

Section 4.19

Water

4.19 WATER

This section of the EIR examines Project impacts associated with water supplies and the construction of new water infrastructure. The information presented in this section is based on the following documents:

- *2004 City of Seaside General Plan* (Seaside General Plan);
- *City of Seaside Municipal Code* (SMC);
- *Monterey Horse Park Projected Water Demand and Sewage Generation* (Horse Park Water Sewer) (Whitson Engineers, August 16, 2012);
- *Water Supply Assessment and Written Verification of Supply for the Monterey Downs Specific Plan* (WSA) (Schaaf & Wheeler, November 6, 2012);
- *Water Supply Assessment for the Monterey Downs Specific Plan Update to Table 5-2* (Marina Coast Water District, November 28, 2012);
- *Monterey Downs WSA Supplement* (WSA Supplement) (Diamond West Incorporated, February 21, 2014) (Applicant prepared); and
- *Monterey Downs Water and Sewer Demand Study* (WSDS)¹ (Diamond West Incorporated, September 24, 2012) (Applicant prepared).

The WSA, WSDS, and WSA Supplement are included as Appendix 10.9, *Water Studies*.

4.19.1 ENVIRONMENTAL SETTING

The Marina Coast Water District (MCWD) provides potable water service through a contract with the Fort Ord Reuse Authority (FORA) to residential, commercial, industrial, and institutional customers within its service area, inclusive of former Fort Ord, which includes the Project site. The MCWD serves five major pressure zones that are served via booster stations. The MCWD's water system facilities include six groundwater wells, eight potable water storage tanks, five booster stations, and over 280 miles of pressured pipes ranging from 2 to 24 inches in diameter.

The MCWD's average water production² between 2001 and 2010 was 4,329 acre feet per year (AFY) with 2,018 AFY in the central Marina service area and 2,311 AFY in the Ord Community Service Area service area, as shown in Table 4.19-1, *Water Production by Service Area (AF)*. The Ord Community Service Area is a Marina Coast Water District water service area consisting of the former Fort Ord military installation.

¹ Included in WSA Appendix A.

² The majority of Marina's water supply currently comes from groundwater. Although not currently in operation, MCWD's desalination treatment plant can supplement and diversify MCWD's water supply sources. Marina's desalination plant when running at full capacity can provide 300,000 gallons per day of potable water (<http://www.mcwd.org/desal.html>).

Table 4.19-1
Water Production by Service Area (AF)

Year	Central Marina	Ord Community Service Area	Total
2001	2,285	2,228	4,513
2002	2,306	2,137	4,443
2003	2,185	2,144	4,330
2004	2,262	2,423	4,685
2005	2,195	1,994	4,188
2006	1,786	2,509	4,295
2007	1,622	2,941	4,563
2008	1,833	2,269	4,102
2009	1,962	2,076	4,038
2010	1,744	2,389	4,133
Average	2,018	2,311	4,329

Source: Schaaf & Wheeler, *Water Supply Assessment and Written Verification of Supply for the Monterey Downs Specific Plan*, Table 3-1, November 6, 2012.

Marina Coast Water District Water Demand Projections

Based on the *Marina Coast Water District 2010 Urban Water Management Plan* (2010 UWMP) (Schaaf & Wheeler, adopted June 14, 2011), the projected water demands for the MCWD in 2030 total 12,216 AFY ; refer to Table 4.19-2, *Water Demand by Jurisdiction*. Of the 12,216 AFY in total demand projected in 2030 within the MCWD, the Ord Community Service Area's demand is projected to total 8,173 AFY, which includes a demand estimate of 2,093 AFY for the City of Seaside and 1,087 AFY for the County of Monterey. The City of Seaside and County of Monterey demand estimates account for proposed Specific Plan elements, including all of the residential units, one of the two hotels, the Seaside Corporation Yard, and allocations for office, retail, and light industrial space. The Central Coast Veterans Cemetery (CCVC) was not projected for construction during the planning period and therefore the water demand was not accounted for in the 2010 UWMP. Subsequently, on April 11, 2014, the FORA Board allocated 5 AFY to the CCVC.

Water Supply

MCWD's primary source of water is the Salinas Valley Groundwater Basin. A small desalination plant in the Central Marina Service area can provide water to the MCWD, but is not currently in operation. Under the Regional Urban Water Augmentation Project, the MCWD is working to develop recycled water and a larger desalination plant to meet the projected demands of the Ord Community Service Area. None of the MCWD's current water supply is purchased under a wholesale contract.

Table 4.19-2
Water Demand by Jurisdiction

Jurisdiction	2030 Water Demand (Acre Feet Yearly)
ORD COMMUNITY	
CSU Monterey Bay	778
City of Del Rey Oaks	527
City of Monterey	92
County of Monterey	1,087
UCMBEST	474
City of Seaside	1,012
U.S. Army	997
State Parks and Recreation	25
Marina Ord Community	1,739
Marina Sphere	10
FORA Strategic Residential	0
Assumed Line Loss	348
<i>Subtotal Ord Community</i>	8,172
MARINA COMMUNITY	
Armstrong Ranch	680
Lonestar Property	500
Marina Central	2,864
<i>Subtotal Marina Community</i>	4,044
TOTAL	12,216
Source: Schaaf & Wheeler, <i>Marina Coast Water District 2010 Urban Water Management Plan Table 3.5</i> , June 14, 2011.	

GROUNDWATER

The MCWD withdraws groundwater from the Salinas Valley Groundwater Basin, which is managed by the Monterey County Water Resources Agency (MCWRA). Under the *Agreement between the United States of America and the Monterey County Water Resources Agency concerning Annexation of Fort Ord into Zones 2 and 2A of the Monterey County Water Resources Agency, Agreement No. A-06404* (September 21, 1993), the MCWD (successor to the United States) may withdraw up to 6,600 AFY from the Salinas Groundwater Basin for use in the MCWD Ord Community Service Area.

There are three defined aquifers within the MCWD Service Area: the 180-foot; 400-foot; and 900-foot (or Deep Aquifer). The MCWD's municipal water system extracts water from eight groundwater wells with three wells located within Central Marina and five wells located within former Fort Ord. The Marina and Ord Community Service Areas are interconnected for reliability with meters at the points of connection to facilitate managing the two well fields to ensure each service area remains within its authorized withdrawal limit.

Table 4.19-3, *Groundwater Allocation by Jurisdiction*, outlines the groundwater allocation by jurisdiction.

Table 4.19-3
Groundwater Allocation by Jurisdiction

Jurisdiction	Groundwater Allocations (Acre Feet Yearly)
ORD COMMUNITY	
CSU Monterey Bay	1,035
City of Del Rey Oaks	243
City of Monterey	65
County of Monterey	710
UCMBEST	230
City of Seaside (Ord Portion)	1,012
U.S. Army	1,577
State Parks and Recreation	45
City Marina (Ord Community)	1,325
County/Marina Sphere	10
FORA Strategic Reserve	0
Assumed Line Loss	348
<i>Ord Community Subtotal</i>	<i>6,600</i>
MARINA COMMUNITY	
Armstrong Ranch	920
RMC Lonestar	500
Marina Central	3,020
<i>Marina Community Subtotal</i>	<i>4,440</i>
TOTAL	11,040
Source: Schaaf & Wheeler, <i>Marina Coast Water District 2010 Urban Water Management Plan Table 4.2</i> , June 14, 2011.	

As indicated in Table 4.19-3, a total of 11,040AFY of groundwater have been allocated within the MCWD service area. In 2007, FORA allocated 6,600 AFY of existing groundwater to jurisdictions within the Ord Community. As also indicated in Table 4.19-3, of the 6,600 AFY of existing groundwater, 1,012 AFY were allocated to the City of Seaside and 710 AFY were allocated to the County of Monterey. Until additional water supplies are available within the Ord Community Service Area, MCWD would only allow new service connections up to the usage totals allocated by the respective jurisdictions. The jurisdictions then formally sub-allocate this supply to specific developments. A total of approximately 2,644.4 AFY³ have been sub-allocated by the various jurisdictions, leaving approximately 3,955.6 AFY that have not been sub-allocated.

³ Excludes the 430 AFY that were temporarily allocated to the Bayonet/Blackhorse Golf Course. Marina Coast Water District Website, http://www.mcwd.org/docs/agenda_minutes/2013-01-08_board/Item%2010-A%20-%20Water%20Allocations%20Table%2026NOV12.pdf, Accessed February 17, 2015, and *Water Supply Assessment for the Monterey Downs Specific Plan Update to Table 5-2* (Marina Coast Water District, November 28, 2012).

Both the City of Seaside and County of Monterey have sub-allocated portions of their existing groundwater allocation; see Table 4.19-4, *Groundwater Sub-Allocations*. As indicated in Table 4.19-4, of the 1,012 AFY of groundwater FORA allocated to the City of Seaside, the City has sub-allocated 786.6 AFY, with a remaining 225.4 AFY unallocated. As also indicated in Table 4.19-4, of the 710 AFY of groundwater FORA allocated to the County of Monterey, the County has sub-allocated 522.5 AFY, with a remaining 187.5 AFY unallocated. Overall, of the 1,722 AFY of groundwater FORA allocated to the City and County combined, the City/County have sub-allocated 1,309.1 AFY, with a remaining 412.9 AFY unallocated.

Table 4.19-4
Groundwater Sub-Allocations

Land Use Jurisdiction	Existing Groundwater Allocation (AFY)
City of Seaside	
Sunbay Apartments (Thorson)	120.0
Bay View Park (Brostram)	84.8
Seaside Highlands	168.5
Seaside Resort	161.4
Monterey Peninsula Unified School District	81.0
Monterey College of Law	2.8
Monterey Peninsula College	9.7
Chartwell School	6.4
Main Gate "Retail Lifestyle Mall"	149.0
Other	3.0
City of Seaside Total	786.6
FORA Allocation	1,012.0
City of Seaside Unallocated	225.4
County of Monterey	
East Garrison I	470.0
Monterey Peninsula College	52.5
Monterey County Total	522.5
FORA Allocation	710.0
Monterey County Unallocated	187.5
Total City/County Unallocated	412.9
Note: The Seaside City Council has the authority to reallocate groundwater previously allocated to other projects. For example, the water allocated to the Main Gate "Retail Lifestyle Mall." No development projects have been proposed.	
Source: Marina Coast Water District, <i>Water Supply Assessment for the Monterey Downs Specific Plan Update to Table 5-2</i> , November 28, 2012.	

