Water Allocation Monitoring

Section 3.11.5.4(a) of the BRP notes that the FORA Board will be required to determine that a project is not consistent with the BRP if a project approved by the land use jurisdiction cannot be served by water supplied by the FORA water purveyor from the jurisdiction's allocation or by water imported to the former Fort Ord from another available water source. The two development entitlements submitted to FORA for consistency determination in FY 2012-13 demonstrated that they would not exceed the jurisdiction's groundwater allocation on former Fort Ord. Table 1 (following page) shows former Fort Ord Land Use Jurisdictions' groundwater allocations, suballocations, 2012 Consumption Amounts, Committed Amounts, and Remaining Amounts in Acre Feet per Year (AFY).

Table 1—Former Fort Ord Water Allocations

Ord Community Land Use Jurisdiction	SVGB Allocation (AFY)	Suballocations To	2012 Consumption Amount (AFY)	Committed Amt. (AFY)	Remaining Amt. (AFY)	Notes:
CSUMB	1,035		426	938	97	
		Campus Build-out projection to 2025	426	938		2007 Campus Master Plan FEIR
City of Del Rey Oaks	242.5		0	0	242.5	
		None	0	0		
City of Monterey	65		0	0	65	
		None	0	0		
County of Monterey	710		10	527.5	182.5	
		East Garrison 1	5	470		Allocation reso. 05-268
		MPC	0	52.5		Allocation
		Ord Market	5	5		Allocation
		Whispering Oaks	0	0		Allocated 93 AFY, then revoked with the GDP.
UCMBEST	230		3	3	227	
		UCMBEST Center	3	3		MCWD 10-year Annual Consumption Report (Consumption report)
City of Seaside	1,012.5		626	707.9	304.6	
		Sunbay Apts.	67	120		Allocation 10/23/2001 (FORA – Army MOA Amendment #1)
		Brostrom Park (Bayview)	61	84.8		Allocation 10/23/2001 (FORA – Army MOA Amendment #1)
		Seaside Highlands	153	168.5		Allocation reso. 02-07
		Seaside Resort	1	161.4		Allocation reso. 05-44
		Monterey College of Law	unknown	2.6		Allocation reso. 04-20
		MPC	unknown	9.7		Allocation reso 09-36
		MPUSD	79	79		Consumption report
		Chartwell School	unknown	6.4		Allocation reso. 05-26
		Main Gate	0	149		WSA totaled 207 AFY. Allocation of 149 AFY on 5/15/2008
		Bayonet/Black-horse Golf	265	0		Agreed on 4/1/10: 2,500 AF in exchange for 17 acre parcel; maximum 500 AFY (temporary)

Table 1—Former Fort Ord Water Allocations continued

Ord Community Land Use Jurisdiction	SVGB Allocation (AFY)	Suballocations To	2012 Consumption Amount (AFY)	Committed Amt. (AFY)	Remaining Amt. (AFY)	Notes:
City of Seaside, continued		American Youth Hostel	0	5.5		Agreed on 12/15/2007: Joint Seaside City Council/RDA meeting - Army-Seaside land exchange
U.S. Army	1,582		669	669	913	Consumption
		None	669	669		
Cal. Dept. of Parks and Rec.	39.5		0	0	39.5	
		None	0	0		
City of Marina	1,325		264	1,274.4	51	
		Abrams Park	78	78		Consumption report
		Cypress Knolls	0	156.1		Allocation 11/8/2006
		Marina Heights	9	292.4		Allocation 3/3/2004
		Preston Park	109	109		Consumption report
		MPUSD	4	4		Consumption report
		Dunes on Monterey Bay	34	593		Allocation 5/31/2005
		Rockrose Gardens	0	4.9		Allocation 6/9/2011
		Airport	5	5		Consumption report
		MPC	unknown	7		Allocation 2/6/2007
		Other existing	25	25		Consumption report
Marina Sphere	10		0	0	10	
		None	0	0		
Reserved to cover line loss	348.5			348.5		
Total GW:	6,600		1,998	4,468	2,132	

Sources: FORA 2012, Marina Coast Water District 2013

Notes:

“SVGB Allocation (AFY)” means allocations of Salinas Valley Groundwater Basin water made by the FORA Board after Army transferred the majority of its 6,600 AFY Salinas Valley Groundwater Basin water rights to FORA.

