



# FORT ORD REUSE AUTHORITY

920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

Phone: (831) 883-3672 | Fax: (831) 883-3675 | [www.fora.org](http://www.fora.org)

## ADMINISTRATIVE COMMITTEE MEETING

**8:30 a.m. Tuesday, November 3, 2015**

920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933 (FORA Conference Room)

### AGENDA

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

**4. PUBLIC COMMENT PERIOD**

Individuals wishing to address Board jurisdiction matters not on this agenda, may do so during this period for up to three minutes. Specific agenda item comments are heard under that item.

**5. APPROVAL OF MEETING MINUTES**

- |  |        |
|--|--------|
| a. September 30, 2015 Administrative Committee Minutes | ACTION |
| b. October 14, 2015 Administrative Committee Minutes   | ACTION |

**6. NOVEMBER 13, 2015 BOARD MEETING AGENDA REVIEW**

- |  |             |
|--|-------------|
| a. FORA/MCWD Facilities Agreement Dispute Resolution-2nd Vote        | INFORMATION |
| b. Base Reuse Plan (BRP) Post-Reassessment Report –Category 3 Status | INFORMATION |

**7. BUSINESS ITEMS**

- |                           |             |
|---------------------------|-------------|
| a. Caretaker Costs Policy | INFORMATION |
|---------------------------|-------------|

**8. ITEMS FROM MEMBERS**

**9. ADJOURNMENT**

Next Meeting Date: Wednesday, November 18, 2015

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# FORT ORD REUSE AUTHORITY

## ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES

8:15 a.m., Wednesday, September 30, 2015 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

### 1. CALL TO ORDER

Chair Mike Dawson called the meeting to order at 8:19 a.m. The following were present:

*\*voting members, AR = arrived after call to order*

Dan Dawson, City of Del Rey Oaks  
Melanie Beretti, Monterey County  
Tim O'Halloran, City of Seaside  
Elizabeth Caraker, City of Monterey\*  
Vicki Nakamura, MPC  
Anya Spear, CSUMB  
Chris Placco, CSUMB  
Mike Zeller, TAMC

Wendy Elliott, MC  
Lyle Shurtleff, BRAC  
Mike Gallant, MST  
Lisa Rheinheimer, MST  
Andy Sterbenz, Schaaf & Wheeler  
Jan Stearn, Michael Baker Int'l  
Keith VanDer Maaten, MCWD  
Patrick Breen, MCWDC

FORA Staff:  
Michael Houlemard  
Jonathan Garcia  
Ted Lopez  
Josh Metz  
Peter Said  
Maria Buell

### 2. PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Patrick Breen.

### 3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

a. Close of escrow for Preston Park Housing to City of Marina.

Michael Houlemard announced the closing of escrow for Preston Park residential units and City of Marina is now owner of these units. He provided a brief history of the acquisition and then the ultimate ownership to City of Marina. He added that the funds from sale helped fund the East campus residential project at CSUMB. FORA will be able to hire an Industrial Hygienist for the Base cleanup and removal of other buildings.

Mr. Houlemard said FORA received from CSUMB a request for support of a Grant application. FORA is preparing a letter in support and that City of Marina has received that request as well.

Chris Placco announced that the Public workshop scheduled for October 8 was postponed due to other student affair issues/items and that it necessitated to be moved.

### 4. PUBLIC COMMENT PERIOD

Christie Rheinheimer asked for the ESCA meeting date. Mr. Houlemard responded October 14 and that a LUC implementation plan will also be covered on that date.

Bob Shaffer spoke about the workforce housing at the Dunes and for those interested in the audience to sign up as Units were selling fast.

Wendy Elliott said that October 8 will be the grand opening of the Cinemark Theater in Marina and that further information is on City of Marina's website. She requested posting of this information on FORA's website.

### 5. APPROVAL OF MEETING MINUTES

- a. September 2, 2015 Administrative Committee Minutes
- b. September 16, 2015 Administrative Committee Minutes

MOTION: Chris Placco moved, seconded by Tim O'Halloran to approve the September 2 and September 16, 2015 Administrative Committee minutes.

MOTION PASSED UNANIMOUSLY

## **6. OCTOBER 9, 2015 BOARD MEETING- AGENDA REVIEW**

Mr. Houlemard reviewed the draft Board agenda packet. As to Item 6a, he said an advisory group is being recommended be put in place to deal with multiple requests for legal opinions of Authority Counsel. He added that under Consent, an additional item will be added and a revised agenda was distributed to all members.

### **a. Marina Coast Water District (MCWD) - Water and Wastewater Planning**

Mr. Houlemard said the General Manager for Monterey Regional Water, Paul Sciuto would talk about the timing of these items and funding for the Pure Water project. He added the Administrative Committee role is to make sure they have all the right information.

Paul Sciuto spoke of the ground water replenishment project that will help the entire region with water. His Agency is applying for 1% funding for 30 years amounting to \$525 Million and that the deadline is November 1st. Many projects are being submitted to State and they are planning on submitting the application by end of October. MCWD wants assurances that FORA is on board with this project. These pieces are moving together to complete the deadline by October 30.

Keith Vander Maaten (MCWD) said his agency is working with MPCA and described the benefits for the pure water project and the timing of the project. MCWD is helping put together this project with PCA and wants FORA to help with the time frame and assurances that there is agreement.

Mr. Houlemard said there are advantages of one pipeline, how it would be less costly and the tertiary treatment advantages but there is still some environmental issues to deal with. He said it could provide potential irrigation and recharge of the aquifer.

Questions were asked to both General Managers regarding implications to jurisdictions, a discussion on wastewater and ensuring demands are met; additional costs for this treatment to Users and whether the project is contingent on getting the 1% funding, and the politics of water.

Keith Van Der Maaten said a schedule of agreements for water will be put in conjunction with the project to ensure the demands are met. John Sciuto said there is an effect on the finances of the overall project if the 1% funding does not come in. Jonathan Garcia said resolution provides details of what actions are being authorized to conduct the plan and if adopted, the financial change will take place for this fiscal year. It clarifies the roles of agencies as well. Mr. Houlemard asked Committee members if any changes can be done to Resos to let Staff know.

Ms. Beretti asked about the technical planning and how it relates to these agreements.

John Sciuto said a final EIR is due to be certified on 10/8 along with Salinas's agreement of ponds to be diverted; meetings are scheduled for 10/26 and 10/27 in Salinas and that an EIOR is 10-20% done on water treatments.

Mr. Houlemard said technical questions may come up and that a slide/chart will show how these parts need to be done. He added that 6-7 projects coming up are not going to dilute the water and that next year's report will be different from this year.

Public comments were received.

### **b. FORA/MCWD Facilities Agreement Dispute Resolution – 2nd Vote**

Mr. Houlemard provided a report and said Board is asked to make a decision on 2nd vote.

## **7. BUSINESS ITEMS**

### **a. Master Resolution Amendment (Prevailing Wage, etc.)**

Robert Norris provided a report to the Committee and stated FORA had not received a response from DIR even after seeking assistance from Sen. Monning & Assembly member Alejo's office. He said language about the registration process will need to be added due to requirements of SB 854 and that a List of Vendors was obtained from Monterey County. Mr. Houlemard said Board will be asked to require registration with DIR from all Contractors and that it eliminates the problem with

weight of monitoring compliance with these projects. He added that if developers are asking FORA to take on this responsibility, then Board needs to hear this next Friday. Chair Dawson suggested updating the list of vendors with a current one so Board does not question it. Mr. Norris responded that 3 of 5 vendors are still active in Ft Ord and that the List would be updated.

**b. Base Reuse Plan (BRP) Post-Reassessment Report Categories 1 and 2 Consultant Recommendation**

Ted Lopez briefly spoke on the status of the selection of a consultant for Categories 1 and 2 of the Base Reuse Plan and stated a selection would take place soon.

**c. LUC 2012-14**

Jonathan Garcia provided a report on the Land Use compliance. Jonathan Garcia provided a status report on this matter.

**d. Caretaker Costs Policy**

Jonathan Garcia provided a presentation and identified the process for jurisdictions to seek reimbursements for caretaker costs. He said a draft policy was prepared for consideration. The costs are reduced each year by about \$500,000 and the funding sources come from property taxes. He said the deadline is January 31, 2016 and that if no submittals are received after deadline, other jurisdictions could apply for additional funds that were not used by those jurisdictions who did not submit. Mr. Garcia added that City of Seaside turned their report in, but City of Del Rey Oaks was outstanding.

Public comments were received.

**e. Economic Development Progress Report.**

Josh Metz announced an Economic Development conference in Alaska that he and Mr. Houlemard will participate in October. He also provided a summary of the last 3-months of economic development activity.

Public comments were received.

Under Executive Officers report, Mr. Houlemard said all items are informational. He said the Board will receive an update on Regional Urban Design Guidelines and a workshop is scheduled for November.

**8. ITEMS FROM MEMBERS**

Chair Dawson asked for a motion to start future Administrative Committee meetings at 9:00 a.m. instead of 8:15. Ms. Beretti suggested moving the meeting time to 8:30 a.m.

MOTION: Chair Dawson moved, seconded Tim O'Halloran to move beginning time to 8:30 a.m.  
MOTION PASSED UNANIMOUSLY.

**9. ADJOURNMENT**

Meeting was adjourned at 9:39 a.m.



**FORT ORD REUSE AUTHORITY**  
**ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES**  
8:30 a.m., Wednesday, October 14, 2015 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Chair Dawson called the meeting to order at 8:30 a.m. The following were present:

*\*voting members, AR = arrived after call to order*

Layne Long, City of Marina\*

Melanie Beretti, Monterey County

John Dunn, City of Seaside\*

Diana Ingersoll, City of Seaside

Tim O'Halloran, City of Seaside

Elizabeth Caraker, City of Monterey\*

Vicki Nakamura, MPC

Anya Spear, CSUMB

Chris Placco, CSUMB

Graham Bice, UCSC

Mike Zeller, TAMC

Wendy Elliott, MC

Mike Gallant, MST

Lisa Rheinheimer, MST

Don Hofer, MCP

Andy Sterbenz, Schaaf & Wheeler

Bob Schaffer

FORA Staff:

Michael Houlemard

Steve Endsley

Jonathan Garcia

Ted Lopez

Peter Said

Josh Metz

Maria Buell

2. PLEDGE OF ALLEGIANCE

Pledge of allegiance was led by Daniel Dawson.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Michael Houlemard said the California Environmental Protection Agency and Department of Toxic substances control visited FORA on October 13<sup>th</sup>. They reviewed the Implementation Plan - Operations and Maintenance.

Mr. Houlemard said he provided Testimony before U. S. House of Representatives pertaining to base recovery and remediation program, and, how regulations at federal level place restrictions on funding brown fields cleanup. Chair Shimkus stated that he would look at that problem to assist the cities of Seaside, Marina and Monterey to help with removal. He mentioned that there are two statutes that regulate how remediation is to be done on contaminated fields. Further, no duplicate funding can be acquired for technical reasons that FORA did not get funding for years.

Mr. Houlemard announced that 2 Cal EPA deputies, Grant Cole and Arsenio Mataka are conducting advanced work for Barbara Lee, Secretary of Cal EPA, who might visit in November.

Josh Metz announced a workshop scheduled for November 2<sup>nd</sup> on the DRAFT Regional Urban Design Guidelines and it will include an open house in the morning and the afternoon/evening. The Board will also have a special workshop from noon- 2:00 p.m. He invited everyone to attend.

4. PUBLIC COMMENT PERIOD

Individuals wishing to address matters within Committee's jurisdiction, but not on this agenda, may do so during this period for up to three minutes. Comments on specific agenda items are heard under that item.

No public comments received.