DESALINATED WATER

The MCWD has a desalination plant located near Marina State Beach, which can contribute up to 300 AFY of potable water supply to the Central Marina service area. The plant was constructed in 1997 as a pilot project but is not currently in use. Under a 2006 agreement among the MCWD, Cypress Marina Heights, L.P, Marina Community Partners, LLC, and Cypress Knolls, LLC, the plant's

yield is dedicated to meeting the needs of the three developments in the Marina portion of the Ord Community Service Area. The developers may opt to terminate the agreement once new supply becomes available to the Ord Community Service Area from the Regional Urban Water Augmentation Project or the Regional Desalination Project.

RECYCLED WATER

Recycled water, also referred to as reclaimed water, is sanitary sewage that undergoes treatment and disinfection, typically for non-potable uses such as agricultural and landscape irrigation.

Salinas Valley Reclamation Project

In 1992, Monterey Regional Water Pollution Control Agency (MRWPCA) and the Monterey County Water Resources Agency formed a partnership to build the Salinas Valley Reclamation Project (SVRP) recycled water project. The SVRP came online September of 1997 and began distributing irrigation water through Castroville Seawater Intrusion Project (CSIP) on April 15, 1998. The SVRP treats wastewater to advanced tertiary level. The resultant recycled water meets all State standards for recreational uses, including unrestricted use on freshly edible food crops. The facility is sized to produce a maximum of 29.6 million gallons of recycled water per day. This is the equivalent of one foot of water over 91 acres of land. The SVRP is the largest sewage treatment installation in the world to recycle wastewater for freshly edible food crops. During the summer growing season, MRWPCA recycles 100 percent of its intake water.⁴

MCWD Recycled Water Project

In the 2006 MCWD Recycled Water Project Basin of Design Report for the recycled water system, 2,635 AFY of urban irrigation demand which may utilize recycled water was identified in the Ord Community Service Area service area. Phase I of the Recycled Water Project was sized to deliver up to 1,727 AFY, based upon the quantity available to urban users from the MRWPCA. Phase 2 of the Recycled Water Project would deliver additional supplies, but would require developing a means of storing recycled water during the low demand months in the winter for delivery during the peak demand summer months.

Ord Community Water District Master Plan

The MCWD/RBF Consulting 2004 Ord Community Water District Master Plan anticipates that reclaimed water infrastructure will be constructed along General Jim Moore Boulevard west of the Project site and along the reconstructed portions of Eucalyptus Road south of the Project site. According to FORA staff and the 2012-2013 Annual Report, the General Jim Moore Boulevard/Eucalyptus Road project has been completed with inclusion of reclaimed water systems.^{5,6} In addition, MCWD is planning to construct a 1.5 million gallon reclaimed water tank, which would be located at the same site as the current Zone D and Zone E tanks. The

⁴ Monterey Regional Water Pollution Control Agency Website, *Slowing Seawater Intrusion*, http://www.mrwPCA.org/about_facilities_water_recycling.php, Accessed August 12, 2014.

⁵ Ford Ord Reuse Authority, Annual Report, Fiscal Year 2012-2013.

⁶ Telephone Communication: Maras, Crissy, Project Coordinator. Ford Ord Reuse Authority, November 19, 2014.

anticipated point of connection for reclaimed water would be near Reservoir D/E and would be extended north to the Project site. According to MCWD staff, the planned 1.5 million gallon reclaimed water tank has yet to be constructed.⁷

Future Water Supply

Water supply in the Project area is limited, resulting in an increased need for conservation and proper planning. The MCWD is working towards developing new sources of water to meet projected demand increases due to redevelopment within the Ord Community Service Area, as well as taking actions to address groundwater wells impacted by saltwater intrusion. The region as a whole is investigating several options for additional supplies. The two major water supply options are recycled water and desalinated water.

One of the largest water supply options is the Regional Urban Water Augmentation Project (RUWAP), which is a joint effort among several water agencies. The RUWAP anticipates a total of 2,400 AFY being available to the Ord Community portion of MCWD. Of this 2,400 AFY, a maximum of 1,427 AFY for the Ord Community would be recycled water, which would be produced at MCWD's Salinas Valley Reclamation Project wastewater treatment facility,⁸ while the remainder would be desalination; see *Desalinated Water* Section below.

FORA would allocate the RUWAP's non-potable component among its member land-use jurisdictions, just as it had previously allocated its share of groundwater. No assumption is made here regarding reallocation of groundwater within the Ord Community, as each jurisdiction may foresee development beyond the 20-year planning horizon of this report. As indicated in Table 4.19-5, *Recycled Water Allocation by Jurisdiction*, FORA has allocated the recycled water supply from the Phase I Recycled Water Project, which includes necessary infrastructure improvements to existing water systems, in order to provide recycled water to the service areas. Specifically, FORA has allocated 1,427 AFY of future recycled water to jurisdictions within the Ord Community. As indicated in Table 4.19-5, of the 1,427 AFY of future recycled water, 453 AFY were allocated to the City of Seaside and 134 AFY were allocated to the County of Monterey.

While Phase 2 recycled water supply was projected in the 2010 UWMP for illustrative purposes, formal allocation by FORA or its successor agency would be required before such water could be provided. MCWD will continue to track actual development's consumption of water against estimates in order to plan supplemental supplies as may be necessary.

The water augmentation supply is expected to be on-line by 2016. However, MCWD has not considered this supply to be "available" in its written verifications of supply because it does not meet the legal requirements under SB 221 to support tract map approvals, building permits, or will-serve letters. MCWD currently issues water supply verifications and will-serve letters under SB 221 requirements, based on final subdivision map phases considering only currently available water (SVGB and Marina desalination supply), up to the point where a given land use jurisdiction's allocation is fully allocated to projects. For purposes of the 2010 UWMP and SB 610 water supply

⁷ Telephone Communication: Breen, Patrick, Project Manager. Marina Coast Water District, November 19, 2014.

⁸ Marina Coast Water District, 2010 Urban Water Management Plan, Page 45, Adopted June 2011.

assessment requirements, the water augmentation supply is considered available for planning purposes within the 20 year time frame of the 2010 UWMP (e.g., 2030).⁹

Table 4.19-5
Recycled Water Allocation by Jurisdiction

Jurisdiction	Recycled Water Allocations (Acre Feet Yearly)
ORD COMMUNITY	
CSU Monterey Bay	87
City of Del Rey Oaks	280
City of Monterey	0
County of Monterey	134
UCMBEST	60
City of Seaside (Ord Portion)	453
U.S. Army	0
State Parks and Recreation	0
City Marina (Ord Community)	345
County/Marina Sphere	0
FORA Strategic Reserve	0
Assumed Line Loss	68
<i>Ord Community Subtotal</i>	<i>1,427</i>
MARINA COMMUNITY	
Armstrong Ranch	0
RMC Lonestar	0
Marina Central	0
<i>Marina Community Subtotal</i>	<i>0</i>
TOTAL	1,427
Source: Schaaf & Wheeler, Marina Coast Water District 2010 Urban Water Management Plan Table 4.6, June 14, 2011.	

DESALINATED WATER

Desalinated water is another potential water supply option for the MCWD. The MCWD's existing 300 AFY desalination plant is relatively small, but a larger facility to serve the MCWD is planned as a supplemental water supply. The *Regional Urban Water Augmentation Project Draft Environmental Impact Report* (June 2004) includes a 1,500 AFY desalination facility for MCWD. The facility was sized to provide 1,200 AFY of new supply to the Ord Community Service Area and 300 AFY to Central Marina, allowing the MCWD to retire the existing plant.

In 2013, the MCWD Board of Directors put this project on hold. However, at their January 21, 2015 meeting, the Board decided to resume their "previous quest for a desalination plant, with a goal of providing a new potable water supply within two years to new development in Fort Ord,

⁹ Ibid., Page 47.

including Monterey Downs.”¹⁰ The 2,700 AFY plant is expected to be operational in two years, after the already completed EIR is updated. It is also expected that approximately 2,400 AFY of the plant’s capacity would go to the Ord Community, served by Cal Am, including the Monterey Downs development.¹¹ Also at the January 21, 2015 meeting, the MCWD was authorized to seek firms to conduct environmental review, prepare a financing plan, and design and build the project.

Monterey Peninsula Water Supply Project¹²

In order to meet the cutback requirements and provide adequate water to the Monterey Peninsula community, California American Water (CalAm) filed an application with the California Public Utilities Commission on April 23, 2012 seeking approval for a new water project, the Monterey Peninsula Water Supply Project. The Monterey Peninsula Water Supply Project is proposed to consist of slant intake wells, a desalination plant, and related facilities including brackish and product water pipelines, and brine disposal facilities. Depending on the availability of water from the Groundwater Replenishment Project, the desalination plant would be sized at either 9.6 mgd or 6.4 mgd.

CalAm has secured an approximately 46-acre parcel of land located just to the northwest of the MRWPCA’s wastewater treatment plant as the site for the proposed desalination plant. CalAm is also working to secure permanent easements on an approximately 376-acre parcel of land located due west of its proposed desalination plant site for the slant intake wells. Summary descriptions of the key project features are provided below.

- A desalination facility in North Marina that would employ Energy Recovery Devices to lower the plant’s power consumption and slant well technology. Slant wells would draw water from under the sea floor, past the average high tide line and avoid the impacts to marine life posed by open ocean intakes. The brine resulting from the desalination process would be discharged to the ocean through the Monterey Regional Water Pollution Control Agency’s existing outfall.
- The desalination facility would produce an estimated 9,750 AFY. However, a reduction in the size of the plant to 6,250 AFY is proposed, if MRWPCA and MPWMD’s proposed groundwater replenishment project is developed in time. The groundwater replenishment project is expected to yield 3,500 AFY.
- Expansion of CalAm’s current Aquifer Storage and Recovery (ASR) project, which captures excess winter flows from the Carmel River for storage in the Seaside Aquifer and withdrawal during the dry summer months. CalAm would construct three additional ASR wells, which would add average annual capacity of 900 AF.