“Suballocations To” means FORA agency’s allocation of its water rights to a specific project or projects, or tracking of 2011 consumption data when no project allocation exists.

“Committed amount (AFY)” means project suballocation, when it exists, or 2011 consumption data when no project allocation exists. Bayonent/Blackhorse Golf Courses water

consumption is not counted (temporarily) as a committed amount since MCWD delivery of recycled water will replace this consumption in the near-term. According to the 4/1/10 MCWD-Seaside agreement, MCWD will provide 2,500 AF of potable or recycled water to the golf courses in exchange for a 17-acre parcel; maximum annual water consumption is 500 AFY.

Residential Unit and Population Monitoring

Section 3.11.5.4(b) of the BRP notes that FORA will incorporate jurisdictions' reports on the residential population and units in its annual report. Based on current information, Table 2 shows the current former Fort Ord population estimate and Table 3 shows projected former Fort Ord population within the next year. Each of the housing areas listed in Tables 2 and 3 is served from FORA groundwater allocations.

Table 2—Current former Fort Ord Population Estimate

Category	Units	Occu-pancy /Unit	Popula-tion
POM Annex	1,590	2.6	4,134
CSUMB	1,253	2	2,506
East Garrison	65	2.6	169
Seaside Highlands	380	2.6	988
Seaside Resort	3	2.6	8
Preston Park	352	2.6	915
Abrams B	192	2.6	499
Housing Authority	56	2.6	146
Shelter Outreach Plus	39	2.6	101
Veterans Transition Center	13	2.6	34
Interim Inc	11	2.6	29
Sunbay	297	2.6	772
Bayview	225	2.6	585
Estimated Subtotal:	4,476		10,886
CSUMB beds			1,832
Estimated Total:			12,718

Table 3—Projected 2014 former Fort Ord Population Estimate

Category	Units	Occu-pancy /Unit	Popula-tion
POM Annex	1,590	2.6	4,134
CSUMB	1,253	2	2,506
East Garrison	126	2.6	328
Seaside Highlands	380	2.6	988
Seaside Resort	4	2.6	10
Preston Park	352	2.6	915
Abrams B	192	2.6	499
Housing Authority	56	2.6	146
Shelter Outreach Plus	39	2.6	101
Veterans Transition Center	13	2.6	34
Interim Inc	11	2.6	29
Sunbay	297	2.6	772
Bayview	225	2.6	585
Estimated Subtotal:	4,538		11,047
CSUMB beds			1,832
Estimated Total:			12,879

Job Creation Monitoring

Section 3.11.5.4(c) of the BRP provides that FORA will incorporate job creation reports into its annual report. During FY 12-13, FORA completed a job survey, which estimates a total of 3,306 full time jobs and 1,591 part time jobs on former Fort Ord. Table 4 (following page) shows the job survey results. With the assumption that two part time jobs is roughly equal to 1 full time job, there are an estimated 4,101 equivalent full time jobs on former Fort Ord. With a current estimate of 4,476 residential units, the estimated jobs/housing balance at former Fort Ord is 0.92 jobs/dwelling unit. Page 92 of the BRP, projects an overall jobs/household ratio of 2.06 for the plan.

Based on the development entitlements receiving consistency determinations in FY 12-13 (Rockrose Gardens Assisted Living and Veterans Affairs Monterey Health Care Center), it is anticipated that approximately 300 new jobs will be generated within the next two years.

Table 4—FY 12-13 Former Fort Ord Job Survey Results

Employer	FT	PT	Students/ Vols
Alliance residential	38		
Arcadis	50	4	
BLM	11	1	
Builders Exchange		2	
California Dept. Of Parks and Rec.		30	
Chartwell School	26	12	80
Christine Marie's Star Riders (2006, volunteers only)			30
Creegan & D'Angelo		2	
CSUMB	655	1083	5485
Defense Manpower Data Center	711		
DLI Staff	690		
Don Chapin batch plant on CSUMB	5		
East Garrison		117	
FORA	14	1	2
Goodwill Industries (Shoreline)	2	4	
Homeless Coalition	2		
Interim, Inc. Shelter Cove, Sandy Shores	7	8	
Las Animas, concrete	11	4	
Marina Airport	2		
Marina Coast Water District	33		3
Marina Community Partners	5		
Marina Dunes shopping center	501		