5. OCTOBER 9, 2015 BOARD MEETING FOLLOW-UP

a. Marina Coast Water District - Water and Wastewater 3-Party Planning

Jonathan Garcia provided a summary of Board decision. Resulting vote was 11-2 and the 3-party planning needs to go back for a second vote.

b. FORA/MCWD Facilities Agreement Dispute Resolution-2nd Vote

Steve Endsley provided a summary of the Board meeting discourse and stated main item was the \$150,000 budget item and after second vote takes place it will be added to budget. He said it saves ratepayers money because it reduces their line item. Mr. Endsley added that all details will be brought back for further approval. The agreement between PCA and MCWD will be brought to Administrative Committee and ultimately to the Board. He said that progress was made. Mr. Houlemard reiterated that 3 items were before Board; first item was approved; second was 11-2 and needs to go back to Board; third item needs Administrative Committee and MCWD review before both Boards go ahead. It was deferred to a closed session at next meeting due the potential of future litigations based on these actions.  
Public comment was received.

c. Caretaker Costs Policy

Jonathan Garcia discussed the new policy unanimously approved by Board and that it will be sent to all jurisdictions.

No public comment was received.

d. Master Resolution Amendment (Prevailing Wage, etc.)

Mr. Houlemard said the Board adopted a list, but not a resolution requiring all jurisdictions to register with DIR and the ongoing complaints in some jurisdictions. He stated a new resolution will be prepared for Board to approve. A board member said FORA should be more active and take it away from jurisdictions and become the enforcer.

No public comment was received.

e. Base Reuse Plan (BRP) Post-Reassessment Report - Update

Categories 1 and 2 Consultant Recommendation

Mr. Houlemard said Board approved the Category 1-2 recommendation and that Associate Planner will move forward with hiring of Consultant to do the work and that a progress report will be presented in November.

No public comment was received.

6. BUSINESS ITEMS

a. CSUMB DRAFT Master Plan Update.

Chris Placco (CSUMB) gave a presentation to Administrative Committee and stated they hope to be finished by 2016 and then begin CEQA process and the housing is part of Master plan.

John Dunn asked for the intended use for the open space. Mr. Placco said recreational use only for now, but possible future developable land. The goals are to preserve open character of campus; work with natural resources; and adding density. The housing will expand to various areas of campus; a Rec center is being proposed. A traffic study to follow in opening roads as CSUMB expands and the impact on other jurisdictions. Water and wastewater conservation as well as major infrastructure investments are being considered to support all activities of campus. And get all functions to center core and keep it as walkable and bicycle center; looking at alternative modes of transportation and building Partnerships with other entities.

b. LUCIP/OMP Update Workshop at 9:30 am following Administrative Committee meeting.

Mr. Houlemard said Consultants will provide a complete overview of LUCIP/OMP and an important part of jurisdictions understanding.

John Dunn requested a presentation to the City Councils and allow them to understand the complexities of these plans. Mr. Houlemard said a workshop can be put together in Seaside and other jurisdictions can participate in it. The history to why the Land Use Covenant is in place and the future of these properties. Should there be an interest to develop this land in the future, a process can be.

Layne Long stated that these lands were "reviewed" but the process stated that they only went 3 feet deep and has concerns of other ordnances existing.

Diane Ingersoll asked if this would be a continuation to the last meeting and if the incorporation of these lands could be removed from these requirements.

7. ITEMS FROM MEMBERS

Anya Spear asked about the ESCA parcel and that project will divert traffic for a while. Mr. Houlemard said it may require a waiver for some properties.

8. ADJOURNMENT

Meeting adjourned at 9:34 a.m.

DRAFT

**- START -**

**DRAFT  
BOARD PACKET**





# FORT ORD REUSE AUTHORITY

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## REGULAR MEETING

### FORT ORD REUSE AUTHORITY BOARD OF DIRECTORS

Friday, November 13, 2015 at 2:00 p.m.

910 2<sup>nd</sup> Avenue, Marina, CA 93933 (Carpenters Union Hall)

## AGENDA

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE

### 3. CLOSED SESSION

- a. Conference with Legal Counsel-Potential Litigation, Gov. Code XXXX-FORA-MCWD Dispute Resolution
- b. Conference with Legal Counsel - Existing Litigation, Gov Code 54956.9(a) – 1 Case
  - i. *Keep Fort Ord Wild v. Fort Ord Reuse Authority (FORA)*, Case Number: M114961
- c. Conference with Legal Counsel-Potential Litigation, Gov. Code XXXX-FORA-MCWD Prevailing Wage

### 4. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

### 5. ROLL CALL

### 6. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

### 7. CONSENT AGENDA

ACTION

- a. Approve October 9, 2015 Minutes
- b. Base Reuse Plan (BRP) Reassessment Report: Category III Status
- c. Ad Hoc Group: Policy Review regarding Requests for Authority Counsel
- d. Oak Woodland Conservation Planning
- e. Dover, Kohl and Partners Contract Amendment #1

### 8. BUSINESS ITEMS

- |   |                    |
|---|--------------------|
| a. Regional Urban Design Guidelines(RUDG) - Consideration       | INFORMATION/ACTION |
| b. MCWD/FORA Facilities Agreement Dispute Resolution – 2nd Vote | ACTION             |
| c. Fort Ord Reuse Authority Prevailing Wage Program             | INFORMATION/ACTION |
| d. Monterey Bay Charter School Traffic Impact Agreement         | INFORMATION/ACTION |

## 9. PUBLIC COMMENT PERIOD

Members of the public wishing to address the Board on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes. Comments on agenda items are heard under the item.

## 10. EXECUTIVE OFFICER'S REPORT

- |  |             |
|--|-------------|
| a. Outstanding Receivables                     | INFORMATION |
| b. Habitat Conservation Plan Update            | INFORMATION |
| c. Administrative Committee                    | INFORMATION |
| d. Post Reassessment Advisory Committee        | INFORMATION |
| e. Regional Urban Design Guidelines Task Force | INFORMATION |
| f. Veterans Issues Advisory Committee          | INFORMATION |
| g. Water/Wastewater Oversight Committee        | INFORMATION |
| h. Travel Report                               | INFORMATION |
| i. Public Correspondence to the Board          | INFORMATION |

## 11. ITEMS FROM MEMBERS

## 12. ADJOURNMENT

**NEXT BOARD MEETING: December 11, 2015**

Persons seeking disability related accommodations should contact FORA 48 hrs prior to the meeting. This meeting is recorded by Access Monterey Peninsula and televised Sundays at 9 a.m. and 1 p.m. on Marina/Peninsula Chanel 25. The video and meeting materials are available online at [www.fora.org](http://www.fora.org).

# **Placeholder for Item 7a**

**10-9-15 Board Minutes**

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**This item will be included in the final Board packet.**

# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT AGENDA

<b>Subject:</b>	Base Reuse Plan (BRP) Reassessment Report: Category III Status	
<b>Meeting Date:</b>	November 13, 2015	<b>ACTION</b>
<b>Agenda Number:</b>	7b	

### RECOMMENDATION(S):

Accept a report regarding BRP Reassessment Report Category III work plans.

### BACKGROUND:

The 2012 BRP Reassessment Report (Reassessment Report) identified Category III as Implementation of BRP Policies and Programs. The Reassessment Report found certain Category III BRP Policies and Programs incomplete. For instance, the BRP identifies FORA as responsible for completing the Regional Urban Design Guidelines (RUDG). Please see item 8a for related discussion.

Fort Ord Reuse Authority (FORA) staff met with individual jurisdiction representatives on identified Category III items and received status updates. The discussion of this report summarizes individual work plans to implement BRP policies and programs.

### DISCUSSION:

#### **FORA Work Plan**

The Reassessment Report identified four incomplete BRP programs and two incomplete mitigation measures. After further review, staff found that one of the mitigation measures is complete. FORA staff has prepared a work plan to complete the remaining five items and facilitate jurisdiction completion of policies and programs in two subject areas, trails planning and oak woodland conservation planning (**Attachment A**).

#### **County of Monterey Work Plan**

After coordinating with the County Resource Management Agency (RMA), County staff identified Category III BRP items that were complete, incomplete, partially complete, ongoing, and not applicable (see summary table below). The County's work plan is to include Category III items in its long-range planning implementation program list. On an annual basis, County staff seeks direction from the County Board of Supervisors to prioritize completion of individual implementation program items. Implementation of the remaining County Category III items will depend on County Board of Supervisors prioritization. County staff's comments on Reassessment Report Category III items are available at the following website:

[http://www.fora.org/Admin/2015/Additional/MontereyCounty-CategoryIII-Comments\\_101714.pdf](http://www.fora.org/Admin/2015/Additional/MontereyCounty-CategoryIII-Comments_101714.pdf)

<b>County Cat. III Status Summary</b>	
8	Complete
40	Incomplete
4	Partially Complete
7	Ongoing
3	Not Applicable

### City of Seaside Work Plan

After coordinating with the Seaside Resource Management Services Department, Seaside staff provided feedback similar to County Planning regarding completion of Category III items (see summary table below). Seaside's work plan is to include Category III items in the scope of its next General Plan Update, which is scheduled for initiation this coming Winter. Seaside staff's comments on Reassessment Report Category III items are available at the following web site:

<http://www.fora.org/Admin/2015/Additional/Seaside-CategoryIII-Comments-110314.pdf>

Seaside Cat 3 Status Summary	
2	Complete
31	Incomplete
5	Partially Complete
3	Ongoing
1	Not Applicable

### City of Marina Work Plan

After coordinating with the Marina Planning Department, Marina staff provided feedback similar to County and Seaside regarding completion of Category III items (see summary table below). Marina's work plan is yet to be determined. Marina staff's comments on Reassessment Report Category III items are available at the following web site:

<http://www.fora.org/Admin/2015/Additional/Marina-CategoryIII-Comments-031615.pdf>

Marina Cat 3 Status Summary	
16	Complete
20	Incomplete
1	Partially Complete
3	Ongoing
5	Unaddressed
2	Not Applicable

### **FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved annual budget.

### **COORDINATION:**

City of Seaside, County of Monterey, City of Marina

Prepared by \_\_\_\_\_  
Jonathan Brinkmann

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.

# **Placeholder for Attachment A to Item 7b**

**BRP Reassessment Report: Category III Status**

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**This item will be included in the final Board packet.**

# **Placeholder for Item 7c**

**11-13-15 Ad Hoc Advisory Group Status Update**

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**This item will be included in the final Board packet.**

# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT AGENDA

**Subject:** Oak Woodland Conservation Planning

**Meeting Date:** November 13, 2015

**Agenda Number:** 7d

**ACTION**

### RECOMMENDATION(S):

Receive Oak Woodland Conservation Planning status report.

### BACKGROUND/DISCUSSION:

When FORA staff met with County of Monterey (County) and City of Seaside (Seaside) staff regarding status of Base Reuse Plan (BRP) Reassessment Report Category III items, staff discussed a number of Category III items that affected multiple jurisdictions such as Trails and Oak Woodland Conservation Planning. FORA staff organized an Oak Woodland Working Group consisting of current and future land owners in areas identified in BRP Biological Resources Policy B-2, Program B-2.1, and Program B-2.2 for Seaside (**Attachment A**) and County (**Attachment B**) (see map [**Attachment C**]). The working group recommended that FORA facilitate oak woodland conservation planning through a consultant contract. The primary deliverables from the consultant would be:

1. One map identifying the designated oak woodland conservation area in Seaside and one map identifying the same in County.
2. One oak management and monitoring plan for Seaside and one for County.

As another project component, FORA proposes to provide support to the California Department of Veterans Affairs' (CDVA's) California Central Coast Veterans Cemetery (CCCVC) by assisting their efforts to mitigate their oak woodland impacts. Specifically, CDVA identified site development impacts of 2.93 acres to oak woodland habitat in its Final Initial Study and Mitigated Negative Declaration, and Environmental Assessment and Finding of No Significant Impact dated August 12, 2014.

Due to replanting 113 native coastal live oak trees on site, CDVA will plant another 362 oak trees (estimated at 2.22 acres) off-site as a mitigation measure. FORA staff and the selected oak woodland consultant would identify and secure a suitable mitigation site, and support plans to implement oak tree plantings.