The California Coastal Commission recently approved CalAm’s application to construct a slant test well at CEMEX’s active sand mine site in North Marina for CalAm’s proposed Monterey Peninsula

¹⁰ Monterey Herald, Friday, January 23, 2015.

¹¹ Ibid.

¹² Monterey Peninsula Water Project Website. <http://coastalwater.publishpath.com/overview>. Accessed August 26, 2014.

Water Supply Project seawater desalination facility¹³ The slant test well would be temporary, permitted to collect up to two years of data. The well, which would be constructed on an already disturbed area of the beach, would draw seawater through the sand. CalAm also recently reached an agreement with CEMEX for access to the property, allowing CalAm access to those portions of the property where intake wells for the seawater desalination facility are planned. The agreement allows CalAm to drill and operate a test well on the CEMEX site. CalAm has received final permitting required from various agencies to start test well construction.

Concerning the desalination plant, CalAm awarded the contract in December 2013 to design and build the plant.¹⁴ In the beginning of 2014, CalAm initiated its value engineering process, which was completed in August. Also in 2014, the plant was brought to the 60 percent design level. CalAm is currently waiting for release of the California Public Utilities Commission's Monterey Peninsula Water Supply Project EIR in order to take design further, as the EIR could recommend changes to the project.

Conservation

The MCWD has an active water conservation program. Under MCWD's water conservation ordinance, all new construction is required to incorporate water saving devices over and above the State building code requirements. Requirements for new construction include the installation of zero water use urinals, high-efficiency toilets; high-efficiency clothes washers, water-efficient landscaping, and ET-based irrigation controls. Additionally, the MCWD has adopted the State's Model Water Efficient Landscape Ordinance. The MCWD requires that developers install water conservation fixtures during construction; discourages landscapes that require high irrigation; and implements a tiered water rate structure that discourages water waste. The MCWD offers rebate incentives to replace less efficient water fixtures and has recently started a rebate program for smart irrigation controllers.

The State of California has established a goal of reducing per person water use by 20 percent by 2020, compared to the 2008 baseline demands. Toward that end, the California Building Code was updated in 2010 with the goal of reducing indoor water use to 55 gallons per person per day. In the 2010 UWMP, the MCWD identified a 2020 conservation target of 117 gallons per person per day.

The MCWD developed a five-stage Water Shortage Contingency Plan to be implemented during severe droughts that include two voluntary and three mandatory stages:

- Stage 1 is a 10% voluntary reduction (minimal conservation requirement)
- Stage 2 is a 15% voluntary reduction (moderate conservation requirement)
- Stage 3 is a 25% mandatory reduction (severe conservation requirement)
- Stage 4 is a 35% mandatory reduction (critical conservation requirement)
- Stage 5 is a 50%+ mandatory reduction (emergency conservation requirement)

¹³ Monterey Peninsula Water Supply Project Website, *Monterey Peninsula Water Supply Project Progress Report January 31, 2015*, http://www.watersupplyproject.org/Websites/coastalwater/files/Content/3872911/CA-Mtry_2014MPWSP-NewsletterQ4_FINAL2.pdf, Accessed February 24, 2015.

¹⁴ Ibid.

According to the MCWD, the MCWD Board of Directors declared that some Stage 3 Water Use Restrictions are now in effect.¹⁵ The goal of Stage 3 Restrictions is a 25 percent reduction in water use. The MCWD further noted that not all Stage 3 requirements are currently in effect. The MCWD's Board of Directors did not declare that water allotments need to be implemented, or that the issuance of building permits and water meters be stopped.

4.19.2 REGULATORY SETTING

STATE

Water Supply and Distribution

TITLE 22 CALIFORNIA CODE OF REGULATIONS

The State Water Resources Control Board (SWRCB) promulgates and enforces State regulations for drinking water treatment facilities and distribution systems. These State regulations are at least as strict as Federal drinking water regulations, although not all Federal regulations are currently incorporated into corresponding State regulations. These State drinking water regulations are contained in California Code of Regulations (CCR) Title 22. The CDPH also regulates the distribution and use of recycled water through CCR Title 22.

URBAN WATER MANAGEMENT PLANNING ACT

The California Legislature enacted the Urban Water Management Planning Act (Water Code Sections 10610 to 10656) in 1983. In essence, the Act requires most urban water suppliers to prepare Urban Water Management Plans (UWMPs) to ensure near and long-term viability and reliability of local water supplies.

The MCWD prepared the 2010 UWMP, which addresses the groundwater, recycled water, and desalination supplies. The 2010 UWMP includes the following elements:

- Existing and future water demand projections;
- Existing and future water supply facilities;
- Existing and future demand versus supply comparisons;
- Groundwater basin conditions;
- Water supply reliability;
- Water demand management measures;
- Water recycling; and
- Water shortage contingency plans.

STATE ASSEMBLY BILLS 610 AND 221

In response to its concern about the approval of large new developments without proof that water supply is available to serve them, in 2002 the California Legislature passed Senate Bill 610 (SB 610).

¹⁵ Marina Coast Water District Website, <http://www.mcwd.org/conserv.html>, Accessed March 16, 2015.

SB 610 amended Section 10910 of the California Water Code. It requires that a water supply assessment be prepared and incorporated into the CEQA process for new development projects that meet certain size and development intensity criteria.

Projects of the following sizes require preparation of a Water Supply Assessment (WSA):

- A proposed residential development of more than 500 dwelling units.
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 SF of floor space.
- A proposed commercial office building employing more than 1,000 persons or having more than 250,000 SF of floor space.
- A proposed hotel or motel, or both, having more than 500 rooms.
- A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 SF of floor area.
- A mixed-use project that includes one or more of the projects specified in this subdivision.
- A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

LOCAL

Fort Ord Reuse Plan

The Fort Ord Reuse Plan (BRP) provides a framework for reuse of the former U.S. Army base. The BRP identifies the land use goals and policies to transform the former base into an integrated community and includes an ultimate development scenario. The BRP identifies the following relevant policies concerning water supply for the City of Seaside:

CONSERVATION ELEMENT

Hydrology and Water Quality Policy B-1: The City shall ensure additional water to critically deficient areas.

Program B-1.2: The City shall work with FORA and the MCWRA to determine the feasibility of developing additional water supply sources for the former Fort Ord, such as water importation and desalination, and actively participate in implementing the most viable option(s).

Program B-1.3: The City shall adopt and enforce a water conservation ordinance developed by the Marina Coast Water District.

Program B-1.4: The City shall continue to actively participate in and support the development of “reclaimed” water supply sources by the water purveyor and the MRWPCA to insure adequate water supplies for the former Fort Ord.

Program B-1.5: The City 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 nonpotable use.

Program B-1.6: The City shall work with FORA to assure the long range water supply for the needs and plans for the reuse of the former Fort Ord.

Program B-1.7: The City, in order to promote FORA’s DRMP, shall provide FORA with an annual summary of the following: 1) 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; 2) estimate of existing and projected jobs within its Fort Ord boundaries based on development projects that are on-going, completed, and approved; and 3) approved projects to assist FORA’s monitoring of water supply, use, quality, and yield.

Hydrology and Water Quality Policy B-2: The City shall condition approval of development plans on verification of an assured long-term water supply for the projects.

Hydrology and Water Quality Policy C-3: The MCWRA and the City shall cooperate with MCWRA and MPWMD to mitigate further seawater intrusion based on Salinas Valley Basin Management Plan.

Program C-3.1: The City shall continue to work with the MCWRA and the MPWMD to estimate the current safe yield within the context of the Salinas Valley Basin Management Plan for those portions of the former Fort Ord overlying the Salinas Valley and Seaside groundwater basins to determine available water supplies.

Program C-3.2: The City shall work with MCWRA and MPWMD to determine the extent of seawater intrusion into the Salinas Valley and Seaside groundwater basins in the context of the Salinas Valley Basin Management Plan, and shall participate in implementing measures to prevent further intrusion.

The BRP articulates Community Development Themes to facilitate the economic recovery at the former Fort Ord. Theme 1, *Recovery and Long Term Economic and Fiscal Health of the Fort Ord Communities, the Monterey Peninsula, and the Region*, specifically notes the following regarding water supply:

- *Managed Water Supply.* Assure a sufficient water supply for the major economic and employment-generating uses, so as to accommodate 16,000 to 18,000 replacement jobs at the former Fort Ord by the time the 6,600 AFY of available water is in use. The FORA Board allocated 1,427 AFY of recycled water from the RUWAP’s recycled water component to jurisdictions.

- *Managed Residential Development.* Monitor residential development so that demand for water does not outstrip the available supply for employment-generating uses in the 2015 period.

The Fort Ord Reuse Authority (FORA) Capital Improvement Program (CIP) was created in 2001 to comply with and monitor mitigation obligations from the 1997 Fort Ord Base Reuse Plan (BRP). These mitigation obligations are described in the BRP Appendix B as the Public Facilities Implementation Plan (PFIP).

City of Seaside General Plan

LAND USE ELEMENT

Policy LU-5.3: Actively promote water conservation by City residents and businesses.

Implementation Plan LU-5.3.1 Water Conservation. Continue to require new public and private development and redevelopment projects to install and utilize water conservation measures per Section 13.18.010 of the SMC. Section 13.18.010 requires:

- 1) The installation of low water-use plumbing fixtures, and low water-use landscape materials in new construction.
- 2) The installation of low water-use plumbing fixtures in existing hotels and motels.
- 3) The retrofitting of plumbing fixtures in all existing residential buildings at the time of change of ownership or physical expansion, or in the cases of commercial property, at the time of change of ownership, or change or expansion of use.

Policy LU-5.4: Promote the use of recycled water for irrigation of parks, golf courses, and public landscaped areas in the community.

CONSERVATION/OPEN SPACE ELEMENT

Goal COS-2: *Provide a safe and adequate water supply to meet the needs of the community.*

Policy COS-2.1: Work with regional and local water providers to ensure that adequate supplies of water are available to meet existing development and future growth.

Policy COS-2.2: Encourage the production, distribution, and use of recycled water.

