

CITY OF DEL REY OAKS SUCCESSOR AGENCY

Long Range Property Management Plan (AB 1484 Section 34191.5)

H&S Section 34191.5 (c) (A-H)	Description	Former Fort Ord Army Base Conveyance
A	Property Description Date of Acquisition Value of Property at Acquisition	Parcels E29a, E29b.1, E31a, E31b, E31c and E36 March 6, 2006 \$1
B	Purpose Acquired	Economic Development Conveyance – The US Army transferred the property to the Fort Ord Reuse Authority to promote Economic Development Activities to replace lost jobs and economic benefits due to base closure. The Economic Development Conveyance requires that the property be used in a manner that promotes economic development in the area. The Fort Ord Reuse Authority transferred the property to the City in accordance with Government Code Section 67678 which requires the use of the property consistent with the Base Reuse Plan and that all proceeds from the sale of the property be distributed equally to the Fort Ord Reuse Authority and the City
C	Assessor Parcel # and lot size (acres) Zoning	Parcels E29a, E29b.1, E31a, E31b, E31c and E36 Total 360 acres Visitor Serving and Light Industrial per the Fort Ord Base Reuse Plan administered by the Fort Ord Reuse Authority.
D	Estimate of Current Value of parcels Appraisal Information Available	Nominal value due to the restrictions placed on acceptable uses under the FORA Base Reuse Plan, restrictive covenants related to hazardous substances including Unexploded Ordnance, the lack of infrastructure serving the property and limited water available to serve the property. No

E	Estimate of revenues generated by property	< \$0
	Contractual requirements for disposition of funds	Health and Safety Code Section 67678 requires that all proceeds from the sale or lease of the property be equally divided between the City and the Fort Ord Reuse Authority. The City is also bound by the terms of the Implementation Agreement entered into with the Fort Ord Reuse Authority that requires that the City pay to the Fort Ord Reuse Authority 50% of any proceeds
H&S Section 34191.5 (c) (A-H)	Description	Former Fort Ord Army Base Conveyance
F	Environmental History	Closed Military Training Base – small arms and missile training including potential Unexploded Ordnance. The Property has been the site of extensive cleanup efforts by the US Army but continues to be subject to restrictive covenants. The property was previously used as part of the firing range for the Fort Ord Army Base and may continue to be the site of unexploded ordnance as well as other hazardous materials.
G	Potential for Transit Oriented Development	FORA has a Transportation and Circulation Plan in place for the developable portions of the former Base. The development of the property must comply with the Base Reuse Plan including the Transportation and Circulation Plan.
H	History of Previous Development Proposals	There was a Development Proposal for the site that died due to unavailability of water and lack of funding, the proposer is claiming development rights in court and the City has spent \$400K to date for attorneys.
(2)	Planned Disposition	Property to be retained by the City pursuant to Health and Safety Code Section 34181(a) as a governmental use property. The uses for the property are proscribed by the Fort Ord Base Reuse Plan, the terms of the economic development conveyance from the US Army and the requirements of the Fort Ord Reuse Authority Act.