As the next planning steps, FORA staff is reviewing a draft Request for Proposals (RFP) to contract a consultant to prepare an oak woodlands plan as described in this report. Staff anticipates to schedule an Oak Woodland Working Group meeting in November / December to review the draft RFP to release in December 2015.

### FISCAL IMPACT:

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved annual budget.

### COORDINATION:

City of Seaside, County of Monterey, Oak Woodland Working Group, CDVA

Prepared by \_\_\_\_\_

Ted Lopez

Approved by \_\_\_\_\_

Michael A. Houlemard, Jr.



# **Placeholder for Item 7d Attachment A**

**Oak Woodland Conservation Planning**

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**This item will be included in the final Board packet.**

# **Placeholder for Item 7d Attachment B**

**Oak Woodland Conservation Planning**

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**This item will be included in the final Board packet.**

# **Placeholder for Item 7d Attachment C**

**Oak Woodland Conservation Planning**

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**This item will be included in the final Board packet.**

# **Placeholder for Item 7e**

**Dover, Kohl and Partners Contract Amendment #1**

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**This item will be included in the final Board packet.**

# FORT ORD REUSE AUTHORITY BOARD REPORT

## BUSINESS ITEMS

<b>Subject:</b>	Regional Urban Design Guidelines (RUDG) - Consideration	
<b>Meeting Date:</b>	November 13, 2015	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	8a	

### RECOMMENDATION(S):

- i. Receive report on Regional Urban Design Guidelines (RUDG) Workshop/Open House.
- ii. Provide staff direction regarding adoption or approve DRAFT RUDG (<http://goo.gl/AxpRje>)

### BACKGROUND:

The RUDG completion was identified as a distinct 1997 Base Reuse Plan (BRP) implementation action (**Attachment A**), along with the full range of former Fort Ord economic recovery policies. Initially, the RUDG was to be a FORA obligation – especially the Highway 1 Design Guidelines that crossed or impacted several jurisdictions and the region. The following lists key actions related to this BRP policy:

- In May 1999, the Fort Ord Reuse Authority (FORA) Board voted to proceed with jurisdictional approach to base wide redevelopment (including creation of RUDG);
- In March 2005, the Board approved the Highway 1 Design Guidelines as the first RUDG action;
- The 2012 Reassessment Report identified RUDG completion for Gateways, Town & Village Centers, Regional Circulation Corridors and Trails as an incomplete Reuse Plan requirement;
- In spring 2013, the Post Re-assessment Advisory Committee (PRAC) recommended RUDG completion as a FORA action; and
- The Board approved FY 2013/2014 and FY 2014/2015 budgets and FORA Staff Work plans including RUDG completion.

During 2014, the Board empaneled the RUDG Task Force to oversee RUDG consultant recruitment, advising and project completion. Following a national search, Dover, Kohl & Partners (DKP) along with an interdisciplinary team was selected. In November DKP and FORA staff completed a series of stakeholder interviews during a preliminary Site Visit. In February 2015, DKP and FORA staff, completed a 10-day public design process leading to draft RUDG. Staff and the lead design consultant presented a project status update at the April 10 Board Meeting.

In May 2015, the FORA Board requested Authority Counsel clarify FORA RUDG authority and legal framework (**Attachment B**). The Authority Counsel memorandum sets forth the following clarifications:

- Development of RUDG for the Highway 1 Corridor (approved 2005), Town & Village Centers, Gateways, Regional Circulation Corridors, and Trails are required as distinct implementation actions under the Reuse Plan;
- The RUDG are to focus on issues of visual quality and character;
- Approved RUDG will establish standards for future consistency determinations; and
- The RUDG do not override prior/current consistency determinations, redefine land use designations, or local zoning and General Plans.

Following the February 2015 charrette, staff, consultants and the RUDG Task Force undertook a robust review and revision process leading to the current administrative DRAFT RUDG policy document. The Task Force met on 12 separate occasions and reviewed 6 administrative DRAFT revisions. Along with Task Force members, the public review and revision process has included representatives from FORA's

development community, regional agencies, members of the public, building and trade representatives, and California State University Monterey Bay Master Planning team (among others).

On November 2, 2015 FORA staff and consultants presented a DRAFT RUDG policy document to the Board and the public during a Special Workshop and (2) Open House sessions. RUDG team members answered questions and received direct Board and public feedback.

**DISCUSSION:**

The current RUDG policy document refines BRP policy direction, primarily drawing from Section 3.0: Framework for the Reuse Plan (**Attachment C**), with particular emphasis on Design Guideline 6: Adopt Regional Urban Design Guidelines (p. 61), and represents hours of constructive, collaborative work between a broad cross-section of FORA's concerned community members, and integrates Board feedback obtained during the November 2 workshop.

The RUDG policy document is organized into the following 4 chapters:

- Introduction and Policy Application;
- Base Reuse Plan Focus Areas;
- Regional Urban Design Guidelines; and
- Definitions.

The document meets the policy refinement requirements identified in the BRP, and subsequently in the 2012 Reassessment Report. It provides a clear set of guidelines for developers, the Board, staff and the community to reference while planning, evaluating and making consistency determinations on future or revised reuse/economic recovery projects. Subsequent implementation guidance and training will enable local jurisdiction adoption and regulatory efficiency to enable desired economic development outcomes.

**FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved FORA budget.

**COORDINATION:**

RUDG Task Force, Administrative Committee and Dover, Kohl & Partners

Prepared by \_\_\_\_\_  
Josh Metz

Reviewed by \_\_\_\_\_  
Steve Endsley

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.

# Key Milestones

Attachment A to Item 8a  
FORA Board Meeting, 11/13/15

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1. FORA Act
2. Base Reuse Plan: Design Principle 6
3. Board policy on jurisdictional design implementation
4. Board approves Highway 1 Design Guidelines
5. Reassessment Report – Outstanding RUDG
6. Fort Ord Colloquium
7. 2014 Work Plan – RUDG Completion
8. Task Force – Competitive RFP
9. Board Approves Dover, Kohl (DKP) Selection
10. DKP Site Visit
11. 2015 Design Charrette
12. Task Force – DRAFT RUDG Development
13. **DRAFT RUDG for Board Workshop**
14. **Final RUDG for Board Approval**
15. **RUDG Implementation Training**

# MEMORANDUM

Kennedy, Archer & Giffen  
A Professional Corporation

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**DATE:** April 1, 2015  
**TO:** Fort Ord Reuse Authority  
**FROM:** Authority Counsel  
**RE:** Regional Urban Design Guidelines

## I. Issues:

This memorandum explores the scope of planning authority vested in the Fort Ord Reuse Authority (“FORA”) by the Regional Urban Design Guidelines (“RUDG”). To frame the issue, this memorandum specifically responds to questions that FORA Senior Planner Josh Metz posed to Authority Counsel in a February 23, 2015 email (“February 23 Email”). It also addresses a subsequent, related document that FORA’s Planning Department (namely, Steve Endsley, Jonathan Garcia, and Josh Metz) addressed to Authority Counsel entitled “RUDG Legal Questions Needing FORA Authority Counsel Opinion.” We have distilled from those two documents the following questions, followed by a summary of our conclusions:

### A. What are “guidelines” and are they “mandatory”?

Generally, guidelines create standards that may be used to determine whether a local jurisdiction’s land use plan, zoning ordinances, and implementation acts are consistent with FORA’s Base Reuse Plan (“BRP”). In that sense, they are “mandatory.” But there are, as discussed below, limitations on the scope of such guidelines.

### B. What is the difference between “guidelines” and “zoning”?

The relationship between the “guidelines,” including the RUDG, and zoning can be summarized as follows: FORA establishes guidelines pursuant to its authority under the FORA Act and BRP. The local jurisdictions must account for such guidelines when submitting its proposed land use plans, zoning, and implementing actions. FORA must then determine the consistency of such plans, zoning, and actions with those guidelines (and other requirements of the BRP), the process for which is set forth in the FORA Act and Article 8.01 of the Master Resolution. Accordingly, the RUDG are not zoning plans or zoning ordinances; only the local jurisdictions can establish those under the FORA Act.

### C. Will FORA-approved guidelines limit local jurisdiction planning authority?



Yes, but only to the extent the guidelines are within their proper scope and follow the process for land use planning articulated in the FORA Act. Namely, the RUDG are limited in scope to matters of “visual importance/visual character,” and further that RUDG cannot impose requirements inconsistent with a local jurisdiction’s land use plan, zoning ordinances, implementation action, etc. after FORA has determined the same to be consistent with its BRP.

We therefore conclude RUDG can be implemented as a mandatory standard for local jurisdictions regarding matters of visual importance by which FORA can measure future consistency determinations.

## **II. Analysis**

### **A. What are “Guidelines” and Are They Mandatory?**

The February 23 Email first asks, “What are ‘guidelines’?” The RUDG Legal Questions Needing FORA Authority Counsel Opinion narrows the issue somewhat, by asking “What is FORA’s Regional Urban Design Guidelines (RUDG) legal authority?” And both the February 23 Email and the RUDG Legal Questions Needing FORA Authority Counsel Opinion ask: are the RUDG “mandatory?” This memorandum addresses those related questions together.

#### **1. Definition of “Guidelines”**

The term “guidelines” is not a legal term of art and has no particular legal meaning. Merriam-Webster defines a guideline as “a rule or instruction that shows or tells how something should be done.”<sup>1</sup> An alternative definition is “an indication or outline of policy or conduct.”<sup>2</sup> Though somewhat ambiguous, the former definition appears to provide a mandatory “rule,” whereas the latter may suggest something more permissive.<sup>3</sup> But a dictionary definition does little to answer what “guidelines” means in this context, and is not dispositive of the issue of whether the RUDG are “mandatory.” It is therefore more instructive to focus on the source and substance of the RUDG, namely, the “Design Principles” set forth in the BRP.

#### **2. Legal Authority for the RUDG**

The legal authority for the BRP is set forth in the FORA Act at Government Code section 67675. That section obligates FORA to create the BRP, accounting for “[a] land use plan for the integrated arrangement and general location and extent of, and the criteria and standards for, the uses of land ... and other natural resources[.]” Such authority encompasses the power to proscribe design guidelines.

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<sup>1</sup> <http://www.merriam-webster.com/dictionary/guideline>

<sup>2</sup> *Ibid.*

<sup>3</sup> See also “*Pirates of the Caribbean, Curse of the Black Pearl*” (Captain Barbossa: “[T]he code is more what you’d call ‘guidelines’ than actual rules”.)

The BRP provides for “Major Provisions of the Reuse Plan,” and “Context and Framework” for the BRP. (BRP, § 1.2.1, p. 3.)<sup>4</sup> “The Framework for the Reuse Plan establishes the broad development considerations that link the various Reuse Plan elements to the land use jurisdiction into an integrated and mutually supporting structure.” (BRP, § 1.2.1, p. 8; see also art. 3.0, p. 55.) Part of that Framework is a “Community Design Vision,” which sets forth six specific “Design Principles.” (BRP, § 1.2.1, pp. 8-9; see also § 3.1, p. 56.) Design Principle no. 6 provides:

*Design Principle 6: Adopt [RUDGs].* The visual character of the former Fort Ord will play a major role in supporting its attractiveness as a destination for many visitors every year. Maintaining the visual quality of this gateway to the peninsula and where necessary enhancing it is of regional importance to ensure the economic vitality of the entire peninsula. [RUDG] will be prepared and adopted by FORA to **govern the visual quality of areas of regional importance within the former Fort Ord.**

(BRP, § 1.2.1, p. 9; see also § 3.1.1, p. 61.)

The “full” version of Design Principle no. 6 provides:

*Adopt [RUDGs].* The **visual character** of the Monterey Peninsula plays a major role in supporting the area’s attractiveness as a destination for many visitors every year. ... **Maintaining the visual quality of this gateway to the Peninsula and where necessary enhancing it is of regional importance to ensure the economic vitality of the entire Peninsula. [RUDGs] will be prepared and adopted by FORA as a separate implementation action to govern the visual quality of the following areas of regional importance.** The guidelines will address the State Highway 1 Scenic Corridor, the freeway entrances to the former Fort Ord ... from the State Highway 1 ..., areas bordering the public [sic] accessible habitat-conservation areas, major through roadways such as Reservation Road and Blanco Road, as well as other areas to be determined. **The urban design guidelines will establish standards for road design, setbacks, building height, landscaping, signage, and other matters of visual importance.**”

(BRP, § 3.1.1, p. 61.)