Policy COS-2.3: Participate in and implement local and regional programs that promote water conservation as a means of improving water supply and water.

Policy COS-3.1: Eliminate long-term groundwater overdrafting as soon as feasible.

City of Seaside Municipal Code, Title 13, Public Services

SMC CHAPTER 13.18, RESIDENTIAL AND COMMERCIAL CONSERVATION MEASURES

SMC Chapter 13.18 sets forth a number of water conservation measures applicable to residential and commercial properties. This Chapter requires implementation of water conservation measures in new construction, as well as upon the change of ownership of use, including expansions of certain existing uses.

SMC CHAPTER 13.10 - MUNICIPAL WATER SYSTEM

SMC Chapter 13.10 specifies that no person whose premises is not connected with the municipal water system upon the beginning of operation of the system shall connect any premises or cause any premises to be connected with the municipal water system without first obtaining a permit to do so from the City Engineer. The City shall determine the type and description of water services, including but not limited to, size of service pipes, number of meters, and number of services per meter.

SMC CHAPTER 13.16 - ALLOCATION OF SEWER CAPACITY AND WATER

SMC Chapter 13.16 addresses the allocation of sewer and water capacity. On April 24, 1989, the MRWPCA released the City's final one-third allocation of housing units and sewer flow capacity and the City modified its restriction on residential development imposed by Ordinances 730 and 748. The purpose and intent of these ordinances was to maintain compliance with the MRWPCA and the MPWMD allocation plans, as they affect residential and commercial development in the City. In order to insure the availability of sewer connection permits for the future development of vacant legal lots of record, as well as to insure an adequate supply of sewer and water for existing and future development, it is necessary for the public health, safety, and welfare to regulate project approvals.

4.19.3 SUMMARY OF FORT ORD REUSE PLAN PEIR CONCLUSIONS

BRP PEIR Section 4.4, *Public Services, Utilities and Water Supply*, analyzes impacts to utilities and service systems from buildout of the BRP, as illustrated on BRP PEIR Figure 3.2-1 and summarized below (based on BRP PEIR Table 2.4-1):

- *Service Systems.* As a consequence of development and the associated increase in population from implementation of the BRP, new systems and supplies, and substantial alterations to water distribution infrastructure systems would be necessary. The BRP includes policies and procedures for capital improvements to the area. The BRP PEIR concludes that impacts may remain significant and recommends additional mitigation measures. The BRP PEIR concludes that since the policies and procedures and additional mitigation measures include regulatory compliance planning, and since the BRP Capital Improvement Plan supports development until at least 2015, impacts would be mitigated to less than significant (page 4-53).

- *Water Supply.* BRP implementation would result in the need for new water supplies. The BRP includes policies and programs relating to water supplies but the BRP PEIR concluded that they did not adequately address groundwater recharge; thus, additional mitigation measures were recommended. The BRP PEIR concludes that since a number of reasonable, new water supply sources have been identified to support the BRP, adherence to the policies, programs, and recommended mitigation measures would reduce impacts related to the increased demand for water to a less than significant level.
- *Long-Term Water Supply.* BRP buildout would require a new local water source and supply system. The BRP PEIR analyzed identified four potential sources including importing water from outside Monterey County, importing water from Salinas Valley, desalinization, and on-site storage. The BRP PEIR concludes that since a number of reasonable long-term water supply options exist, impacts would be less than significant following adherence to BRP policies and programs and additional recommended mitigation measures (page 4-61).

4.19.4 IMPACT THRESHOLDS AND SIGNIFICANCE CRITERIA

In accordance with the CEQA, *State CEQA Guidelines*, agency and professional standards, a project impact would be considered significant if the project would:

- Require or result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed;

Based on these standards, the Project's effects have been categorized as either a "less than significant impact" or a "potentially significant impact." Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant unavoidable impact.

4.19.5 IMPACTS AND MITIGATION MEASURES

IMPACT 4.19-1 WATER SUPPLIES

- WOULD THE PROJECT HAVE INSUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCES, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?

Level of Significance Before Mitigation: Potentially Significant Impact.

Impact Analysis: The 2010 UWMP considered 2,040 (DU), 200 hotel rooms, and approximately 630,000 square feet (SF) of commercial/light industrial space at the Project site, which was anticipated to result in a total projected water demand of 738.4 AFY. Since the 2010

UWMP, the proposed development at the Project site has changed. As outlined in Table 2-2, Specific Plan Land Use Summary, the Specific Plan Project includes 1,280 dwelling units, 656 hotel rooms, and 832,801 SF of non-residential land uses. Although portions of the proposed Specific Plan were accounted for in the 2010 UWMP, the UWMP's assumed land uses and phasing were different than that proposed by the Specific Plan. Project implementation would increase the water demand at the Project site compared to that considered in the 2010 UWMP.

Per State law, the Project is subject to SB 610 requirements. A WSA and a Water Demand Study (see Appendix 10.9) were prepared to assist the City of Seaside and the MCWD in satisfying SB 610 requirements: *Water Supply Assessment and Written Verification of Supply for the Monterey Downs Specific Plan* (Schaaf & Wheeler, November 6, 2012); and *Monterey Downs Water and Sewer Demand Study* (WSDS) (Diamond West Incorporated, February 21, 2014). The *Monterey Downs WSA Supplement* (Diamond West Incorporated, February 21, 2014) addresses variances between the WSA and WSDS, and provides additional information to supplement the WSA. These documents are discussed below.

Water Supply Assessment and Written Verification of Supply for the Monterey Downs Specific Plan

The WSA is specific to the proposed Project and addresses the following issues:

- Potential impacts of the Project's water demands on water supplies;
- Information on current water demands and projected water demands;
- A comparison of water supplies and water demands for normal, single, and multiple dry years; and
- Information to make the sufficiency findings required by CEQA.

MONTEREY HORSE PARK AND MONTEREY DOWNS WATER DEMAND RATES AND ASSUMPTIONS

Monterey Horse Park (REC-I Planning Area)

The Monterey Horse Park would be dedicated to sand-based outdoor arenas, a Grand Prix-sized field, and other equine facilities, as well as permanent and temporary stalls to house horses. In addition, the Monterey Horse Park would include a visitor's center, caretaker residences, office spaces, recreational vehicle (RV) facilities, and a veterinarian clinic. Facilities would offer programs for the public, such as riding programs for the disabled, local equestrian teams, and youth-oriented programs. Within the Monterey Horse Park would be a staging area and stabling facility. The facility would be designed to offer up to 100 horse stalls for regular and temporary use. Users would be able to board their horses at the facility and have access to the adjacent the United States Bureau of Land Management (BLM) and County open spaces.

Water demands for the Monterey Horse Park are similar to those for the equestrian training track and sports arena, based upon a demand factor of 75 gallons per day per horse and the estimated stable occupancy throughout the year. The Monterey Horse Park also proposes multiple training facilities that require watering for dust control for an estimated 200 days of the year.

Equestrian Training Track and Sports Arena (REC-2 Planning Area)

As discussed in *Section 2.3, Project Characteristics*, the equestrian training track and sports arena include a track, infield, stable areas (backstretch), equine veterinarian clinic, amenity pond/irrigation water storage, sports arena, recreational vehicle (RV) facilities, and parking facilities. The track is planned to have both turf and dirt surfaces on which horses can train to run in races.

Water demands for the equestrian training track and sports arena were estimated in the WSA using demand factors based upon similar facilities (Golden Gate Fields and Del Mar Thoroughbred Club). The water demand for stable facilities is 75 gallons per day (gpd) per horse. The annual water demand for the stabling facilities was estimated based on the average occupancy for each type of facility. Recycled water, when it becomes available, may be used for facility wash-down inside the stables. Under the current Public Health Code, potable water must be used for horse drinking and animal washing. The equestrian training track and sports arena would also require watering for dust control. Watering at 0.1 inch per day, 200 days per year produces an annual demand factor of 1.67 AFY.¹⁶ The remaining facilities were estimated using the MCWD's standard demand factors. It is noted that for all non-residential uses, estimates for non-potable interior water demands (e.g., toilet flushing, etc.) may be met using recycled water.

Track Worker Housing (REC-2)

The 256 high density affordable units are intended to operate as an extended stay hotel rather than traditional apartments and would be provided adjacent to the backstretch of the equestrian training track and sports arena for the workers who must live on-site to care for the horses, since workers travel up and down the State during the horse racing season. Therefore, the MCWD standard demand factor for hotel rooms, 0.17 AFY per unit, was applied resulting in a demand estimate of 43.5 AFY.

Mixed Use Pedestrian Village (Country Walk) (C-2 Planning Area)

The Country Walk mixed use commercial center would include restaurants, movie theatres, offices, museums and cultural facilities, hotel, and retail uses. Water demand estimates for the Country Walk use the MCWD's standard demand factors for indoor water demands. For landscape irrigation demands, the WSA assumed that 15 percent of non-building areas would be landscaped. The non-turf demand factor of 2.1 AFY per acre was applied.

Habitat Area (OS Planning Area)

The habitat area would not have any irrigation or water-using facilities.

Open Space/Trails

The Project includes a well-connected network of open space and trails that would provide for a scenic drive along Parker Flats Road and the future Eastside Parkway. These areas would also allow for oak habitat preservation and mitigation. The majority of the open space would not be

¹⁶ Schaaf & Wheeler, *Water Supply Assessment and Written Verification of Supply for the Monterey Downs Specific Plan*, November 6, 2012.

irrigated. Two sites totaling approximately nine acres have been identified as potential storm water retention basins. To allow for the planting of screening landscaping, 3.7 AFY of irrigation supply is estimated.

Residential (RM, R-1, R-2, and R-3 Planning Areas)

Approximately 800 single family homes of various sizes are proposed for the residential component of the proposed Project. An additional 400 apartment units are anticipated adjacent to the "Country Walk" and approximately 76 courtyard style homes are planned in the Specific Plan area. The total estimated water demand for residential uses is anticipated at 366.1 AFY.¹⁷ Indoor water demand for residential uses was estimated using the State indoor water use target of 55 gallons per person per day. These values are less than the MCWD standard residential demand factors, which pre-date the 2010 MCWD Municipal Code Update. The high density affordable units (34 dwelling units per acre) would operate as an extended hotel to support those working at the equestrian training track and sports arena, so the hotel demand factor was used for that housing type. The WSA categorized the residential uses as single family residential (SFR), medium family residential (MFR), and affordable MFR, and determined the water demand based on density units/acre. Although the WSA uses differently terminology to describe the residential land uses, the density analyzed is consistent with the Project's proposed residential density.

