

FORT ORD REUSE AUTHORITY

DEVELOPMENT AND RESOURCE
MANAGEMENT PLAN

3.11.5 FORA's Development and Resource Management Plan (DRMP)

3.11.5.1 Objectives of the DRMP

Reuse of the former Fort Ord will utilize the DRMP to restrain development to available resources and service constraints. The DRMP objectives are:

- Development on former Fort Ord lands will be limited by the availability of services;
- Service availability is measured by compliance with Level of Service standards;
- Services are limited by resource and financial constraints. Resource limitations describe holding capacity limitations. Financial limitations are expressed in the Capital Improvement Program (CIP), and its periodic updates, for Base Reuse; and
- Services will be extended to development on a first come first served basis, up to the financial and resource limitations.

3.11.5.2 Components of the DRMP

To adequately implement the approach and principles described in sections 3.11.1 through 3.11.4, FORA will establish programs and monitor the following components of the DRMP:

- Management of Transportation Improvements,
- Management of Water Supply;
- Provision of Public Services; and
- Capital Planning.

FORA shall provide an annual report on the Development, Resource and Service Levels.

3.11.5.3 Management of Transportation Improvements

The development of transportation improvements is more a financial constraint than a resource constraint. However, the funding of an adequate transportation system must be paired with measurement of current and future traffic congestion to insure compliance with Level of Service standards. Programs to implement this component of the DRMP include:

3.11.5.3 (a) **Fair Share Financing Program.** FORA shall fund its "Fair Share" of "on-site," "off-site," and "regional" roadway and transit capital improvements based on the nexus analysis of the TAMC regional transportation model. The

nexus is described in the Public Facilities Improvement Plan, Volume 3 of the Reuse Plan, as amended from time to time. The nexus has been updated to reflect TAMC's re-prioritizing of improvements in the network and is reported in the "Fort Ord Regional Transportation Study," prepared by TAMC, January 6, 1997.

3.11.5.3 (b) **Reimbursement Improvements Programs for On-site and Off-site Improvements.** FORA will retain the flexibility to build roadway improvements to the "on-site," "off-site," and "regional" network, as described in the Reuse Plan to serve development activities at the former Fort Ord. FORA will participate in reimbursement programs to recover expenses beyond Fort Ord's fair share when alternative programs for financing roadway and transit improvements are established.

3.11.5.3 (c) **Regional Improvements Program.** FORA intends to participate in a regional transportation financing mechanism if adopted by TAMC, as provided in 3.11.5.3 (a) and (b). Until such a mechanism is established, FORA will collect and, at its discretion, may use Fort Ord's "Fair Share" for construction of a roadway arterial network in and around the former Fort Ord. FORA's participation in the regional improvements program constitutes mitigation of FORA's share of cumulative impacts.

3.11.5.3 (d) **Monitoring Transportation Improvements.** Monitoring of transportation improvements will prevent development from exceeding FORA's Level-of-Service Standards.

LAND USE JURISDICTION RESPONSIBILITY. Each Land Use Jurisdiction shall annually provide information to TAMC and FORA on approved projects and building permits with their jurisdiction (both on the former Fort Ord and outside the former base), including traffic model runs, traffic reports, and environmental documents.

FORA RESPONSIBILITY. FORA shall work with TAMC to monitor current and projected traffic service levels on links identified as "on-site" and "off-site" segments in the Reuse Plan.

TAMC RESPONSIBILITY. TAMC shall monitor current and projected traffic service levels on links identified as "on-site," "off-site," and "regional" segments in northern Monterey County that affect the Reuse of the former Fort Ord.

3.11.5.4 Management of Water Supply

Water supply is a central resource constraint for development of Fort Ord. Insuring that development does not exceed the available water supply, including safe yield, is a major component of the DRMP. The following measures ensure that development is managed within this resource constraint.

3.11.5.4 (a) **Water Allocation Program**. FORA has adopted a program for allocation of the existing potable water supply by jurisdiction. The allocation is summarized in Table 3.11-2. The allocation will provide the member agencies the necessary certainty of water supplies to responsibly manage development within each individual land use jurisdiction.