The BRP therefore provides that the RUDG shall “govern” and shall “establish standards” for certain elements. (BRP, § 3.1.1, p. 61.) Those elements relate to the visual quality of certain areas. However, at least within that scope and subject to the processes

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<sup>4</sup> All references to the BRP are to volume 1, unless otherwise specified.

applicable to land use consistency determinations, the “guidelines” that the BRP sets forth in the RUDG “govern” and “establish standards,” and are mandatory on the local jurisdictions.

### **B. Differences and Relationship Between “Guidelines” and “Zoning”?**

A memorandum prepared on September 3, 2013 by FORA Special Counsel Alan Waltner,<sup>5</sup> discussed the relationship between “zoning” and FORA’s authority to govern land use. This memorandum will not repeat that one, save to highlight the discussion at pages 2 to 3, where Counsel pointed out that “zoning” is within the authority of the local jurisdictions, not FORA; FORA’s authority is to determine whether land use plans, zoning ordinances, implementing actions, etc. are consistent with the BRP, including design guidelines.

FORA has the authority and obligation to create the BRP, including “[a] land use plan for the integrated arrangement and general location and extent of, and the criteria and standards for, the uses of land, water, air, space, and other natural resources within the area of the base.” (Gov’t Code, § 67675.) “[A]fter the board has adopted a reuse plan, a member agency with jurisdiction within the territory of Fort Ord may adopt and rely on the [BRP], including any amendments therefor, for purposes of its territory ... as its local general plan for purposes of Title 7 until January 1, 1996.” (Gov’t Code, § 67675.1.) Also, “[a]fter the board has adopted a [BRP], each county or city with territory occupied by Ford Ord shall submit its general plan to the board,” which (a) certifies after a public hearing that it is intended to be carried out pursuant to the FORA Act and (b) “contains, in accordance with guidelines established by the board, materials sufficient for a thorough and complete review.”<sup>6</sup> (Gov’t Code, § 67675.2.) Within 90 days of the local jurisdiction submitting its general plan, FORA must determine that plan is consistent with the BRP. (Gov’t Code, § 67675.3, subd. (c).) Then, “[w]ithin 30 days after the certifications of a general plan or amended general plan, or any portion thereof, the board shall, after consultation with the county or a city, establish a date for that county or city to submit the zoning ordinances, zoning district maps, and where necessary, other implementing actions applicable to the territory of Ford Ord.” (Gov’t Code, § 67675.4.) The local jurisdiction then submits to FORA those zoning ordinances, zoning district maps, and other implementing actions – such RUDG (see Design Principle no. 6 at BRP, § 3.1.1, p. 61 [RUDGs “will be prepared and adopted by FORA as a *separate implementation action*”]) – and FORA must determine whether those zoning ordinances, maps, and implementation actions conform with the BRP. (Gov’t Code, § 67675.5.)

Accordingly, the relationship between the “guidelines,” including the RUDG, and zoning can be summarized as follows: FORA establishes guidelines, as “other implementing actions,” pursuant to its authority under the FORA Act and BRP. The local jurisdictions must account for such guidelines when submitting its proposed land use plans, zoning, and implementing actions. FORA must then determine the consistency of such plans, zoning, and actions with those

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<sup>5</sup> That memorandum can be found here: <http://www.fora.org/Board/2013/Packet/Additional/091313AlanWaltner.pdf>

<sup>6</sup> See also Article 8.01 of the Master Resolution, providing for the BRP and FORA’s determinations of local jurisdictions’ legislative land use decisions.

guidelines (and other requirements of the BRP), the process for which is set forth in the FORA Act and Article 8.01 of the Master Resolution.

**C. Will FORA-approved Guidelines Limit Local Jurisdiction Planning Authority? And What is the Scope of the RUDG Project?**

Will FORA-approved guidelines limit local jurisdiction planning authority? As just discussed, FORA-approved guidelines limit local jurisdiction in the sense that the local jurisdictions must account for such guidelines and that FORA may reject local jurisdiction's land use plans and zoning if they do not comply with such guidelines. However, FORA's authority is not unlimited in this regard. Namely, the authority is limited by (1) prior consistency determinations, to the extent that they overlap with RUDG; and (2) the limited scope of RUDG (visual quality and characteristics).

**1. FORA-approved Guidelines Generally Cannot Contradict Previously Enacted Land Use or Zoning Laws that FORA has Already Found to be Consistent with the BRP**

First, as discussed in the memoranda of then Authority Counsel (Jerry Bowden) on Dec. 3, 2012 and on November 14, 2013, "[o]nce a local plan has been found consistent with the [BRP], the FORA Act does not permit the [BRP] to be amended if the amendment would negate the consistency finding," pursuant to Government Code section 67675.8<sup>7</sup> (Jerry Bowden Memo, 11/14/2013, p. 1.) Accordingly, if a newly enacted RUDG imposed a requirement inconsistent with a pre-approved (by FORA) local jurisdiction land use plan or zoning ordinance, the local jurisdiction's land use plan or zoning ordinance should prevail over the new RUDG. As such, RUDG would only limit local jurisdiction's land use on matters that have not already been the subject of a FORA consistency determination.

**2. The BRP Limits the Scope of RUDG**

Another limitation on the RUDG is that those guidelines address "visual character." As discussed above, the BRP establishes a Framework delineating broad policy considerations. Part of that Framework is a "Community Design Vision," which sets forth six specific "Design Principles." (BRP, § 1.2.1, pp. 8-9; see also § 3.1, p. 56.) As quoted above, Design Principle no. 6 provides:

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<sup>7</sup> This memorandum does not comment on the correctness of that opinion, but will note that the then Authority Counsel recognized that section 67675.8 was ambiguous and that an alternative meaning was possible. (Jerry Bowden Memo, 12/3/12.) That alternative meaning was that section 67675.8 only imposed limitations on amendments to the BRP where the amendment would affect a single jurisdiction, as opposed to base-wide affects. Indeed, a plain reading of the statute suggests that result. Mr. Bowden found that result anomalous, since the FORA Act would thereby "address the narrow case of single agency amendments and not the broader case of base-wide amendments." (Jerry Bowden Memo, 12/3/12; see also Jerry Bowden Memo, 11/14/13.) In other words, if section 67675.8 only applies to cases where the BRP amendments apply to a single jurisdiction, there would be little else preventing FORA from making amendments with basewide effect.

*Design Principle 6: Adopt [RUDGs].* The visual character of the former Fort Ord will play a major role in supporting its attractiveness as a destination for many visitors every year. Maintaining the visual quality of this gateway to the peninsula and where necessary enhancing it is of regional importance to ensure the economic vitality of the entire peninsula. [RUDG] will be prepared and adopted by FORA to govern the visual quality of areas of regional importance within the former Fort Ord.

(BRP, § 1.2.1, p. 9; see also § 3.1.1, p. 61.)

Similarly, the “full” version of Design Principle no. 6 provides:

*Adopt [RUDGs].* The visual character of the Monterey Peninsula plays a major role in supporting the area’s attractiveness as a destination for many visitors every year. ... Maintaining the visual quality of this gateway to the Peninsula and where necessary enhancing it is of regional importance to ensure the economic vitality of the entire Peninsula. [RUDGs] will be prepared and adopted by FORA as a separate implementation action to govern the visual quality of the following areas of regional importance. The guidelines will address the State Highway 1 Scenic Corridor, the freeway entrances to the former Fort Ord ... from the State Highway 1 ..., areas bordering the public [sic] accessible habitat-conservation areas, major through roadways such as Reservation Road and Blanco Road, as well as other areas to be determined. The urban design guidelines will establish standards for road design, setbacks, building height, landscaping, signage, and other matters of visual importance.

(BRP, § 3.1.1, p. 61.) The last sentence gives examples of the matters to which the RUDG pertain. Though RUDG are not limited to those specific examples (“... and other matters of visual importance”), RUDG do appear limited to matters of “visual character,” “visual quality,” or “visual importance” of the type listed as examples.<sup>8</sup>

#### **a. Highway 1 Design Corridor Treatment**

The RUDG Legal Questions Needing FORA Authority Counsel Opinion inquires “how were issues handled in Hwy 1 Guidelines?” Two points may be made here. First, the Design Guidelines set forth at article 2.0 of the Board approved (2005) Highway 1 Design Corridor Design Guidelines can generally be described as “visual” in character, including landscaping and other elements to promote conservation (§ 2.2.3), use of native plants (§ 2.2.4), setbacks (§

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<sup>8</sup> Another potential limitation on the RUDG is a geographic limitation. Design Principle no. 6 lists the specific geographic areas to which the RUDG are expected to apply. However, it also encompasses (as quoted above) “other areas to be determined.” Thus, the BRP does not actually limit RUDG to those specific geographic areas, provided that it make a determination that maintaining the visual qualities in those areas will serve the purposes laid out in Design Principle no. 6.

2.2.5), compatible signage and common themes to promote a connected quality (§ 2.2.6), greenbelts (§ 2.2.7), common minimum standards for medians lighting, and open spaces (§ 2.2.8), common gateway look and feel (§ 2.2.9), designs that promote walkable streets such as street furniture (§ 2.2.10), building design features (§ 2.2.11), particular signage (§ 2.2.13), viewsheds (§ 2.2.14), etc. Thus, the Highway 1 Design Corridor Design Guidelines are generally limited in scope to the matters set forth in BRP Design Principle 6, i.e., “visual” matters.

Second, the process for enforcing the designs called for in the Highway 1 Design Corridor Design Guidelines recognizes the process of consistency reviews, discussed above. For instance, the first paragraph of the Highway 1 Design Corridor Design Guidelines addresses that treatment:

This document provides a set of design guidelines for the creation of design standards and zoning ordinances by jurisdictions with authority by jurisdictions with authority along the 3-mile California Highway 1 stretch of the former Ford Ord. These guidelines will also serve as the basis for *future* [FORA] consistency determination review of legislative, land use, and project approvals submitted by affected jurisdictions, as required by state law.

(Highway 1 Design Corridor Design Guidelines, § 1.1, p. 1 (italics added).) Later, at section 1.6 beginning on page 7, the Highway 1 Design Corridor Design Guidelines discusses how they fall within the Design Review Process, including consistency determinations under the FORA Act and article 8.01 of the Master Resolution, and including development entitlement reviews under the BRP.

In closing, the Highway 1 Design Corridor Design Guidelines recognize that they must comply with the scope of the BRP’s provision for design guidelines and with the process for FORA’s review process set forth in the FORA Act, Master Resolution, and BRP.

**b. The Scope of the RUDG Project with Dover, Kohl & Partners (“DKP”)**

The RUDG Legal Questions Needing FORA Authority Counsel Opinion penultimately inquires “what is [the] scope of [the] RUDG project?” As addressed above, the scope of RUDG is visual quality.

FORA’s Request for Proposals for Regional Urban Design Guidelines (“RFP”) identifies Design Principle no. 6, i.e., creation of RUDG, as the focus of that scope of work. (RFP, p. 18 of 29.) As discussed above, Design Principle no. 6 relates principally to visual characteristics. Other design principles, it should be noted, relate to more “substantive” land use considerations, such as establishment of mixed-use development patterns (no. 3), establishing diverse neighborhoods (no. 4), and encouraging sustainable development (no. 5.)