Residential outdoor water use was estimated to be 30 percent turf and 70 percent non-turf. The residential front yards would be irrigated using recycled water when it becomes available and maintained by a Home Owners Association (HOA). Residential backyards may only be irrigated with potable water. The average residential landscape is 1,050 SF, requiring 2.2 AFY per acre for a total residential landscape demand of 49.0 AFY.¹⁸

Neighborhood Parks

The WSA utilized a landscape water demand factor of 2.05 AFY per acre was developed for parks based on a typical mix of hardscape, turf, non-turf, and non-irrigated land use.

Hotel/Office/Government

The Project includes two hotel sites, office uses, tennis and swim center, parks, and a fire station. Water demands were estimated for these facilities and irrigation demands use the 2.1 AFY per acre demand factor and assume that 15 percent of the land area is landscaped.

Monterey Horse Park and Monterey Downs Total Water Demand Estimates

As shown in Table 4.19-6, *Monterey Downs and Monterey Horse Park Water Demand Estimate*, the total projected water demand for the Project is 840.3 AFY. Potential non-potable water demands are interior demands that may be met using recycled water, but would require the

¹⁷ Schaaf & Wheeler, *Water Supply Assessment and Written Verification of Supply for the Monterey Downs Specific Plan*, Table 2-2, November 2012.

¹⁸ 49.0 AFY is the sum of the total demand for residential landscaping derived from *Water Supply Assessment and Written Verification of Supply for the Monterey Downs Specific Plan* Appendix A, Table 2, (Schaaf & Wheeler, November 6, 2012).

buildings to be dual-plumbed. The Outdoor Non-Potable Water Demand reflects exterior uses for landscape irrigation and dust control.

Table 4.19-6
Monterey Downs and Monterey Horse Park Project Water Demand Estimate

Project Component	Potable Water Demand	Potential Non-Potable Water ¹ Demand	Outdoor Non-Potable Water Demand (AFY)	Total Demand (AFY)
Equestrian Training Track and Sports Arena	40.7	37.9	88.3	166.8
Monterey Horse Park	34.3	16.4	78.7	129.4
Country Walk	82.9	13.5	1.6	98.0
Office Park/Hotel	44.3	10.3	2.6	57.3
Affordable MFR (34 du/acre)	43.5	0.0	0.5	44.1
MFR (20 du/acre)	72.0	0.0	1.4	73.4
MFR (9 du/acre)	20.2	0.0	2.2	22.4
SFR (9 du/acre)	204.9	0.0	21.4	226.2
Parks/Open Space	0.0	0.0	22.8	22.8
Total	542.9	78.0	219.4	840.3
1. Potential non-potable demand includes non-residential toilet flushing and stable wash-down.				
Source: Schaaf & Wheeler, <i>Water Supply Assessment and Written Verification of Supply for the Monterey Downs Specific Plan</i> , November 6, 2012; refer to Appendix 10.9 .				

The proposed tentative map includes 880 residential lots, which were evaluated in the WSA as 798 single-family residential (SFR) and 82 multi-family residential (MFR). The tentative map also includes 13.2 acres of parks that would require irrigation with recycled water. Therefore, as presented in Table 4.19-7, *Monterey Downs and Monterey Horse Park Tentative Map Water Demand Estimate*, the tentative map would require 225.1 AFY of potable water and 50.66 AFY of recycled water, for a total water demand of 275.66 AFY.

Table 4.19-7
Monterey Downs and Monterey Horse Park Tentative Map Water Demand Estimate

Tentative Map Component	Number of Units/Acreage	Potable Water Demand (AFY)	Non-Potable Water Demand (AFY)	Total Water Demand (AFY)
Single Family Residential (SFR) ¹	798 units	204.9	21.4	226.2
Medium Family Residential (MFR) ¹	82 units	20.2	2.2	22.4
Parks/Open Space ²	13.2 acres	0.0	27.06	27.06
Total		225.1	50.66	275.66
1. Schaaf & Wheeler, <i>Water Supply Assessment and Written Verification of Supply for the Monterey Downs Specific Plan Table 2-2</i> , November 6, 2012.				
2. Schaaf & Wheeler, <i>Water Supply Assessment and Written Verification of Supply for the Monterey Downs Specific Plan</i> , Page 14, Section 2.2-8, November 6, 2012.				
Source: Schaaf & Wheeler, <i>Water Supply Assessment and Written Verification of Supply for the Monterey Downs Specific Plan</i> , November 6, 2012 (see Appendix 10.9).				

CENTRAL COAST VETERANS CEMETERY (VC PLANNING AREA)
WATER DEMAND RATES AND ESTIMATES

The Central Coast Veterans Cemetery (CCVC) would consist of burial sites, administration offices, maintenance yard and building, and memorial areas. The proposed ancillary facilities consist of a veteran’s hall and non-denominational chapel, an amphitheater, and endowment parcel, which is now part of Monterey Downs (R-I Planning Area), and a development area with habitat restoration opportunity. The development area with habitat restoration opportunity is assumed to remain as a habitat restoration area and therefore no water use is assumed for this area. According to the CCVC Master Plan, all plantings would be drought tolerant and the graves would be covered with crushed granite instead of grass allowing for minimal landscape irrigation demands. As shown in Table 4.19-8, *Central Coast Veterans Cemetery Water Demand Estimate*, the CCVC would result in a total water demand of 3.9 AFY. On April 11, 2014, the FORA Board allocated 5 AFY to the CCVC.

Table 4.19-8
Central Coast Veterans Cemetery Water Demand Estimate

Project Component	Potable Water Demand (AFY)	Potential ¹ Recycled Demand (AFY)	Recycled Water Demand (AFY)	Total Demand (AFY) ²
Office	0.4	0.1	--	0.5
Maintenance Building	0.0	0.0	--	0.1
Chapel	0.6	0.2	--	0.8
Veterans Hall	0.9	0.2	--	1.1
Amphitheater	0.0	0.0	--	0.0
Landscape with Central Coast Veterans Cemetery	--	--	1.1	1.1
Landscape, Chapel and Veterans Hall	--	--	0.5	0.5
Total	1.9	0.5	1.5	3.9
Note: On April 11, 2014, the FORA Board allocated 5 AFY to the CCVC. 1. Potential non-potable demand includes non-residential toilet flushing and stable wash-down. 2. Numbers were rounded to the nearest tenth.				
Source: Schaaf & Wheeler, <i>Water Supply Assessment and Written Verification of Supply for the Monterey Downs Specific Plan</i> , November 6, 2012; see Appendix 10.9 .				

SEASIDE CORPORATION YARD (PF PLANNING AREA)
WATER DEMAND RATES AND ESTIMATES

The 15-acre Seaside Corporation Yard would include an administration building, an equipment maintenance building, a crew facility, parking and storage yards, and the police impound lot. Water demands for the corporation yard use the MCWD’s standard demand factors. As shown in Table 4.19-9, *Seaside Corporation Yard Water Demand Estimate*, the Seaside Corporation Yard would result in a total water demand of 8.2 AFY.

Table 4.19-9
Seaside Corporation Yard Water Demand Estimate

Project Component	Potable Water Demand (AFY)	Potential Recycled Demand (AFY) ¹	Recycled Water Demand (AFY) ¹	Total Demand (AFY)
Administration, 1st Floor	1.9	0.5	--	2.4
Administration, 2nd Floor	0.8	0.2	--	1.0
Maintenance	1.2	0.3	--	1.5
Crew Facilities	1.4	0.4	--	1.8
Landscape	--	--	1.6	1.6
Total	5.3	1.3	1.6	8.2
1. Recycled water demand includes only commercial irrigation, HOA irrigation, and dust control. Potential non-potable demand includes non-residential toilet flushing and stable wash-down.				
Source: Schaaf & Wheeler, <i>Water Supply Assessment and Written Verification of Supply for the Monterey Downs Specific Plan</i> , November 6, 2012; refer to Appendix 10.9.				

TOTAL PROJECT ESTIMATED WATER DEMAND (WSA)

As shown in Table 4.19-10, *Total Estimated Water Demand (WSA)*, the Project would result in a total estimated water demand of 852.5 AFY. The potential non-potable water demands are interior demands (e.g., toilet flushing and horse stall washing) that may be met using recycled water, but would require the buildings to be dual-plumbed. The recycled water demand reflects exterior uses for landscape irrigation and dust control. The residential front yards would be maintained by a HOA; therefore, those irrigation demands are included in the recycled water demand totals.

Table 4.19-10
Total Estimated Water Demand (WSA)

Project Component	Potable Water Demand (AFY)	Potential Recycled Demand (AFY) ¹	Recycled Water Demand (AFY) ¹	Total Demand (AFY) ²	Land Area (acre)
Monterey Downs and Monterey Horse Park	542.9	78.0	219.4	840.3	548.2
Central Coast Veterans Cemetery	1.9	0.5	1.5	3.9	135.8
Seaside Corporation Yard	5.3	1.3	1.6	8.2	17.3
Road Right of Way	--	--	--	--	9.2
Total	550.1	79.8	222.5	852.5	710.5
1. Recycled water demand includes only commercial irrigation, HOA irrigation, and dust control. Potential non-potable demand includes non-residential toilet flushing and stable wash-down.					
2. Numbers were rounded to the nearest tenth.					
Source: Schaaf & Wheeler, <i>Water Supply Assessment and Written Verification of Supply for the Monterey Downs Specific Plan</i> , November 6, 2012; refer to Appendix 10.9.					