- 1) **Implementation Procedures and Annual Report**. FORA shall enter into an allocation agreement or agreements with the member agencies to implement the allocation program and define procedures to address:
 - (a) the exchanges of water allocations among member jurisdictions;
 - (b) an annual allocation of the strategic reserve;
 - (c) mechanisms to assure the jurisdictions remain within their allocation; and
 - (d) changes to the allocation resulting from changes in the availability of the total existing water supply to the former Fort Ord.
- (2) **5-Year Review**. FORA and the member agencies shall review and, if necessary, revise the water allocation program at least every five years. This review process will be established in FORA's allocation agreement(s) with the member agencies.
- (3) **Water Allocation Monitoring**. The water allocation will be monitored at the time of project reviews.

LAND USE JURISDICTION RESPONSIBILITY. Development projects approved by each land use jurisdiction will require a finding by that land use jurisdiction that the project can be served with their jurisdictional water allocation or by water imported to the former Fort Ord from another available water source.

FORA RESPONSIBILITY. If projects approved by the Land Use Jurisdictions 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 FORA Board will be required to determine that the project is Not Consistent with the Reuse Plan.

TABLE 3.11-2
Allocation of Existing Potable Water Supply
By Jurisdiction
(Based on FORA's April 12, 1996 Resolution)

JURISDICTION	TOTAL WATER ALLOCATION (AFY)	NOTES
City of Seaside	710	
County/City of Del Rey Oaks	75	Plus reclaimed water for golf course
County/City of Monterey	65	
City of Marina	1,185	
Monterey County	545	
ARMY	1,410	
CSUMB	1,055	Plus reclaimed water for irrigation
UCMBEST	165	Plus reclaimed water for irrigation
County/State Parks and Recreation	45	
County/Marina Sphere Polygon 8a	50	
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SUBTOTAL	5,295 AFY	
Line Loss (10%)	530	
FORA Strategic Receive	785	Encumbered Reserve: Army – 160 AFY1 CSUMB – 125 AFY1 Seaside – 230 AFY2 Unencumbered – 270 AFY
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TOTAL	6,600 AFY	

ENCUMBRANCES TO FORA'S STRATEGIC RESERVE

1. 160 AFY at the POM Annex and 125 AFY at CSUMB polygon 10 are available upon metering of existing dwelling units.
2. 230 AFY loaned to Seaside is available to Seaside for golf course irrigation until reclaimed replacement water is provided.

3.11.5.4 (b) **Residential Development Program.** To prevent using up scarce resource availability, overall residential development limitations must be put in place to save capacity for industrial/commercial land uses and to prevent residential development from outstripping the existing 6600 afy of potable water supply at the former Fort Ord. The land use jurisdictions shall manage and determine the use of their full water allocation. The Residential Development Program limits total residential development that is served by the FORA existing potable water supply, based on the planning projections detailed in Table 3.11-3:

TABLE 3.11-3
Projected Residential Development Through 2015
(Based on the Existing 6,600 AFY of Potable Water)

CATEGORY	UNITS	OCCUPANCY	POPULATION
POM Annex	1,590	2.6/unit	4,134
CSUMB Housing ¹	1,253	2.0/unit	2,506
New Housing ²	6,160	2.6/unit	16,016
Existing Housing	1,813	2.6/unit	4,714
CSUMB on campus			
Students ³	NA	NA	10,000
TOTAL	10,816		37,370

1. Assumes that no students live in this housing. If students occupy this housing then the estimate for students living on campus would be reduced to avoid double counting.
2. Single Room Occupancy Units (SRO's) shall be counted as 38 units based on a comparable water demand.
3. Assumes 90% of 2015 projections of 12, 500 FTE.

- 1) **Residential Population Limit.** Based on the existing potable water supply of 6,600 afy, the total resident population limit at the former Fort Ord is estimated to be 37,370.

- 2) **New Residential Unit Limit.** Based on the existing potable water supply of 6,600 afy, the total new residential units within the former Fort Ord shall not exceed 6,160 so that when combined with replacement or occupancy of the 1,813 existing units the total residential units shall not exceed 7,973 (excluding CSUMB and POM Annex housing). FORA's DRMP does not attempt to allocate residential units to the land use jurisdictions.
- 3) **Residential Unit and Population Monitoring.** Residential units and population will be monitored to prevent residential development from exceeding available water supplies.