Marina Equestrian Facility			46
MidPen Housing Affordable Apts	68	79	147
MIRA	4	3	7
Monterey College of Law	7	20	5
Monterey County CID building	37		
Monterey Peninsula College	4	93	
Monterey Salinas Transit	24		
MPUSD	27	9	
Tricord	12	10	
Forno Bravo	22	1	
Ross Roofing	5		
Pemcon Inc.	12	2	
North Tree Fire	2	1	
Ord Market	2	7	
Seaside Golf Courses (Black Horse & Bayonet)	80	21	
Seaside Resort Development, LLC	2	40	
Shelter Outreach Plus	22		
UCMBEST	66		
Veterans Admin Clinic	80	10	
Veterans Transition Center	11	1	1
Monterey Bay Urgent Care	8		
Peninsula Primary Care	11		
CHOMP	36.5	26	2
TOTALS:	3,306	1,591	5,808

(Base Reuse Plan Implementation continued)

Water Supply, Use, Quality, and Yield Monitoring

Section 3.11.5.4(d) of the BRP provides that FORA will monitor availability of potable and non-potable water and compare it with existing use. Table 1 shows availability of potable water on former Fort Ord and current consumption information. In addition to this potable water, on May 11, 2007, the FORA Board allocated 1,427 AFY of recycled water. This recycled water resource is not yet being consumed by the Ord Community customers.

Public Services Monitoring

Under section 3.11.5.5 of the BRP, if a project approved by a land use jurisdiction does not meet FORA's level-of-service standards, the FORA Board is required to determine that the project is not consistent with the BRP. FORA staff reviewed the development entitlement consistency determinations in FY 12-13, and determined that both met level-of-service standards.

CIP Conformance Monitoring

Under section 3.11.5.6 of the BRP, if a project approved by a land use jurisdiction cannot be served by adequate infrastructure, the FORA Board is required to determine that the project is not consistent with the BRP. FORA staff reviewed the development entitlement consistency determinations in FY 12-13, and determined that both could be served by adequate infrastructure.

Capital Improvement Program



General Jim Moore Boulevard looking south from Seaside to Del Rey Oaks.

OVERVIEW

The FORA Capital Improvement Program (CIP) is required under the California Environmental Quality Act (CEQA) and mitigates the impacts of development allowed in the Base Reuse Plan. It originated from the 1997 Appendix B of the Base Reuse Plan – the Public Facilities Improvement Plan (PFIP). The PFIP identified necessary improvements to the utility systems and infrastructure in place when Fort Ord closed. As an Army base, most things were not built to City or County standards. Additionally, some of the utility systems are decades old and virtually obsolete. The PFIP defined several categories – *elements* – of improvements required to allow redevelopment of the fort: 1) Transportation/Transit; 2) Water Augmentation; 3) Storm Drainage System; 4) Habitat Management; 5) Fire-Fighting Enhancement; and, 6) Water and Wastewater Collection Systems. The projects defined in the PFIP *support* reuse of the base and *mitigate* environmental impacts resulting from redevelopment. The PFIP additionally outlined anticipated project costs, and allocated those costs based on the project beneficiaries and percentage of benefit received.

There is a need to annually review and update the CIP to ensure that project costs keep pace with inflation, and project timing and funding are in sync with redevelopment planning. To begin the review process, FORA staff works with the

Land Use Jurisdictions (LUJs) and Administrative Committee to assemble up-to-date redevelopment forecasts. FORA staff uses this information to make necessary modifications and annually present an updated – *reprogrammed* – CIP to the Board for adoption. The reprogrammed CIP demonstrates how PFIP elements can be funded and implemented throughout FORA’s lifetime. The CIP also keeps track of completed projects and how the completed project funding offsets FORA’s total obligation toward utility system and infrastructure improvements. The first CIP was adopted by the Board in 2001 and with the exception of 2004/05, has been a routine procedure each year in the June time frame.