As the Project area includes portions of both the City and County, the existing development within the Project area utilizes allocations set by the FORA based on the existing availability of water. As shown in Table 4.19-4 above, of the 1,722 AFY of groundwater FORA allocated to the City and County combined, the City/County have sub-allocated 1,309.1 AFY, with a remaining 412.9 AFY unallocated. Of the 587 AFY of future recycled water FORA allocated to the City and County combined from the Phase I Recycled Water Project (according to the 2010 UWMP, the water augmentation supply is expected to be on-line by 2016), the City has sub-allocated 430 AFY (for the Bayonet/Blackhorse Golf Courses), with a remaining 157 AFY. Overall, the remaining

unallocated water supply totals 569.9 AFY, including 412.9 AFY of groundwater and 157 AFY of recycled water. Therefore, there is not sufficient supply to meet the Project's total projected water demand of 852.5 AFY. However, the Project would be phased, as described in Specific Plan Chapter 8. Table 4.19-11, *Phased Estimated Water Demand*, presents the Project's water demand according to phases. As shown in Table 4.19-11, Project Phases I through IV combined are estimated to generate a total potable water demand of approximately 410.8 AFY. Thus, the existing unallocated potable water supply of 412.9 AFY would be sufficient. Therefore, a less than significant impact concerning potable water demand is concluded for Project Phases I through IV.

Table 4.19-11
Phased Estimated Water Demand

Planning Area/ Proposed Land Use	Units Proposed	Total Potable Demand (AFY)	Total Non- Potable Demand (AFY) ¹	Total Demand (AFY)
PHASE I				
Central Coast Veterans Cemetery	Buildout	1.9	2.0	3.9
REC-1 (Monterey Horse Park)	15,000 square feet	34.3	95.0	129.3
R-1	473 dwelling units	149.9	25.9	175.8
<i>Subtotal Phase I</i>		186.1	122.9	309
PHASE II				
R-2	124 dwelling units	20.2	9.8	30
<i>Subtotal Phase II</i>		20.2	9.8	30
PHASE III				
C-1	100,000 square feet (commercial use) 100,000 square feet (hotel use) 200 hotel rooms 5,000 square feet (recreation use)	44.3	13.0	57.3
<i>Subtotal Phase III</i>		44.3	13.0	57.3
Subtotal Phases I - III		250.6	145.7	396.3
Total Existing Available Water Supply		412.9	157.0	569.9
Sufficient Supply for Phases I - III?		Yes	Yes	Yes
PHASE IV				
C-2 (Country Walk)	330,000 square feet 200 hotel rooms	82.9	15.1	98.0
PF (Seaside Corp. Yard)	52,200 square feet	5.3	2.9	8.2
RM	426 dwelling units	72.0	1.4	73.4
<i>Subtotal Phase IV</i>		160.2	19.4	179.6
Subtotal Phases I - IV		410.8	165.1	575.9
Total Existing Available Water Supply		412.9	157.0	569.9
Sufficient Supply for Phases I - IV?		Yes	No	No
PHASE V				
R-3	257 dwelling units	55	10.7	65.7
<i>Subtotal Phase V</i>		55	10.7	65.7
PHASE VI				
REC-2 (Equestrian Training Track & Sports Arena)	225,000 square feet 256 hotel rooms	40.7 43.5	126.1 0.6	166.8 44.1
<i>Subtotal Phase VI</i>		84.2	126.7	210.9
TOTAL WATER DEMAND		550.0	302.5	852.5
TOTAL EXISTING AVAILABLE WATER SUPPLY		412.9	157.0	569.9
TOTAL WATER SHORTAGE FOR FUTURE DEVELOPMENT		-137.1	-145.5	-282.6
1. Recycled water demand includes only commercial irrigation, HOA irrigation, and dust control. Potential non-potable demand includes non-residential toilet flushing and stable wash-down.				
Sources: RBF Consulting, Schaaf & Wheeler, <i>Water Supply Assessment and Written Verification of Supply for the Monterey Downs Specific Plan</i> , November 6, 2012 (see Appendix 10.9), and Schaaf & Wheeler, <i>Marina Coast Water District 2010 Urban Water Management Plan</i> , June 14, 2011.				

Additionally, the Seaside City Council has the authority to reallocate groundwater previously allocated to other projects. For example, several years ago the City Council allocated 149 AFY to the Main Gate “Retail Lifestyle Mall”, as presented in Table 4.19-4. No development projects have been proposed.

As also shown in Table 4.19-11, Project Phases I through III combined are estimated to generate a total non-potable (recycled) water demand of approximately 145.7 AFY. Thus, the existing unallocated non-potable water supply of 157 AFY would be sufficient (after completion of the recycled water project, which will occur prior to construction of the proposed Project). Therefore, a less than significant impact concerning non-potable (recycled) water demand is concluded for Project Phases I through III.

Additional water supplies would need to be acquired to meet the remainder of the Project’s water demand (for Phases IV through VI). Specifically, 282.6 AFY of total water demand, including 137.1 AFY of potable and 145.5 AFY of recycled water would be needed. As such, the remainder of future development (Phases IV through VI) would not be approved for development (via approval of any discretionary permits or entitlements) until additional water supplies are available, per recommended mitigation and as required by law (SB 610). A potentially significant impact is identified for Project Phases IV through VI.

Monterey Downs Water and Sewer Demand Study and Monterey Downs WSA Supplement

The WSA water demand analysis presented above was developed using general and conservative planning variables. The WSDS water demand analysis (see WSA Supplement Appendix A) was developed using a more detailed and Project-specific approach, as it applied additional usage rates consistent with the proposed land uses, as well as more up to date and code-specific factors; see Table 4.19-12, *Water Demand Summaries*. As shown in Table 4.19-12, the Project is estimated to generate a total water demand of approximately 724.2 AFY, based on the WSDS. The full detail of the calculations are provided in WSDS pages 15-21.

Table 4.19-12
Water Demand Summaries

Project Component	UWMP Demand (AFY) ¹	WSA Demand (AFY)	WSDS Demand (AFY)
Training Track		166.8	148.0
Horse Park		129.3	125.8
Single-Family Residential	311.2	226.2	135.7
Office Park/Hotel	6.8 ²	57.3	55.6
Industrial	20.3		
Retail	88.2	98.0	97.7
Hotel	34.0	0.0 ³	0.0 ³
Multi-Family Residential	274.3	139.9	126.9
Parks/Open Space		22.8	22.6
Central Coast Veterans Cemetery		3.9	3.9 ⁴
City Corporation Yard	3.8	8.2	8.2 ⁴
Total	738.4	852.5	724.2
1. AFY = acre feet yearly. 2. Did not include hotel. 3. Included with Office land use. 4. Calculated by MCWD.			
Source: Diamond West Incorporated, <i>Monterey Downs WSA Supplement Table 2, Water Demand Summaries</i> , February 21, 2014.			

The WSA Supplement addresses the variances between the WSA and WSDS, and provides additional information to supplement the WSA. As also shown in Table 4.19-12, the Project's water demand based on the WSDS is less than both the UWMP (738.4 AFY) and WSA (852.5 AFY); see WSA Supplement Table 2. This WSDS water demand analysis is presented because it is considered relevant to the Project impacts. However, the WSA water demand analysis presented above (see *Total Project Estimated Water Demand (WSA)* Section above) is the basis for determining the Project impacts, since it provides the more conservative demand calculations.

As with the WSA analysis above, additional water supplies would need to be acquired to meet the remainder of the Project's water demand (for Phases IV through VI), based on the WSDS water demands. A potentially significant impact is concluded in this regard.

Plans for Acquiring Additional Water Supplies

Under the provisions of California Water Code Section 10911, if the water supplier concludes that water supplies would be insufficient for a project, the water supplier must provide its plans for acquiring additional water supplies. The MCWD is currently pursuing two major water supply projects, the recycled water project and the desalination project, which are intended to allow MCWD to develop 2,400 AFY of new supply to meet the projected Ord Community Service Area demand.

The Salinas Valley Groundwater Basin has a large storage volume and is recharged by the Salinas River, which is augmented by upstream reservoirs managed by the MCWRA. Therefore, the aquifer does not experience variations due to climatic conditions. The MCWD water demand accounts for less than one percent of the total groundwater pumped from the Salinas Groundwater basin in 2009, the latest year reported. Therefore, the MCWD's supply is considered reliable on a quantity basis. The upper aquifers in the Salinas Valley Groundwater basin along the coast are experiencing high salinity due to seawater intrusion. The MCWD's wells in Central Marina are in the Deep Aquifer, which have not experienced signs of seawater intrusion and are considered to have a reliable quantity. In the Ord Community Service Area, the MCWD has two wells in the Deep Aquifer and three wells in the upper aquifers, but outside of the area currently affected by seawater intrusion. The MCWD is closely monitoring the quality of water in these wells.

The current planned additional sources of water supply are recycled wastewater and seawater desalination. The planned source of water supply for recycled water is wastewater return flows, which would originate from indoor water use. Indoor water use is not subject to the same levels of curtailment during drought periods as outdoor water use, thus, the source of recycled water supply is considered drought-proof. The MRWPCA's Regional Wastewater Treatment Plant (located at 14811 Del Monte Boulevard, Marina) has for over a decade reliably produced recycled water meeting Title 22 requirements. Similarly, seawater desalination is considered a reliable source of water supply.

If the recycled wastewater system and the seawater desalination project or other sources become available and are online, the proposed Project would have the additional 282.6 AFY of water supply needed to serve the future Project phases (Phases IV through VI), as shown in Table 4.19-11. Since other sources of water are not available at this time, future Project phases (Phases IV

through VI) would result in a significant impact involving water supply availability. As previously noted, a less than significant impact is identified for Project Phases I through III. Therefore, Mitigation Measure W-1 is recommended, in order to lessen impacts involving water supply availability for Phases IV through VI. Specifically, Mitigation Measure W-1 requires that all future Specific Plan development provide proof of adequate water supply to the City Engineer/Public Works Services Manager, prior to approval of any discretionary permits or entitlements. However, despite compliance with Mitigation Measure W-1, given the uncertainties involving the water supply options, sufficient water supplies would not be ensured to Phases IV through VI. Therefore, impacts concerning water supply availability would remain significant and unavoidable.