LAND USE JURISDICTION RESPONSIBILITY. Each land use jurisdiction shall annually report to FORA the number of new residential units, based on building permits and approved residential projects, within its former Fort Ord boundaries and estimate, on the basis of the unit count, the current and projected population. The report shall distinguish units served by water from FORA's allocation and water from other available sources.

FORA RESPONSIBILITY. FORA shall incorporate the report on the residential population and units in its annual report.

3.11.5.4 (c) **Industrial and Commercial Job Creation Programs.** The replacement of the 18,000 jobs lost as a result of the closure of Fort Ord is a major goal of the Reuse Plan. Market studies for the Reuse Plan show that the market for industrial and commercial job creation is weak and will, in fact, be the principal limitation on non-residential development. When the estimated jobs within the former Fort Ord boundaries reaches 18,000, the Residential Development Program (3.11.5.4(b)) shall be eliminated. The following measures are designed to implement this DRMP component.

- 1) **Priority Infrastructure Funding.** The CIP shall provide priority funding for infrastructure to serve industrial and commercial development.
- 2) **Development Tax Fee Burdens.** The financial program shall implement tax and fee burdens that promote industrial and commercial uses. FORA will initiate appropriate proceedings for the implementation of development tax burdens to transfer some infrastructure costs from job-generating uses to residential development.
- 3) **Job Creation Monitoring.** Job creation monitoring will provide FORA with information necessary to monitor the effectiveness of the Residential Population and New Unit Limits.

LAND USE JURISDICTION RESPONSIBILITY. Each Land Use Jurisdiction shall prepare an annual estimate of existing and projected jobs within its Fort Ord boundaries based on development projects that are on-going, completed, and approved.

FORA RESPONSIBILITY. FORA shall incorporate the job creation reports into its annual report.

**Table 3.11-4
Job Creation Projected Through 2015
(Based on 6,600 afy Water Supply)**

LAND USE CATEGORY	PERCENT BUILDOUT	EMPLOYEES
CSUMB	50%	1,600
POM Annex	100%	310
Industrial/Office/R&D	30%	11,350
Retail	60%	2,372
Hotel (Includes golf and Other visitor-serving)	56%	1,155
Parks & Open Space (State Park etc.)	100%	90
Public Facilities (Schools, MPC, including military)	99%	1,450
Habitat Management	100%	15
TOTAL		18,342

3.11.5.4 (d) **Water Supply Management and Augmentation Programs.** The management of existing groundwater supplies, water conservation, and providing alternative sources of water supply are all necessary water management measures required to implement the objectives of the Reuse Plan. Development beyond the limits defined in the DRMP will be allowed only upon the augmentation of existing water supplies.

- 1) Protection of Yield and Quality of Water Supplies. Pumping from the on-site well-water supply for FORA has been shown to effect the extent of seawater intrusion into the shallow aquifers. FORA shall:

- (a) participate in on-going water basin management planning;
 - (b) actively manage the water supply allocation so as to remain within the water resources available to the former Fort Ord under the auspices of the Responsible Regional Agency, the Monterey County Water Resources Agency (MCWRA);
 - (c) through the water purveyor, monitor chloride levels in the wells supplying the former Fort Ord in order to provide warning of salt water intrusion. If a detected upward trend in chloride levels results in exceeding potable water standards over a five year period, the FORA Board will be notified by the water purveyor in order to take corrective action.
 - (d) take measures to eliminate extraction of the former Fort Ord's water supply from the 180-foot shallow aquifer by encasing those wells through the shallow aquifer zone.
- (2) Water Use Efficiency Program. FORA shall establish water efficiency and on-site reuse policies governing development to achieve conservation objectives.
 - (3) Reclaimed Water Source and Funding. FORA shall continue to actively participate in and support the development of reclaimed water supply sources by the water purveyor and the Monterey Regional Water Pollution Control Agency (MRWPCA) to insure adequate water supplies for the former Fort Ord. The CIP shall fund a reclaimed water program adequate for the full development of industrial and commercial land uses and golf course development.
 - (4) On-Site Water Collection Program. FORA shall promote the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect surface water for in-tract irrigation and other non-potable use.
 - (5) Additional Potable Water Supplies Program. FORA may investigate and provide appropriate augmentation of the potable water supplies to:
 - (a) assure the long-range water supplies for the needs and plans for the planned uses at the former Fort Ord;
 - (b) assure the economic viability of the reuse financing measures; and
 - (c) promote the goals established for FORA in SB-899.
 - (6) Monitoring of Water Supply, Use, Quality, and Yield. Water supply, use, quality, and yield shall be monitored to meet the DRMP objectives.