The RFP then identifies two “top level” goals: (1) completion of RUDG focusing on Town & Village Centers, Regional Circulation Corridors, Trails and Gateways on the former Ford Ord; and (2) Development of a strategic implementation plan to guide FORA and its member jurisdictions on integrating RUDG into planning processes.” In order to achieve those goals, the RFP contemplates the design professional “understand[ing] in detail existing land use and design regulations,” while recognizing that “local land use jurisdictions ... retain [] local control over all land use policies.” (RFP, pp. 18-19 of 29.) The “Key Deliverables” section of the RFP also appears to recognize the scope of RUDG. (RFP, p. 21 of 29.)

Form Based Code examples to be provided by the consultant under the contract are meant to serve as a visual representation of already allowed land uses in the BRP and are meant for illustrative purposes only. As noted above, the State has granted purview over Zoning to the FORA jurisdictions, and so insofar as Form Based Codes could substitute for a jurisdiction's Zoning Code, staff is recommending that those aspects of the Scope be provided to the jurisdiction's on an optional basis

### **III. CONCLUSION**

The RUDG can be implemented as a mandatory standard for local jurisdictions regarding matters of visual importance by which FORA can measure future consistency determinations.



### 3.0 Framework for the Reuse Plan

The Framework for the Reuse Plan establishes the broad development considerations that link the various Reuse Plan elements for each of the land use jurisdictions into an integrated and mutually supporting structure. The Framework concentrates on the interrelated aspects of all development within the former Fort Ord.

The Framework is comprised of the following:

1. Community Design Vision;
2. Existing Setting and Character of the former Fort Ord;
3. Land Use Concept: Ultimate Development Plan and Map;
4. Land Use Designations and Land Resources;
5. Circulation Concept;
6. Conservation, Open Space, and Recreation Concept;
7. Planning Areas and Districts;
8. Marina Planning Areas and Districts;
9. Seaside Planning Areas and Districts;
10. County Planning Areas and Districts; and
11. Reuse Plan Implementation.





Section 4 of the Reuse Plan provides the Goals, Objectives, Policies, and Programs for each relevant Plan Element in support of this Framework. The Plan Elements are specific for each of the land use jurisdictions within the former Fort Ord.

### 3.1 Community Design Vision

The design and planning vision for the future of the former Fort Ord draws its inspiration from several sources: the nature of the land and existing facilities on the base; the history and culture of the Peninsula, and particularly the former Fort Ord itself; sound principles of community-making; and on a responsible and positive attitude toward the environment.

The opportunity provided by this 28,000-acre resource is inestimable. The challenge, however, to not squander or abuse the special qualities of this place is substantial as well. The designation of Fort Ord as a model reuse project chosen among the 1991 round of base closures is indicative both of the challenges to be met in the future and the opportunities inherent in this unique site and its surrounding region.

The prevalence of the Peninsula academic and environmental communities has in recent years spawned a variety of educational and research initiatives. Following this lead, the University of California and California State University have both begun to plan and implement ambitious and important facilities at the former base. These facilities in many ways will form the nucleus of the future community envisioned to grow at this site.

The vision for the future of the former Fort Ord is that a community will grow up on the former Base, having a special character and identity. This community, at the same time, will fit with the character of the Peninsula, complementary with the scale and density of the existing communities from Marina to Carmel. It will demonstrate a respect for the special natural environment of the Peninsula and the scenic qualities of the Bay, coastal dune areas, and upland reaches. It will also be complementary to the rich tradition and reality of agriculture in the Salinas Valley, which forms such an important part of the regional character and economy, while enhancing the experience of visitors to the Peninsula. Most importantly, the community will be a special place for living and working. It will provide a diversity of experience and opportunity, with a development approach that is sustainable and appropriate.

#### 3.1.1 Design Principles

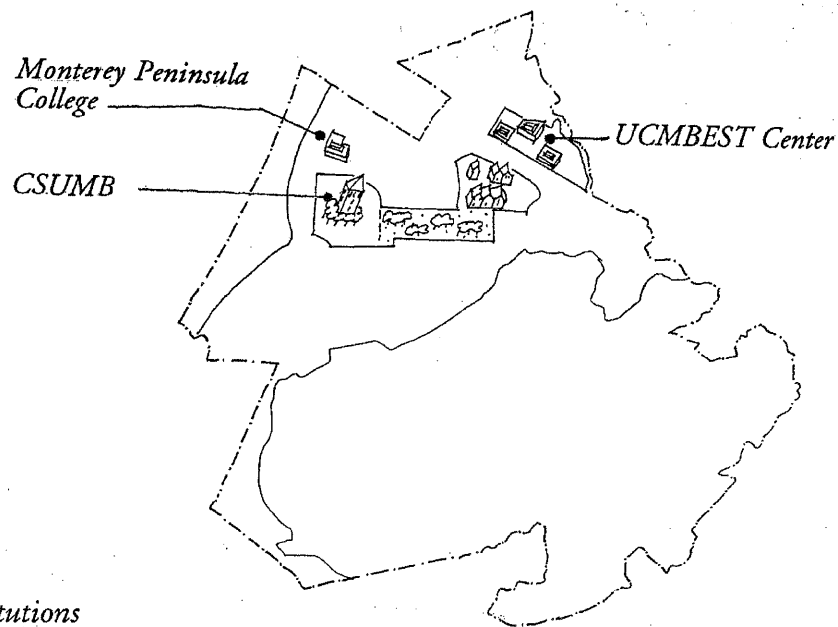
*Design Principle 1: Create a unique identity for the community around the educational institutions.*

The centerpiece of the community at the former Fort Ord will be the education centers that have been integrated into the reuse of the former Fort Ord. Three major post-secondary institutions are participating in the reuse of the base. The CSUMB campus, the UC MBEST Center, and the Monterey Peninsula



## Fort Ord Reuse Plan

College District will all become significant catalysts to the economic development of the region. In addition, land and/or facilities have been subject to public benefit conveyance for Golden Gate University and the Monterey Institute for Research in Astronomy and the Monterey Peninsula Unified School District (MPUSD). The CSUMB campus, currently planned to ultimately accommodate 25,000 full-time equivalent (FTE) students, will occupy a central site, and will support retail and recreation facilities, housing units, and a variety of services and businesses. In addition, the special facilities found on a major university campus such as art galleries, performance and lecture halls, libraries, athletic facilities, and bookstores will greatly enhance the surrounding community and provide opportunities for access by all age groups. The other educational institutions will offer diverse educational opportunities. The UCMBEST Center will become a unique employment center, complementary to other research institutions in the region and capitalizing on the unique physical and intellectual attributes of the area.



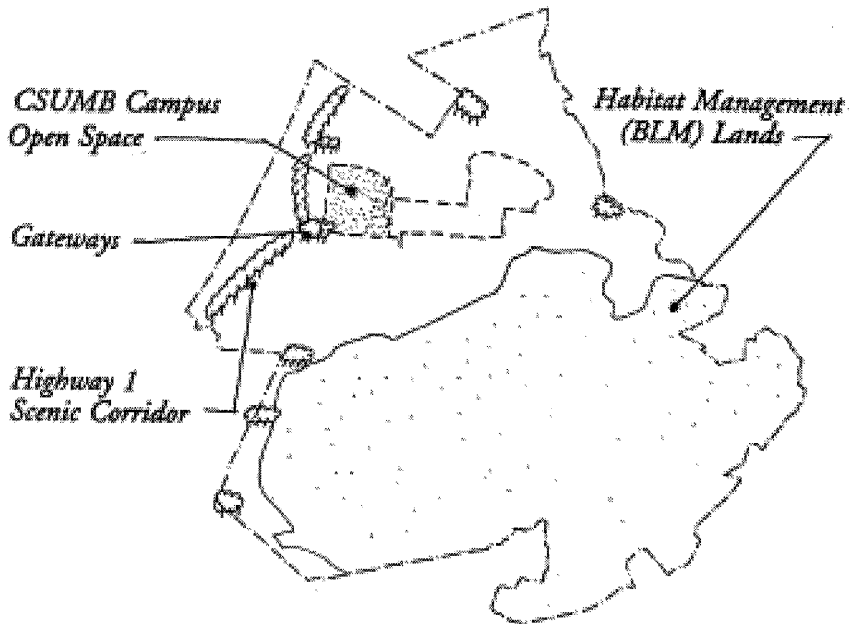
### *Education Institutions*

*Design Principle 2: Reinforce the natural landscape setting consistent with Peninsula character.*

The former Fort Ord is part of the gentle crescent that frames Monterey Bay, situated between the great Salinas River Valley and the dramatic coastal range that juts into the Pacific to form the Peninsula. The historic “cantonment” area within Fort Ord is bounded by State Highway 1, sand dunes and ocean beyond to the west and by the native landscapes of the upper elevations to the east. The entire Peninsula, as a whole, is characterized by a highly memorable landscape character. The former Fort Ord is a critical centerpiece of this landscape and serves as the entry and introduction to the Peninsula for the visitor arriving from the Salinas Valley to the east or from Santa Clara State Highway 1 to the north.



The natural landscape setting at the former Fort Ord is not only an important visual resource within the region. It is also a key natural resource with significant biological value. As part of the base reuse, 15,000 acres of the site will be managed as open space for habitat resource protection and for limited recreational use. These environmental resources will add significantly to the supply of protected regional open space within the County of Monterey and will provide linkages to other regional open space assets. Approximately 1,000 acres of the coastal area will be conveyed to the State of California Department of Recreation to create the Fort Ord Dunes State Park.



*Landscape Setting*

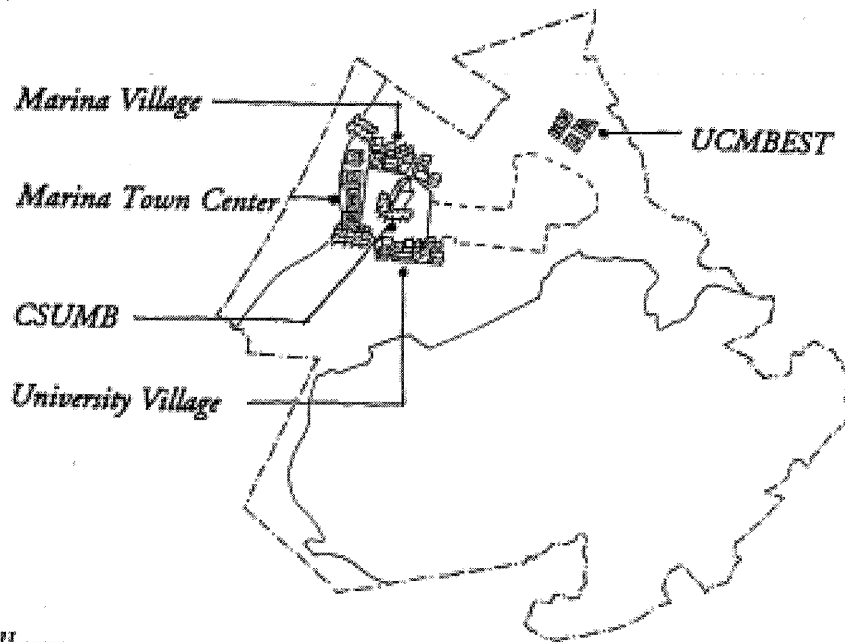
*Design Principle 3: Establish a mixed-use development pattern with villages as focal points.*

Consistent with the character of a college town with a vibrant, around-the-clock level of activity and vitality, the former Fort Ord is planned to consist of a series of villages with mixed-use centers. Some will be built around existing and new residential neighborhoods, while other village themes will include: the Marina Town Center with employment, retail and housing; CSUMB with its educational focus and housing; and the East Garrison with a potential mix of employment, housing and recreation.



## Fort Ord Reuse Plan

The village pattern will sustain a transit and pedestrian friendly development pattern. The core of each village will consist of services and amenities for districts and neighborhood, from retail and service establishments to transit stops and parks. Higher development densities and a mix of uses (e.g. office and housing over retail) will enhance the vitality of the village centers. The villages will be linked by transit routes and by open space corridors suited for cycling and walking. The villages will be designed to be compact and walkable, each developed with its own identity and character.