The CIP includes *contingency* categories of funding. These contingencies allow for future, unidentified projects the Board can assign to support redevelopment and equity between the LUJs. Previously, contingency funding has been applied toward: 1) completing construction projects when the anticipated cost was less than actual construction costs; 2) a voluntary contribution toward the water and wastewater collection systems to help control the cost of water connection fees; and, 3) construction of *basewide* versus *in-tract* improvements associated with transportation projects. Future funding is expected to be applied toward the restoration of percolation ponds in the Fort Ord Dunes State Park, property management and caretaker costs, and other unforeseen circumstances.

(Capital Improvement Program continued)

The current CIP can be found at www.fora.org. An overview of each individual CIP element follows:

1) Transportation/Transit

Transportation and Transit projects were assigned by the Transportation Agency for Monterey County (TAMC), working with Monterey-Salinas Transit (MST). TAMC also assigned FORA a percentage of the project costs, with some projects co-funded by other agencies, like TAMC or CalTrans. Partial project funding presented a problem when FORA was ready to move forward with a project and the co-funding agency was not. This, along with the fact that some projects listed in the PFIP were no longer proposed by the Cities of Marina and Seaside, prompted a *reassessment* of FORA's transportation obligations. TAMC worked with the Association of Monterey Bay Area Governments and FORA to analyze the transportation network and FORA's assigned percentage of project cost. This analysis resulted in the FORA Fee Reallocation Study, adopted by the FORA Board in April 2005. FORA's total funding obligation remained the same, but *on-site* former Fort Ord projects were assigned 100% FORA funding responsibility while *off-site* and *regional* projects were assigned a lower percentage of shared responsibility.

FORA has actively implemented capital improvement projects since 1995. Completed transportation projects include:

- a) **Roadway Improvements** – Safety improvements at various locations when the base was opened to public access, including: 1) replacement striping and weed abatement along South Boundary Road, Coe Avenue, Imjin Road and 2nd Avenue; 2) installation of bicycle shoulders and street lighting on Inter-Garrison Road; and, 3) pavement overlays on Imjin Road into the Marina Municipal Airport and Reservation Road from Imjin to Blanco. These projects were funded through a \$5.2M grant from the US Department of Commerce, Economic Development Administration (EDA).
- b) **North-South Road at Highway 218** – The intersection of North-South Road (General Jim Moore Boulevard) and Highway 218 (Canyon Del Rey Boulevard) was widened, signalized and opened to traffic. This project was funded through a \$1M EDA grant.
- c) **North-South Road** – Realignment of North-South Road (General Jim Moore Boulevard) from Light Fighter Drive to 4th Avenue on the CSUMB campus. The \$1M grant noted above also funded this project.
- d) **MBEST, University & Research Drives** – Construction of MBEST, University and Research Drives to create a street system for the UC-MBEST Center. This project produced 7 ½ lane miles of new roadway and included the installation of communication ducts and storm drains. A \$2.1M EDA grant funded this project.
- e) **California Avenue** – Construction of California Avenue from Reindollar Avenue in the City of Marina to Imjin Parkway, creating a “connection” between Marina proper and Marina’s extended city limits on the former Fort Ord. This project produced 1 lane mile of new roadway and bicycle lanes, native landscaping and a sound wall, and was funded through a \$2M EDA grant.
- f) **Rancho Saucito Road** – Construction of Rancho Saucito Road in the City of Monterey, connecting Ryan Ranch Road to South Boundary Road, creating a “connection” between the existing boundaries of Monterey and Del Rey Oaks and their extended city limits on the former Fort Ord. This project included 1 lane mile of new roadway and was constructed with the EDA grant funds noted above.
- g) **South Boundary Overlay** – With remaining EDA grant funds from the California Avenue/ Rancho Saucito Road project, South Boundary Road (from Rancho Saucito Road to General Jim Moore Boulevard) received a pavement overlay and fresh striping.
- h) **MBEST & University Drive** – The connection and opening of the intersection of MBEST & University Drives with Blanco Road.
- i) **Reservation, Blanco & Imjin Roads** – Roadway and intersection widening, signalization, pavement overlay, fresh striping, and installation of a separated bike path along Reservation Road to Imjin Parkway. The bike path was funded by a grant from the Monterey Bay Unified Air Pollution Control District and the roadway projects were funded by a \$9.8M EDA grant, which also funded other projects noted below.
- j) **Imjin Parkway** – Construction of Imjin Parkway (realignment of 12th Street) from Imjin Road to the intersection of 2nd Avenue. This project included 10 lane miles of new roadway, bike lanes, separated bike paths, two signalized intersections and the installation and relocation of utilities. The \$9.8M EDA grant noted above funded this construction project. In 2003, FORA received a TAMC *Transportation Excellence Award* for Imjin Parkway.
- k) **2nd Avenue & Imjin Parkway Completion** – Construction of the remainder of Imjin Parkway from 2nd Avenue to Highway 1, including the new Highway 1 North off-ramp. Upgrade and widening of 2nd Avenue from Imjin Parkway to Light Fighter Drive, including