LAND USE JURISDICTION RESPONSIBILITY. Each land use jurisdiction shall provide FORA with an annual summary of approved projects.

FORA RESPONSIBILITY. FORA shall monitor the availability of potable and non-potable water and compare it with existing use. This monitoring is

undertaken to insure that the water consumption at the former Fort Ord will not exceed the contracted, owned, or allocated water supply of FORA or its member agencies for use within the former Fort Ord boundaries.

FORA shall pursue partnerships with MRWPCA and other appropriate agencies to develop sources of reclaimed water available to the former Fort Ord.

WATER PURVEYOR RESPONSIBILITY. The water purveyor shall annually report to FORA on:

- (a) the use of water by on-going and existing projects;
- (b) consumption rates for potable and non-potable water for typical users; and
- (c) chloride levels of the water withdrawn from the former Fort Ord's well and, if necessary, recommended corrective actions.

MCWRA RESPONSIBILITY. MCWRA shall continue to manage the Salinas River Valley ground water aquifers on a basin-wide basis to ensure an available water supply to FORA.

3.11.5.5 Other Public Services

FORA has adopted service levels in the Reuse Plan for wastewater, habitat management and fire protection. FORA shall work with the land use jurisdictions and service providers to assure that development has sufficient public services to meet the adopted service levels.

- 1) **Monitoring of Public Services.** The availability of public services will be monitored at the time of project review.

LAND USE JURISDICITON RESPONSIBILITY. Development projects approved by each land use jurisdiction will require a finding by that land use jurisdiction that the project can be served with adequate public services for wastewater, habitat management, and fire protection consistent with FORA's Level-of-Service Standards.

FORA RESPONSIBILITY. If a project approved by a land use jurisdiction does not meet FORA's Level-of-Service Standards, the FORA Board will be required to determine that the project is Not Consistent with the Reuse Plan.

3.11.5.6 Capital Planning to Assure Financial Integrity

FORA's CIP is the principal mechanism for insuring adequate service levels within resource constraints.

- 1) **Preparation of Annual Update.** FORA shall annually update the CIP to reflect the proposed capital projects. The extension of infrastructure shall be made on a first-come-first-served basis consistent with funding capabilities and best engineering practices.

2) Monitoring of CIP Conformance.

LAND USE JURISDICTION RESPONSIBILITY. Each development approval by a land use jurisdiction for a project that will utilize infrastructure included in FORA's CIP will require a finding by that land use jurisdiction that the project is consistent with FORA's CIP or can be served by infrastructure provided to the project from outside the former Fort Ord boundaries.

FORA RESPONSIBILITY. If a project approved by a land use jurisdiction cannot be served by adequate infrastructure, the FORA Board will be required to determine that the project is Not Consistent with the Reuse Plan.

3.11.5.7 Annual Development, Resource and Service Level Report

Annual monitoring and reporting is a fundamental contributor to the effectiveness and public support for DRMP. The report shall project demand for services from projected growth and recommend actions that FORA may take to remain within resource capacity or service level standards.

FORA RESPONSIBILITY. FORA shall prepare an annual report on the programs included in the DRMP on the following topics:

Transportation.

Available Water Supply.

- Water Allocation by Jurisdiction.
- Residential Units and Population.
- Industrial and Commercial Job Creation.
- Water Supply, Use, Quality, and Yield.

Other Public Services:

CIP.

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