### *Mixed Use Villages*

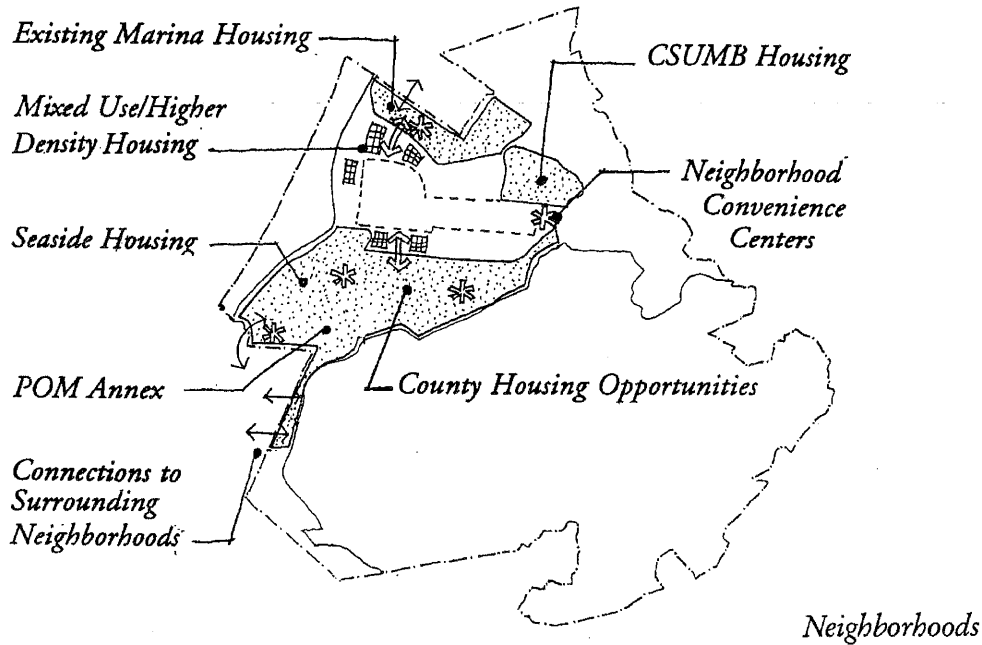
*Design Principle 4: Establish diverse neighborhoods as the building blocks of the community.*

The special character of the communities in the Peninsula is due, at least in part, to the diversity of their residential neighborhoods. They are typically small scaled, with one and two story buildings. Open space is plentiful, giving the overall impression of a green and lush landscape. In some neighborhoods, historic styles and buildings predominate, including adobes characteristic of the pre-statehood era. A regional vernacular, the Monterey style which evolved during the colonial period, is joined by an array of other architectural styles: Victorian, California bungalow, “Mediterranean”, post WWII tract, and more recent modern and post-modern styles.



Several of the existing residential communities on the former base - including portions of Patton, Abrams, Schoonover, and Frederick housing areas - will be retained and renovated for a variety of housing unit types where feasible. In addition, new residential neighborhoods will be added, ranging from high density units in the Town Center and village centers, to large lot single family areas. In all cases, particular attention will be paid to ensuring that the residential neighborhoods retain or establish special identities and characters, and that they have available a full range of amenities - schools, parks, transit, and shopping - within a convenient and walkable distance.

Framework for the Reuse Plan



*Design Principle 5: Encourage sustainable practices and environmental conservation.*

*“Sustainable development means economic growth that we can live with and that future generations can live with too. It means growth that improves human welfare but does not squander the resources of the planet nor undermine the biological systems on which life depends.”*

*-World Resources Institute*

The reuse of the former Fort Ord as a mixed-use community within the larger Peninsula provides the opportunity to demonstrate a wide range of design and planning practices that are consistent with accepted notions of sustainability and environmental conservation. A majority of the area of the former Fort Ord will be set aside for habitat management with limited recreation opportunities included. The remaining portions of the former base will be developed into a balanced community which provides housing and employment opportunities, reducing the need for long distance commuting throughout the region. Major destinations such as employment centers, the university, and regional shopping will be located along transit rights-of-way to ensure the



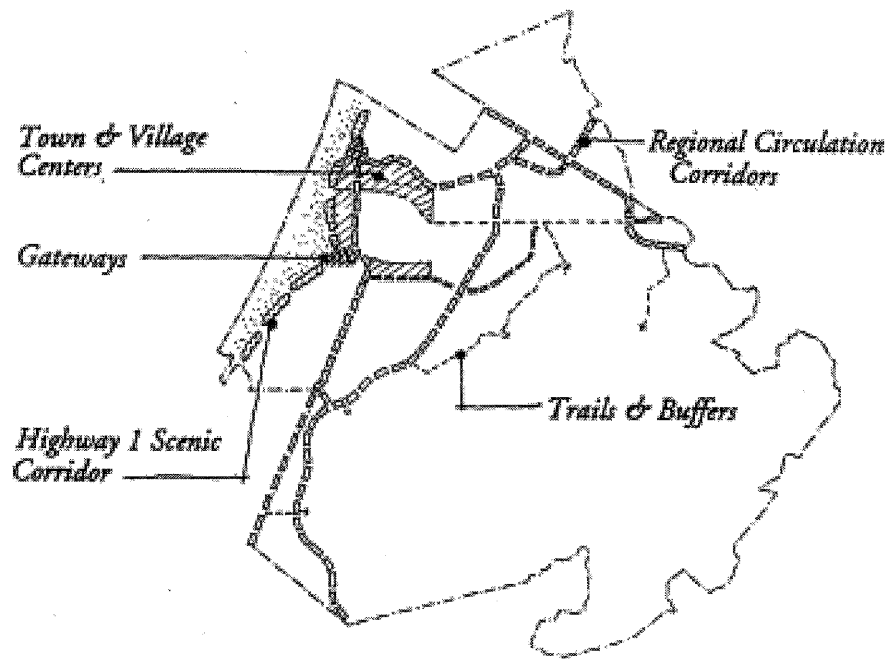
## Fort Ord Reuse Plan

availability of modes of transit besides the automobile. Specific areas of the community will also be designed to include a mix of uses such as housing, shopping and office, and to be pedestrian friendly. In addition, individual sites and buildings should be designed to minimize energy consumption and to take advantage of local climatic conditions to enhance comfort.

### *Design Principle 6: Adopt Regional Urban Design Guidelines.*

The visual character of the Monterey Peninsula plays a major role in supporting the area's attractiveness as a destination for many visitors every year. The location of the Fort Ord property is such that it functions much like a gateway to Peninsula attractions such as the beach and dunes area which will be a state park; the communities of Monterey, Pacific Grove, Carmel; and the Carmel Valley, Big Sur and points south. Maintaining the visual quality of this gateway to the Peninsula and where necessary enhancing it is of regional importance to ensure the economic vitality of the entire Peninsula.

Regional urban design guidelines will be prepared and adopted by FORA as a separate implementation action to govern the visual quality of the following areas of regional importance. The guidelines will address the State Highway 1 Scenic Corridor, the freeway entrances to the former Fort Ord are from State Highway 1 (12th Street and the Main Gate areas) and from the east, areas bordering the public accessible habitat-conservation areas, major through roadways such as Reservation Road and Blanco Road, as well as other areas to be determined. The urban design guidelines will establish standards for road design, setbacks, building height, landscaping, signage, and other matters of visual importance.



*Regional Urban Design Guideline Areas*



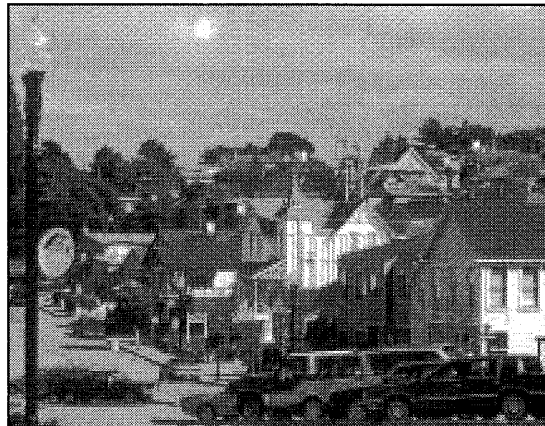
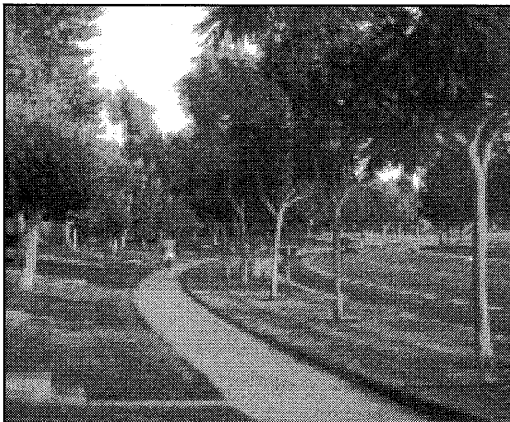
### 3.1.2 Design Objectives

The following overall objectives will guide the development of the former Fort Ord.

#### **Community Form**

Community form should be well defined and discernible; it should be distinctive within the larger Peninsula, but compatible with the form and character of other Peninsula communities. Development at the former Fort Ord will be related and connected to the adjacent cities of Marina and Seaside and will comprise important parts of those cities; however, the former Fort Ord area will also have its own distinct character consisting of definable edges, entries, and structure.

- *Where appropriate establish a readily discernible edge to the new development.*
- *Create compact community form and patterns of development.*
- *Create distinctive and memorable entries to the area.*
- *Establish community form consistent with peninsula prototypes.*
- *Link the new neighborhoods with the surrounding cities' development fabric.*
- *Establish specific design and signage standards for the State Highway 1 Scenic Corridor to minimize the visual impact of development.*

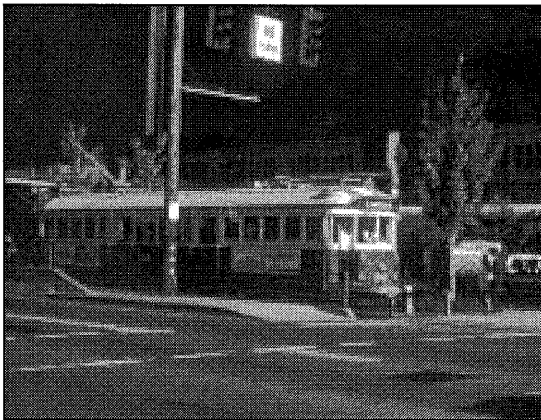




### **Development Pattern**

The community that will develop on the former base at Fort Ord will evolve over time, incorporating some existing buildings, roadways and open space, and creating other places anew. The pattern of development will take its cues both from the historical development of the base and its existing pattern and scale of buildings and facilities. It will also follow sound principles of community planning, emphasizing the use of transit, pedestrian-friendly scale of development and roadways, and generous areas of landscaping and open space.