Mitigation Measures:

W-1 *Water Service Agreement.* Prior to the approval of any discretionary permits or entitlements (tentative map, use permits, etc.) for each future development, the Applicant shall provide proof of an adequate water supply, including evidence of a water service agreement from the water provider to the City of Seaside City Engineer/Public Works Services Manager ensuring that current unused water supply is allocated to said proposed development. If available, the Project may, with the City's written approval, offset needed potable water supply by providing non-potable water to serve the proposed development.

Level of Significance: Significant and Unavoidable Impact.

IMPACT 4.19-2 WATER INFRASTRUCTURE

- WOULD THE PROJECT REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?

Level of Significance Before Mitigation: Potentially Significant Impact.

Impact Analysis: The Project would require construction of new water infrastructure in order to address existing infrastructure deficiencies identified by the MCWD. The Project proposes to fully connect with the existing water facilities to provide standard pressure service within pressure Zone D consistent with the 2010 UWMP; refer to Figure 2-20, Proposed Backbone Domestic Water Improvements. Zone D is served by an existing water tank located southwest of the Project area. The Project includes a connection to the existing water system at Normandy Road and the Parker Flats Cut-off. A second connection would be established near the Colonel Durham Street and 8th Avenue. Currently, the nearest point of connection for Zone D is located at Colonel Durham Street and 6th Avenue. From the existing points of connection, water main pipe lines would be extended approximately two blocks to bring water within the Project area. The water pipelines would then be extended beneath Eastside Parkway to create the main Project loop. This looped backbone water pipeline would service multiple properties (including the Project site). These improvements are anticipated to be a MCWD Capital Improvement Program, in which case future development within the Specific Plan area would pay fair share allocations. The Project Applicant may consider constructing the improvements subject to the provisions of a

reimbursement agreement. This agreement would establish mechanisms for compensation as other developments tie into the system.

As development proceeds within each phase of the Project, each development would connect to the backbone infrastructure system in either Eastside Parkway or Parker Flats Road. Service mains would be extended beneath the internal streets and service laterals would be extended to each individual residence. Within the areas proposed for commercial development, larger service mains would be extended from the backbone to provide water to the individual components. Given the large geographic area planned for uses within the REC-1 and REC-2 Planning Areas, multiple service mains and an internally looped system may be required.

The FORA Water and Wastewater Oversight Committee (WWOC), which serves in an advisory capacity to the Board prepares, along with FORA staff, recommended actions for the Board's consideration with respect to budget and rate approvals for CIP funding for water and wastewater improvements and expansions. This process provides a tracking mechanism to assure that improvements to, and expansion of, the systems are in sequence with development needs. Capital improvements for system(s) operations and improvements are funded by customer rates, fees and charges. Capital improvements for the system(s) are approved on an annual basis by the MCWD and FORA Boards.

Future development within the Specific Plan area would be required to obtain appropriate permits with the MCWD, as well as pay applicable FORA fees for improvements associated with the FORA Capital Improvement Plan. To ensure water infrastructure is adequate to serve the proposed Project, Mitigation Measures W-2 and W-3 are required. Thus, implementation of the Mitigation Measures W-2 and W-3 would ensure that a less than significant impact would result with regard to water infrastructure.

As shown in [Figure 2-20](#), the Project would require construction of new water infrastructure. The environmental impacts associated with the proposed water infrastructure are addressed within this Specific Plan EIR. The environmental impacts attributed to the provision of water infrastructure would be less than significant.

Mitigation Measures:

W-2 *Obtain MCWD Water Permits.* To ensure that water infrastructure is adequate to serve the proposed Project, the Project Applicant shall submit design-level infrastructure plans to the satisfaction of the Marina Coast Water District prior to the issuance of any grading and/or building permit. Project plans shall be designed by a registered engineer and shall be in conformance with Marina Coast Water District engineering specifications. The Project Applicant shall obtain a water permit from Marina Coast Water District prior to issuance of any grading and/or building permit. All applicable fees, as determined by Marina Coast Water District at the time of application submittal, shall be paid to Marina Coast Water District prior to the issuance of any grading and/or building permit by the City of Seaside. The Project Applicant shall submit an approved water system permit to the City of Seaside City Engineer/Public Works Services Manager as evidence documenting compliance with this mitigation measure.

W-3 *Water Supply Augmentation Improvements.* To ensure improvements are constructed and adequate to serve the Project, the Project Applicant is required to comply with one of the following measures:

- The Project Applicant shall be responsible for paying fair share of the appropriate FORA fees, a portion of which is allocated for water supply augmentation improvements, as identified in the most recent version of the FORA Capital Improvement Plan. This fee shall be paid prior to the issuance of any building permits. The Project Applicant shall submit evidence to the City of Seaside demonstrating that FORA impact fees have been paid, prior to the issuance of any certificate of occupancy; or,
- The Project Applicant may construct the improvements subject to the provisions of a reimbursement agreement. This agreement would establish mechanisms for compensation as other developments tie into the system.

Level of Significance: Less Than Significant With Mitigation Incorporated.

IMPACT 4.19-3 RECLAIMED WATER

- WOULD THE PROJECT REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?

Level of Significance Before Mitigation: Potentially Significant Impact.

Impact Analysis: The Project would construct reclaimed water service infrastructure as part of its water service infrastructure development program to prepare for the availability of recycled water within the Project area; refer to *Figure 2-21, Proposed Backbone Reclaimed Water Improvements*. The anticipated point of connection for reclaimed water would be near Reservoir D/E and would be extended north to the Project site. At full build-out, the Project's total reclaimed water demand would be 302.5 AFY. New reclaimed water mains would be extended south from the existing recycled water system connection point located at the intersection of Intergarrison Road and 5th Avenue. *Figure 2-22, Proposed Backbone Wastewater Improvements*, illustrates the proposed points of connection and pump station location. From this intersection, the main pipe line would continue east along Intergarrison Road and south along 8th Avenue to Gigling Road. The pipe line mains would be extended to the eastern portion of the Project area along Gigling Road and east from the intersection of Colonel Durham Street and 8th Avenue.

These reclaimed water mains would also be extended to the southwestern portions of the Project area. The system would extend from the Eastside Parkway through the main pipe lines in Parker Flats Road and the Gigling Extension Road. The service mains would also be extended to the individual Project components that would be utilizing reclaimed water.

To increase the availability of reclaimed water for the Project, the "infield" portion of the REC-2 Planning Area equestrian training track would be designed to serve as a reclaimed water reservoir, with the ability to provide an additional 300 AFY of recycled water. Thus, the Project would

construct water infrastructure necessary to support the proposed Specific Plan development. To ensure water infrastructure is adequate to serve the proposed Project and impacts are reduced to less than significant, implementation of Mitigation Measure W-4 is required. Mitigation Measure W-4 requires that future development within the Specific Plan area obtain applicable permits from the MCWD prior to issuance of any grading and/or building permit, at which time applicable fees would be paid toward recycled water infrastructure, if applicable. With implementation of Mitigation Measure W-4, impacts in this regard would be less than significant.

These improvements would occur within the currently proposed development footprint and would not result in additional environmental impacts. To the degree that these improvements would involve short-term impacts associated with construction activities, the impact has been addressed in previous EIR sections Air Quality, Biological Resources, Greenhouse Gas Emissions, Noise, and Water Quality.

As shown in Figures 2-20 and 2-22, the Project would require construction of new reclaimed water infrastructure. The environmental impacts associated with the proposed reclaimed water infrastructure are addressed within this Specific Plan EIR. The environmental impacts attributed to the provision of reclaimed water infrastructure would be less than significant.

Mitigation Measures:

W-4 *Obtain Recycled Water Improvement Plans and Permits.* To ensure that recycled water infrastructure is adequate to serve the Project, the Project Applicant shall submit design-level infrastructure plans to the satisfaction of the Marina Coast Water District during each phase of the Project, prior to the issuance of any grading and/or building permit.

Project plans shall be designed by a registered engineer and shall be in conformance with MCWD's engineering specifications. The Project Applicant shall obtain applicable permit(s) from Marina Coast Water District prior to issuance of any grading and/or building permit. All applicable fees, as determined by the MCWD at the time of application submittal, shall be paid to MCWD prior to the issuance of any grading and/or building permit by the City of Seaside. The Project Applicant shall submit approved permit(s), as applicable, to the City of Seaside City Engineer/Public Works Services Manager as evidence documenting compliance with this measure.

Level of Significance: Less Than Significant With Mitigation Incorporated.

4.19.6 CUMULATIVE IMPACTS

- WOULD PROJECT IMPLEMENTATION COMBINED WITH CUMULATIVE PROJECTS CREATE INCREASED DEMAND FOR WATER FACILITIES THAT COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS?

Level of Significance Before Mitigation: Potentially Significant Impact.

Impact Analysis: The basis for cumulative analysis is presented in Section 3.0, *Basis of Cumulative Analysis*. The related projects and other possible development in the area determined as having the potential to interact with the proposed Project, to the extent that a significant cumulative effect may occur, are based on the Fort Ord BRP buildout capacities. The land uses analyzed in the BRP PEIR are illustrated on BRP PEIR Figure 3.2-1 and presented in BRP PEIR Table 2.4-1.

Although preliminarily based on the BRP study area, the geography, and hence the cumulative projects, considered for the cumulative impact analyses could vary according to environmental issue area, and would be determined based upon the Project's scope and anticipated area in which the Project could contribute to an incremental increase in cumulatively considerable impacts (as discussed throughout Section 3.0). Much of Fort Ord has already been redeveloped (reused) and many projects have been approved, but not yet implemented. The projects that are under construction are identified in Section 3.0. Further implementation of the BRP forecast development is reasonably foreseeable. In addition, the cumulative projects could result in a similar range of impacts as the proposed Project, because they involve new development in an area formerly occupied by former Fort Ord.

The following discussions are included per topic area to determine whether a significant cumulative effect would occur.

WATER SUPPLY

The BRP and BRP PEIR addressed the impacts of planned reuse on the environment, including demand for utility services. The BRP PEIR noted that at full build out, some 40 to 60 years in the future, water demands for Ord Community Service Area lands would be 18,262 AFY, or 11,662 AFY in excess of current potable water supply now available to the lands under groundwater allocations from the Salinas Valley groundwater basin. Recognizing that plans did not exist to accommodate this excess demand, the BRP PEIR concluded that the BRP had a significant unavoidable environmental impact. It was also stated that the 7,000 AF water use on the former Fort Ord lands (6,600 AF water use for the Salinas Basin and 400 AF water use for the Seaside Basin) provided sufficient supplies to allow for expected redevelopment through 2015.