street and signal lights. This project produced 10 lane miles and was funded through a \$3.9M EDA grant.

l) 2nd Avenue Completion – Installation of telecommunications conduits, irrigation and landscaping, and bike lane striping to complete 2nd Avenue construction. This project utilized remaining EDA grant funds.

m) General Jim Moore Boulevard (GJMB) Phases I through VI – Produced 22 total lane miles

- 1) GJMB Phase I – Grading and earthwork of GJMB, from Ardennes Road to McClure Drive, in preparation for Phase II. This project included the installation of utilities and utilized remaining EDA grant funds.
- 2) GJMB Phase II – Construction of new lanes on GJMB from Ardennes Road to McClure Drive, including the installation of bike lanes and bus stops.
- 3) GJMB Phase III – Construction of additional lanes on GJMB from McClure Drive to Coe Avenue, including realignment of the Coe Avenue intersection. This project included the installation of street lights, bike lanes, bus stops and utilities.
- 4) GJMB Phase IV – Grading for the realignment of GJMB from Coe Avenue to just north of the Del Rey Oaks city limit. This project included constructing an intersection at Eucalyptus Road (**Eucalyptus Road Phase I**), and the installation of water, recycled water, wastewater, and telecommunication lines. A \$6.4M EDA American Recovery & Reinvestment Act grant funded GJMB Phases IV through VI.
- 5) GJMB V – Construction of newly realigned GJMB from Coe Avenue to just north of the Del Rey Oaks city limits. This project included the installation of bike lanes, sidewalks and bus stops. **Eucalyptus Road Phase II** was a component of this project and included the grading and paving of Eucalyptus Road from GJMB to just short of Parker Flats Road. Provided support of the Aquifer Storage & Recovery Water Project in the Seaside Basin as well.
- 6) GJMB & Eucalyptus Road Completion – Street and signal light installation on GJMB, opening the intersections of GJMB with San Pablo, Broadway and Hilby Avenues, and landscaping. Construction of **Eucalyptus Road**, including street lights and erosion control, from GJMB to just short of Parker Flats Road.

In total, over \$34M in grant funding has been used to construct over \$75M in transportation improvements and approximately 50 lane miles of new or refurbished roadways and bike lanes. FORA worked with Marina Coast Water District (MCWD) so they could install water and wastewater facilities in conjunction with FORA's construction projects. This cooperative approach allowed MCWD to experience significant savings while installing approximately 14.5 miles of potable water pipeline and 10 miles of recycled water pipeline.

Transit

FORA's obligation to Transit is intended to fund MST's purchase or replacement of transit vehicles and construction of an intermodal center. Additionally, the BRP envisioned a "multi-modal corridor" which was originally thought to be light rail along Imjin Parkway and Blanco Road, providing transit services between the Peninsula and Salinas. However, long range planning by TAMC and MST does not include light rail services. After a series of stakeholder meetings, an alternative option was identified – an MST "Bus-Rapid-Transit" line along Inter-Garrison, Reservation and Davis Roads. This option had the added benefit of being more environmentally sensitive, since the original corridor alignment was planned through University of California habitat preserves. The FORA Board rescinded that original alignment and designated the new alignment in December 2010.