- *Build upon the existing grid pattern of the Main Garrison area to establish the pattern of the higher density core area surrounding CSUMB.*
- *Utilize a lower density, more informal development pattern in areas more distant from the core.*
- *Ensure a high degree of connectivity and accessibility to CSUMB from the surrounding village centers, and vice versa.*
- *Locate concentrations of activity and density along future transit rights-of-way for efficient movement.*
- *Limit the scale, particularly the width, of major roadways to minimize barriers to movement and interaction within the community.*



### **Town and Village Centers**

The town and village centers will feature concentrated activity. The major centers will be located in the vicinity of the CSUMB campus, capitalizing on the inherent high level of activity and vitality of the campus. The Marina Town Center, located to the west of CSUMB adjacent to State Highway 1, will contain the highest density of retail, office and housing in the former Fort Ord area. The Marina Town Center will also play an important role flanked by two principal entries to the Fort Ord community and to CSUMB at the 12th Street and Main Gate interchanges. To the north and south of CSUMB, major village centers will support university related uses and amenities. The South Village, located

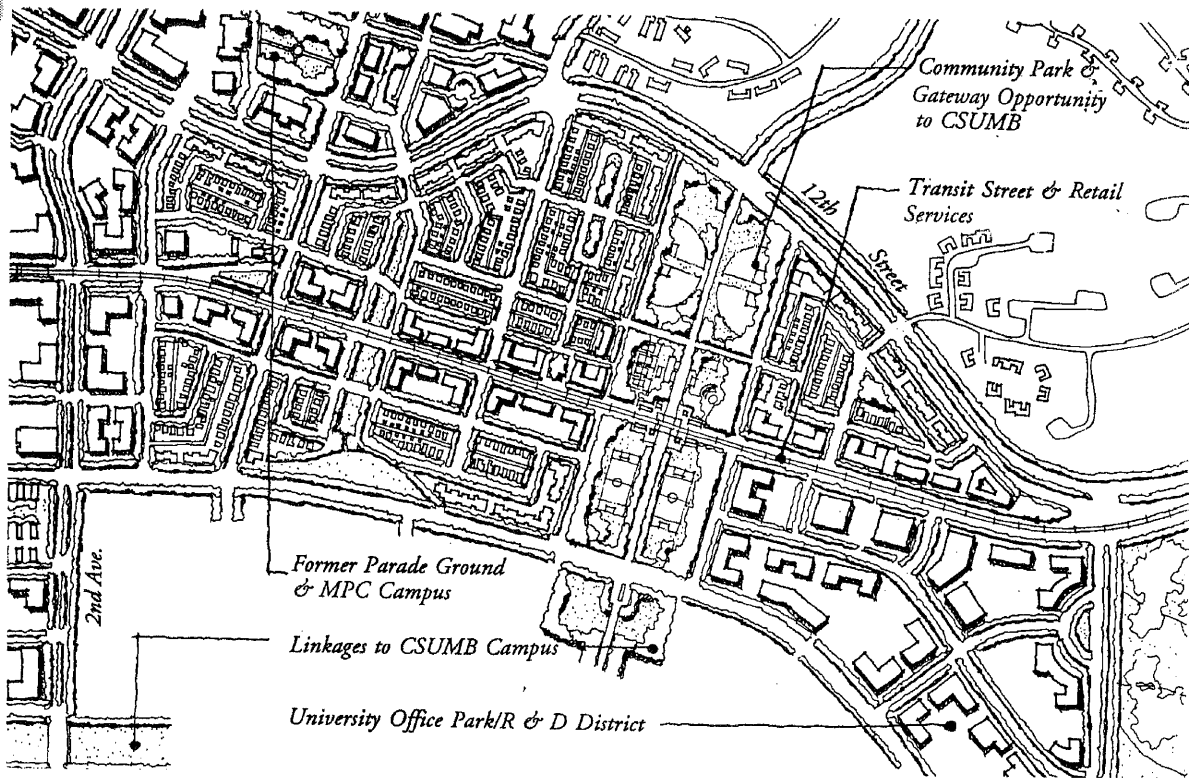




adjacent to the earlier portion of CSUMB to develop, will consequently have an earlier start and should complement university amenities, such as performance and athletic facilities with cafes and restaurants, shops and other student and local-serving uses.

Away from the CSUMB area, other village centers will support local commercial uses and be compatible with adjacent parks, schools and other neighborhood facilities. The village centers will be developed with a pedestrian orientation and ready access to transit opportunities available early and in the long term.

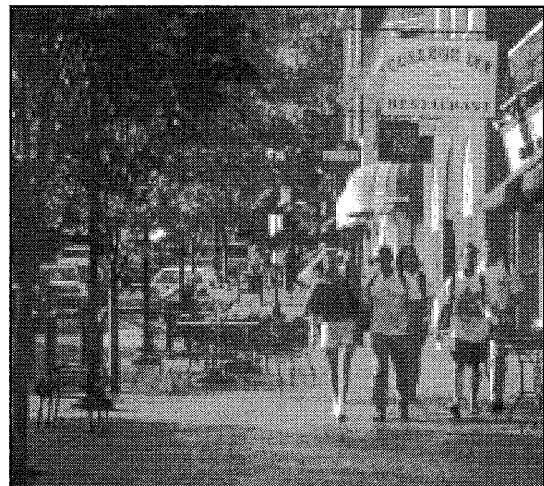
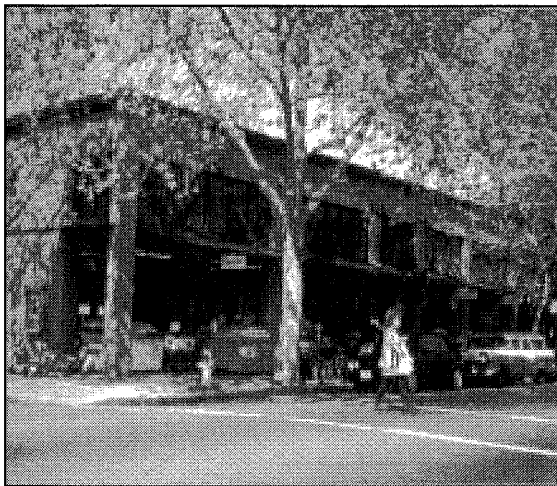
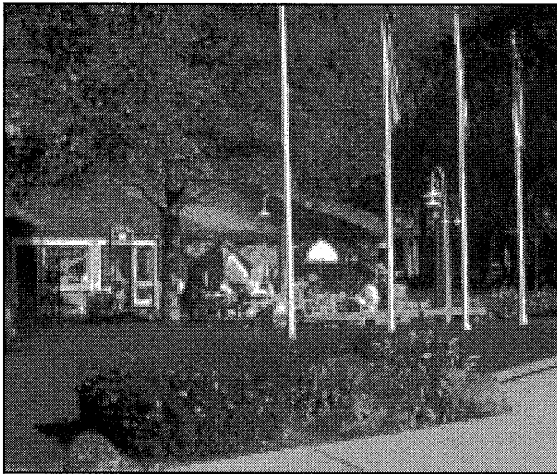
Framework for the Reuse Plan



*Marina Village Illustrative  
Housing / Retail/Office in Mixed Use Pattern*

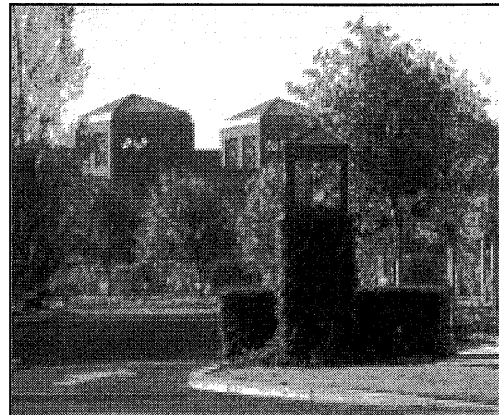
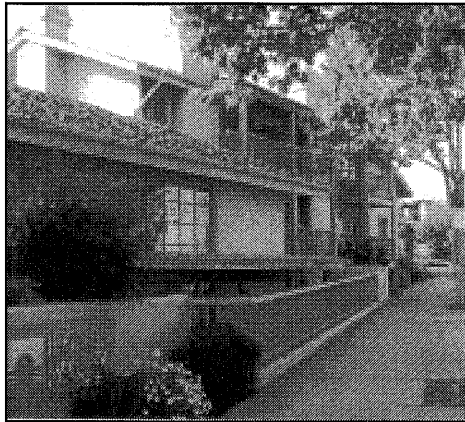
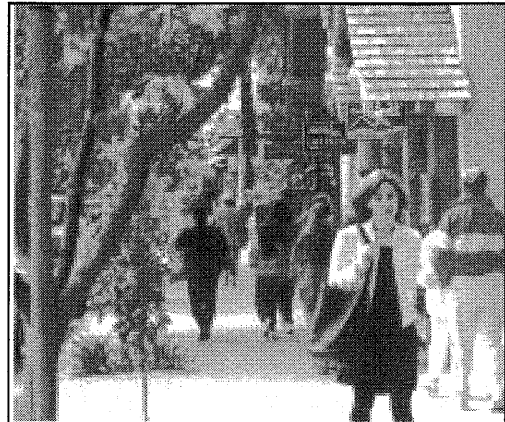
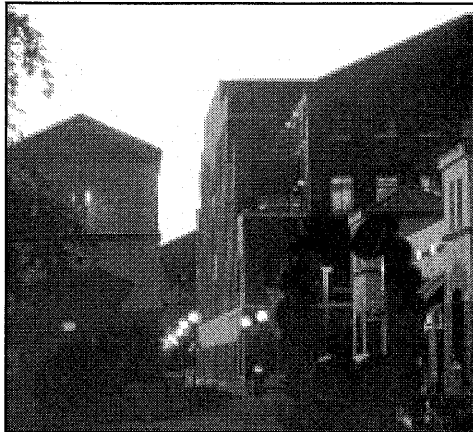


- *Maintain the fine-grained development pattern of existing areas of the Main Garrison.*
- *Encourage a development pattern which mixes uses horizontally and vertically for an active streetscape.*
- *Encourage a scale and pattern of development which is appropriate to a village environment and friendly to the pedestrian and cyclists.*





- Minimize the scale of streets to facilitate pedestrian movement while providing adequate circulation and parking opportunities.
- Create strong physical linkages from the villages to the CSUMB campus and other major activity areas.



### **Existing Neighborhoods**

The existing neighborhoods at the former Fort Ord will form the nucleus of early development. These neighborhoods are of varying ages and in varying conditions, but each has a unique character and can ultimately anchor an important neighborhood. In some cases, existing neighborhoods will be infilled and redeveloped, changing the unit types or development pattern to be more viable and attractive to future residents. In other cases, existing neighborhoods will continue in their present form, to be extended and expanded, or to remain as distinct neighborhoods to be joined by the many new neighborhoods that will be added during the long term evolution of the area as a whole.

- *Reinforce the positive character of existing residential areas through building and areawide improvements.*

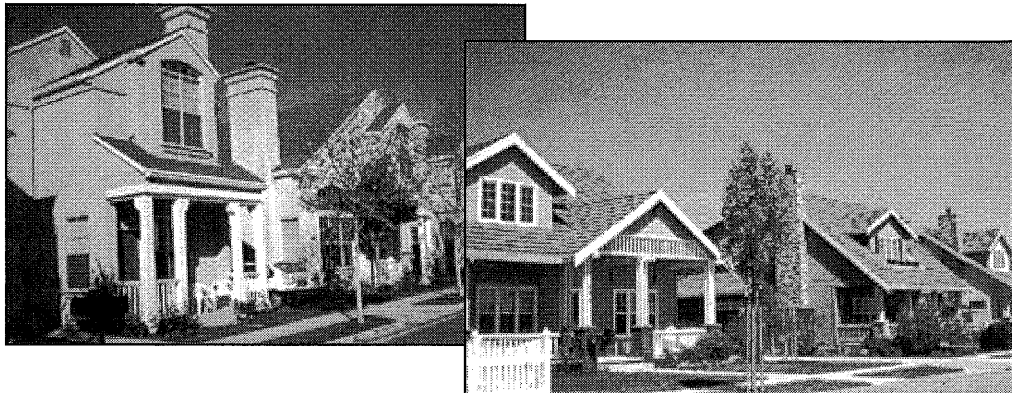


- *Encourage infill of new housing at an appropriate scale to enhance existing neighborhoods.*
- *Reinforce linkages among existing neighborhoods and establish linkages to new neighborhoods and to village centers.*
- *Enhance the physical appearance of existing neighborhoods with special street and landscaping treatments.*

**New Neighborhoods**

New residential neighborhoods will be developed throughout the former Fort Ord. Each will have locational and programmatic distinctions. The new residential neighborhoods in particular will play an important role in attracting business, jobs, and residents. Thus, the design of the new neighborhoods and their relationship to regional open space and the major activity centers of the former Fort Ord and the Peninsula - the natural open spaces, beach areas, and educational campuses in particular - will be of key importance. The new neighborhoods should be clearly defined while encouraging connections to older existing neighborhoods and to the surrounding developed areas of Marina and Seaside.