In adopting the BRP PEIR, BRP and Master Resolution governing redevelopment of former Fort Ord lands to civilian uses, FORA agreed to constrain redevelopment on the former Fort Ord lands by limiting the number of new residential housing units to 6,000 until the BRP is reassessed, and additional water supplies are identified. FORA further recognized that the supply of the Salinas Basin groundwater available to serve redevelopment, or reuse, projects is limited by a 1993 agreement with the MCWRA. Under that 1993 Agreement, 6,600 AFY of the Salinas Basin groundwater is available for use on Ord Community Service Area lands. Since the closure of Fort Ord, that total quantity of water has been allocated between FORA and the U.S. Army, with FORA sub-allocating its share of this Salinas Basin groundwater supply to its member land-use jurisdictions to support redevelopment projects within the Ord Community Service Area. FORA manages its groundwater allocation and sub-allocations through a Development and Resource Management Plan that annually tracks water use.

Cumulative Projects Water Demand

Based on the 2010 UWMP, the current total Ord Community Service Area groundwater supply of 6,600 AFY falls short of the total 2030 Ord Community Service Area demand of 8,172 AFY by 1,572 AFY. Considering only at those jurisdictions with shortfalls, the Ord Community Service Area shortfall becomes 2,428 AFY.

Available Water Supply

The primary source of water for the MCWD is the Salinas Valley Groundwater Basin, as well as a small desalination plant in the Central Marina Service area. Under the Regional Urban Water Augmentation Project, the MCWD is working to develop recycled water and a larger desalination plant to meet the projected demands of the Ord Community Service Area. None of the MCWD's current water supply is purchased under a wholesale contract.

The MCWD only allows new service connections up to the usage totals allocated by the respective jurisdictions. Of the 6,600 AFY of existing groundwater, FORA allocated 1,012 AFY to the City of Seaside and 710 AFY to the County of Monterey. Of the 1,427 AFY of future recycled water, FOR A allocated 453 AFY to the City of Seaside and 134 AFY to the County of Monterey. A total of approximately 2,644.4 AFY¹⁹ have been sub-allocated by the various jurisdictions, leaving approximately 3,955.6 AFY that have not been sub-allocated.

Cumulative Water Supply Impacts

Based on the BRP PEIR, implementation of the BRP would result in the need for new water supplies. The BRP includes policies and programs (as outlined below) relating to water supplies. The BRP PEIR concludes that since a number of reasonable, new water supply sources have been identified to support the BRP, adherence to the policies, programs, and recommended mitigation measures would reduce impacts related to the increased demand for water to a less than significant level.

Buildout of the BRP would require a new local water source and supply system. The BRP PEIR identified four potential water sources, including importing water from outside Monterey County, importing water from Salinas Valley, desalinization, and on-site storage. Water availability for individual development projects would be determined on a case-by-case basis. In accordance with SB 610, a water supply assessment would be required for projects exceeding established development thresholds. The MCWD would review site-specific development plans to determine the impact on existing water mains. Individual projects would be required to pay the cost to relocate existing water mains impacted by new development. The BRP PEIR concludes that since a number of reasonable long-term water supply options exist, impacts would be less than significant following adherence to the BRP policies and programs (as outlined below) and additional recommended mitigation measures. However, given that uncertainty exists concerning the previously-identified long-term water supply options, and since sufficient water supplies would not

¹⁹ Excludes the 430 AFY that were temporarily allocated to the Bayonet/Blackhorse Golf Course. Marina Coast Water District Website, http://www.mcwd.org/docs/agenda_minutes/2013-01-08_board/Item%2010-A%20-%20Water%20Allocations%20Table%2026NOV12.pdf, Accessed February 17, 2015, and *Water Supply Assessment for the Monterey Downs Specific Plan Update to Table 5-2* (Marina Coast Water District, November 28, 2012).

be ensured to Project Phases IV through VI, significant and unavoidable cumulative impacts to water supply would occur, despite compliance with Mitigation Measure W-1 and the BRP Policies and Programs.

Project-Related Cumulatively Considerable Water Supply Impacts

As discussed above, future available potable and recycled water supply would be sufficient for Project Phases I through III (assuming completion of the recycled water project). However, the remainder of the Project's water demand (for Phases IV through VI) would fall short of the City/County's total existing available water supply by approximately 282.6 AFY. Additional water supplies would need to be acquired. As such, the remainder of future development (Phases IV through VI) would not be approved for development (via approval of any discretionary permits or entitlements) until additional water supplies are developed, per Mitigation Measure W-1 and as required by SB 610.

Once the recycled wastewater system and the seawater desalination project are online or other source or supplies developed, the Ord Community Service Area would have the additional water supply needed to serve the area (including Project Phases IV through VI). Mitigation Measure W-1 would require that future development within the proposed Specific Plan provide proof of adequate water supply on a project-by-project basis to the City Engineer/Public Works Services Manager prior to approval of discretionary permits. However, despite compliance with Mitigation Measure W-1, given the uncertainties involving the water supply options, and since sufficient water supplies would not be ensured to Phases IV through VI, significant and unavoidable cumulatively-considerable impacts to water supply would occur.

RECLAIMED WATER

The BRP PEIR did not discuss impacts associated with reclaimed water. It is assumed that any reclaimed water used by the proposed Project would result in a reduction in the required potable water, which would reduce impacts pertaining to water supply, including those cumulatively considerable.

The proposed Project would construct water infrastructure necessary to support the proposed Specific Plan development. With implementation of Mitigation Measure W-4, future development within the Specific Plan area would be required to obtain applicable permits from the MCWD prior to issuance of any grading and/or building permit, at which time applicable fees would be paid toward recycled water infrastructure, if applicable. With implementation of Mitigation Measure W-4, impacts in this regard would be reduced to less than significant. Cumulative projects would be required to consider their demand for reclaimed water and any need for new facilities would be considered on a project-by-project basis. Compliance with Mitigation Measure W-4 would ensure that project impacts pertaining to reclaimed water would not be significantly cumulatively-considerable.

Mitigation Measures: Compliance with Mitigation Measure W-1 and the following BRP Policies and Programs is required:

- Hydrology and Water Quality Policy B-1
 - Program B-1.2
 - Program B-1.3
 - Program B-1.4
 - Program B-1.5
 - Program B-1.6
- Program B-1.7
- Hydrology and Water Quality Policy B-2
- Hydrology and Water Quality Policy C-3
 - Program C-3.2
 - Program C-3.1

Level of Significance: Significant and Unavoidable Impact.

4.19.7 SIGNIFICANT UNAVOIDABLE IMPACTS

With implementation of the recommended mitigation, Project impacts related to water infrastructure and reclaimed water would be reduced to less than significant. However, Project implementation would result in significant unavoidable impacts concerning Project and cumulative water supplies.

Since recycled wastewater and seawater desalination water sources are not available at this time to serve Project Phases IV through VI, Project implementation would result in a significant impact involving water supply availability. A less than significant impact is identified for Project Phases I through III. Despite compliance with Mitigation Measure W-1, given the uncertainties involving the water supply options, and because sufficient water supplies would not be ensured to Phases IV through VI, impacts concerning water supply availability would remain significant and unavoidable for the Project as a whole.

The BRP PEIR concludes that because a number of reasonable long-term water supply options exist, impacts would be less than significant following adherence to the BRP policies and programs (as outlined below) and additional recommended mitigation measures. However, given that uncertainty exists concerning the previously-identified long-term water supply options, and because sufficient water supplies would not be ensured to Project Phases IV through VI, significant and unavoidable cumulative impacts to water supply would occur, despite compliance with Mitigation Measure W-1 and the BRP Policies and Programs.

4.19.8 SOURCES CITED

2004 City of Seaside General Plan.

Agreement between the United States of America and the Monterey County Water Resources Agency concerning Annexation of Fort Ord into Zones 2 and 2A of the Monterey County Water Resources Agency, Agreement No. A-06404, September 21, 1993.

City of Seaside Municipal Code.

Denise Duffy & Associates, Inc., *Regional Urban Water Augmentation Project Final Environmental Impact Report*, September 2004.

Diamond West Incorporated, *Monterey Downs Water and Sewer Demand Study*, September 24, 2012.

Diamond West Incorporated, *Monterey Downs WSA Supplement*, February 21, 2014.

Fort Ord Capital Improvement Plan.

Fort Ord Reuse Authority, *Fort Ord Reuse Authority Capital Improvement Program Public Facilities Implementation Plan*, 2001.

Ford Ord Reuse Authority, Annual Report, Fiscal Year 2012-2013.

Greater Monterey County Integrated Regional Water Management Plan Website, *2014 Concept Proposals*, http://www.greatemontereyirwmp.org/wp-content/uploads/2014/05/2014-Concept-Proposals_for-the-IRWMP1.pdf. Accessed August 12, 2014.

Marina Coast Water District, 2010 Urban Water Management Plan, Adopted June 2011.

Marina Coast Water District, *Capital Improvement Program*.

Marina Coast Water District, *Recycled Water Project Basin of Design Report*, 2006.

Marina Coast Water District, *Water Supply Assessment for the Monterey Downs Specific Plan Update to Table 5-2*, November 28, 2012.

Monterey Regional Water Pollution Control Agency Website, *Slowing Seawater Intrusion*, http://www.mrwpc.org/about_facilities_water_recycling.php, Accessed August 12, 2014.

Schaaf & Wheeler, *Water Supply Assessment and Written Verification of Supply for the Monterey Downs Specific Plan*, November 6, 2012.

Schaaf & Wheeler, *Marina Coast Water District 2010 Urban Water Management Plan*, adopted June 14, 2011.

Telephone Communication: Breen, Patrick, Project Manager. Marina Coast Water District, November 19, 2014.

Telephone Communication: Maras, Crissy, Project Coordinator. Ford Ord Reuse Authority, November 19, 2014.

Whitson Engineers, *Monterey Horse Park Projected Water Demand and Sewage Generation*, August 16, 2012.