2012/2013 Activity

Over the last fiscal year, roadway designs for Eastside Parkway, Inter-Garrison Road and Gigling Road were advanced to 90% complete status. Roadway design plans for South Boundary Road and the remaining portion of General Jim Moore Boulevard are 100% complete and construction ready—once the Habitat Conservation Plan (HCP) is finalized. Additionally, progress over the last year includes meeting all reporting requirements under the EDA's federal grant program.

Looking Ahead

For the proposed FY 2013/14 CIP, transportation and transit projects were pushed out by one or more years because FORA did not receive \$8,637,000 in development fees that the LUJs forecasted would be collected. Lower fee collection also resulted in annual funding amounts being spread

(Capital Improvement Program continued)

differently to accommodate a shorter amount of time available to accomplish the program (6 years in FY 13/14 instead of 7 years in FY 12/13). The Board received presentations on the draft FY 2013/14 CIP at their May, June and July 2013 meetings, and further consideration/adoption is scheduled for August.

FORA staff anticipates that, once Board adopted, the projects in the FY 2013/14 CIP can move ahead on schedule. However, that schedule is contingent on sufficient fee collection and finalization of the HCP. Once the HCP is finalized, FORA will make an application for EDA grant funds to complete General Jim Moore Boulevard and construct the South Boundary Road upgrade.

2) Water Augmentation

When Fort Ord was active, the US Army had a 6,600 acre-feet per year (AFY) groundwater entitlement. When the base closed, that 6,600 AFY of groundwater was retained for redevelopment and allocated to the LUJs. The BRP identifies water availability as a *resource constraint*, meaning only a certain amount of redevelopment may occur within the amount of water available. The BRP anticipated that full build-out would utilize the entire 6,600 AFY of available groundwater supply – and – an additional 2,400 AFY from another water source would be required to achieve the level of reuse permitted in the BRP and ensure that landscaping and golf courses do not use up precious potable water.

FORA contracted with MCWD to develop a water augmentation program. Following a comprehensive two-year process of evaluating viable water augmentation options, in October 2004 the MCWD Board of Directors certified a program level Environmental Impact Report (EIR) analyzing three potential projects. The projects included desalination, recycled water and a “hybrid” approach (containing components of both desalination and recycled water projects). In June 2005, MCWD staff and consultants, working with FORA staff and Administrative Committee, recommended the hybrid project to the FORA and MCWD Boards of Directors.

Following those approvals, several factors caused reconsideration of the water augmentation program: 1) increased project costs as designs were refined; 2) MCWD and Monterey Regional Water Pollution Control Agency (MRWPCA) negotiations regarding the recycled component of the project were not accomplished; and 3), the significant economic downturn (2008-2012). These factors deferred the need for the augmentation program and provided an opportunity to consider the alternative “Regional Plan” as the preferred project for the water augmentation program.

The Regional Plan called for multi-agency funding of a larger capacity desalination facility, with the water produced allocated to the participating agencies. Certain design features, such as brackish water intake wells and outfall discharge, were incorporated into the Regional Plan to reduce construction and treatment costs.

At their April 2008 meeting, the FORA Board endorsed the Regional Plan as the preferred plan to deliver 2,400 AFY of augmenting water. The State Public Utilities Commission designated the Regional Plan as the preferred environmental alternative and an *agreement in principal to proceed* was entered into by Cal-Am, MCWD and MRWPCA. This agreement is unlikely to proceed under the present circumstances. MCWD is still contractually obligated to provide an augmented water source for the former Fort Ord, distinct from the Regional Project. The proposed CIP defaults to the prior Board approved “hybrid” project that MCWD has already performed CEQA for and is contractually required to implement.

Looking Ahead

Currently, the former Fort Ord is only using about 1/3 to 1/2 of the annual groundwater entitlement. A desalination project, as part of a “hybrid” augmentation program, is anticipated to provide up to 1,200 AFY of potable water. However, because there is at least half of the groundwater entitlement still remaining, this augmenting water is not yet needed. Planning for a desalination plant continues and is directed at producing water at the time redevelopment creates the demand.



Under its contract with FORA, MCWD is carefully monitoring proposed projects of other agencies where such projects may have the potential to affect the Ord Community’s access to various forms of water. MCWD says it will take prudent steps to ensure its con-

tinuing ability to meet the water and wastewater collection needs of the Ord Community.