- *Connect new residential neighborhoods via continuous streets and/or open space linkages to surrounding neighborhoods and districts.*
- *Promote a sense of community and connectedness in the new neighborhoods by minimizing street widths, providing comfortable pedestrian environments, encouraging housing design which embraces the public street area.*
- *Include local conveniences within or immediately adjacent to neighborhoods.*
- *Encourage residential design diversity and variety, including a mix of densities and style, while following a consistent approach to framing the street and public spaces in a human-scaled manner.*
- *Provide a generous amount of publicly-accessible park and open space for day to day use by residents.*





Framework for the Reuse Plan

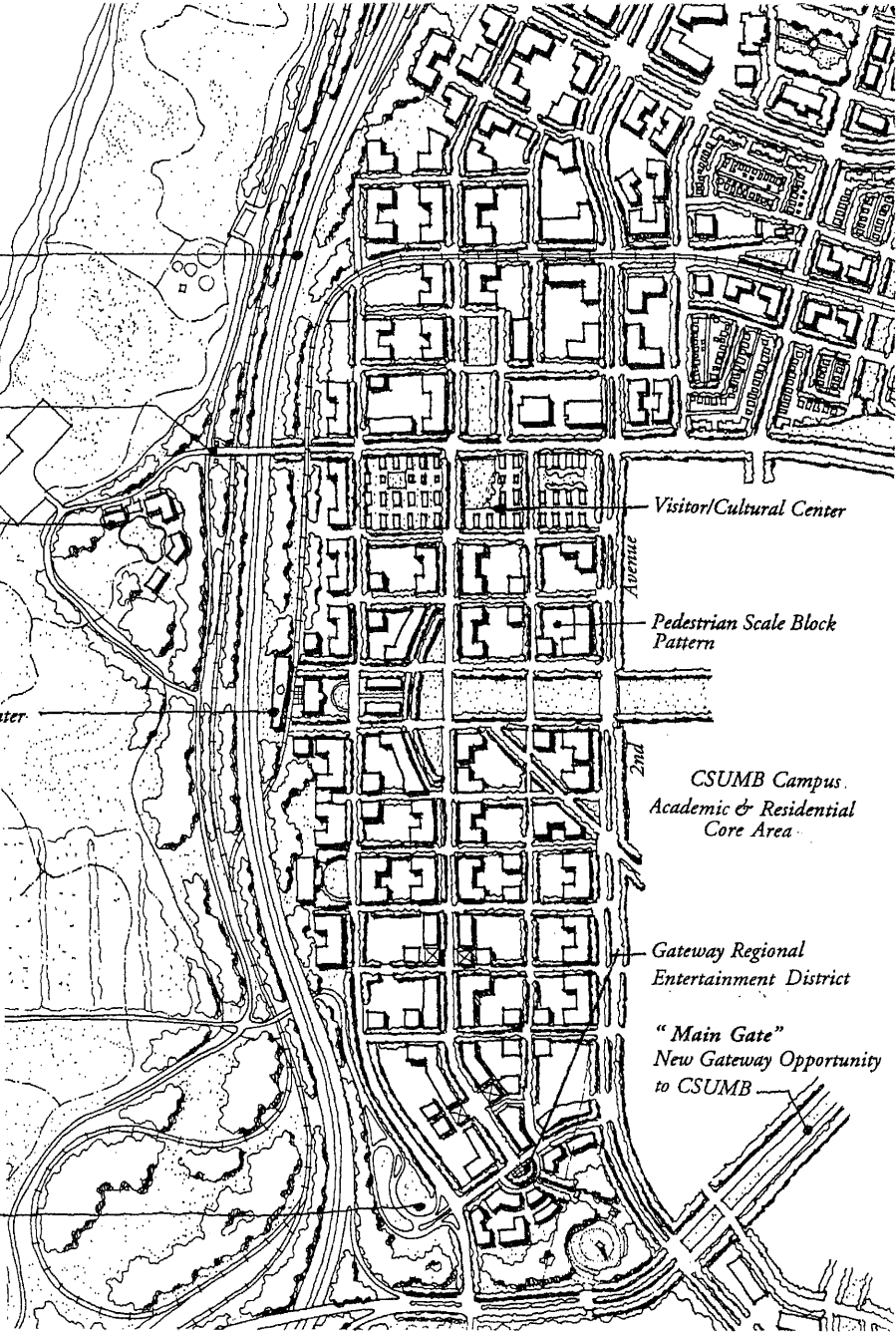
State Highway 1  
Scenic Corridor

8th Street Bridge  
to State Park

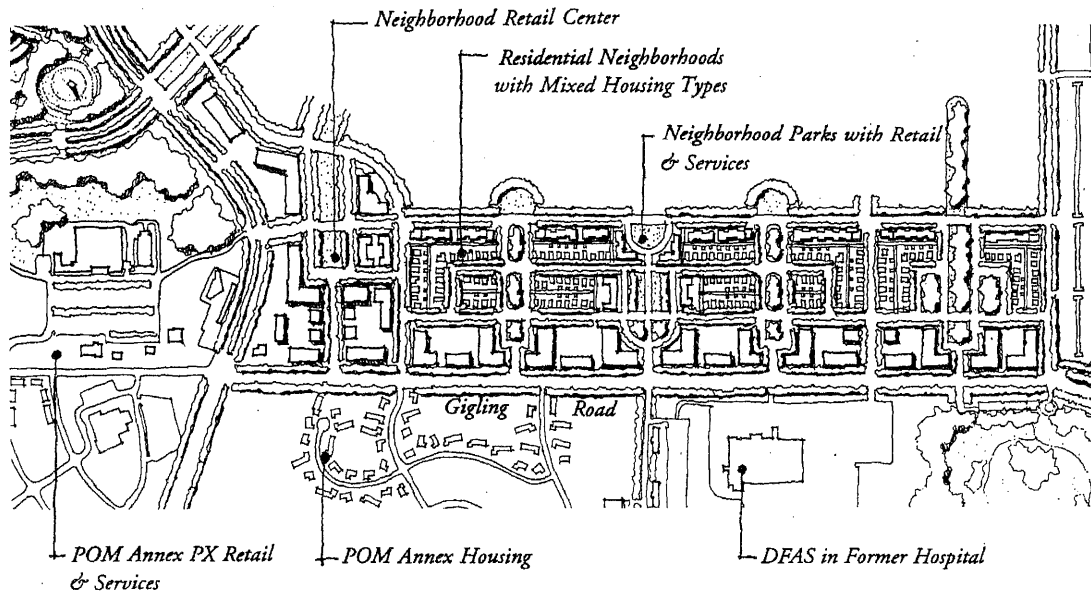
New Guest Lodge

Intermodal Transit Center

State Park Visitor  
Queuing



Marina Town Center Illustrative  
Housing/ Retail/ Office in Mixed Use Pattern



*University Village Illustrative  
Housing/ Retail/ Office in Mixed Use Pattern*



### Major Development Sites

The Reuse Plan envisions several concentrations of intensive new development which will act as employment and activity centers. These major development sites include the CSUMB campus; the UC MBEST Center; the East Garrison development area; the Southgate and York Road area; and the Town Center complex. These areas will constitute major employment centers for the reuse area itself as well as for the region. The major development sites will attract greater concentrations of people and traffic. Therefore, they will generally be located near current or future transit as well as regional roadways. These major sites should, however, not be considered isolated islands of employment; wherever feasible, they will be linked to surrounding neighborhoods and to other activity centers. They will also play an important role in environmental stewardship - several are immediately adjacent to the habitat areas and have substantial acreage set aside for habitat conservation and open space. These major development sites can be models of sustainable development and sensitive site and facility planning and design.

- *Provide physical and visual linkages to surrounding development sites and neighborhoods for continuity and connectedness.*
- *Provide transit accessibility at major development sites by orienting highest concentrations of activity along transit rights-of-way and providing easy pedestrian access to these points.*
- *Employ principles of sustainable design and planning in the site planning and building design of facilities.*
- *Establish a special identity for major development sites, but keep all development compatible with the low density character of the greater Peninsula, particularly in terms of the scale and height of new buildings.*
- *Encourage intensification of site development over time with infill and redevelopment, including transitioning surface parking lots to parking structures.*







### **Landscape and Open Space**

The visual character of the Peninsula is greatly determined by the quality of the natural and introduced landscape pattern and materials. The former Fort Ord encompasses a vast area which ranges from coastal sand dunes to upper reaches of oak woodland and chaparral. The Main Garrison area, where uses were principally located, has very little introduced or formal landscaping; consequently the image of the area is rather bleak and uninviting. As the former Fort Ord will be developed over time, major vegetation and landscaping should be introduced in these development areas to create a more inviting and pedestrian scale environment, and to integrate the site as a whole into the larger Peninsula environment. The open space areas include the UC/NRS Fort Ord Natural Reserve, the Frog Pond, the Bureau of Land Management open space area, Fort Ord Dunes State Park and other units to be owned by the Monterey Peninsula College, and the California Native Plant Society.

- *Incorporate principles articulated in the Habitat Management Plan (HMP) as good practices throughout the entire base.*
- *Ensure that open space connections are provided to link major recreation and open space amenities within the base and also to adjacent regional resources.*
- *Provide a generous pattern of open space and recreation resources through public facilities and publicly accessible private development. Ensure that the open space resources of CSUMB and other major developments are available to the community at large.*
- *Establish an open space corridor of a minimum of 100 feet along the entire eastern edge of State Highway 1, and landscape this Fort Ord corridor via a master landscape plan, to reinforce the regional landscape setting along the entryway to the northerly peninsula.*
- *Establish a pattern of landscaping of major and minor streets, including continuous street tree plantings to define gateways to the former Fort Ord and enhance the visual quality and environmental comfort within the community.*
- *Encourage a pattern of development at the neighborhood and district levels that ensures a generous provision of open space.*



# FORT ORD REUSE AUTHORITY BOARD REPORT

## BUSINESS ITEMS

**Subject:** MCWD/FORA Facilities Agreement Dispute Resolution – 2nd Vote

**Meeting Date:** November 13, 2015

**Agenda Number:** 8b

**ACTION**

### RECOMMENDATION(S):

Second Vote: Confirm the agreement resulting from the facilities dispute resolution with the Marina Coast Water District (MCWD) as stated in the August 10th letter. (**Attachment A**)

### BACKGROUND/DISCUSSION:

FORA Board members received an update on the dispute resolution process initiated by MCWD and as authorized in the 1998 Water and Wastewater Facilities Agreement (FA). By the delegated authorities provided for in the dispute resolution terms and outlined in the aforementioned agreement, the FORA Executive Officer and MCWD General Manager negotiated a solution within the time frame required by the agreement. This was confirmed by Authority Counsel.

On September 11, 2015 the FORA Board voted to confirm the dispute resolution agreed to by the Executive Officer (EO) and the MCWD General Manager under the FA terms. Board members requested clarification prior to a second vote to "accept the agreement resulting from the facilities dispute resolution with MCWD as stated in the August 10th letter."

At the October 2015 meeting Authority Counsel recommended the item to closed session. Supervisor Potter moved to continue the second vote, bringing it back to executive committee for closed session.

Staff recommends confirming the agreement resulting from the facilities dispute resolution with the MCWD as stated in the August 10th letter.

### FISCAL IMPACT:

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved annual budget.

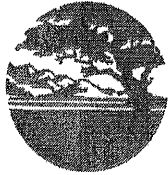
### COORDINATION:

Authority Counsel

Prepared by \_\_\_\_\_  
Peter Said

Reviewed by \_\_\_\_\_  
Steve Endsley

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.



# FORT ORD REUSE AUTH

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Attachment A to Item 8b  
FORA Board Meeting, 11/13/15

[www.fora.org](http://www.fora.org)

August 10, 2015

Keith Van Der Maaten, General Manager  
Marina Coast Water District  
11 Reservation Road  
Marina, CA 93933

**RE: Dispute Resolution**

Dear Mr. Van Der Maaten,

Thank you for your August 4, 2015 letter accepting the Fort Ord Reuse Authority's (FORA's) proposed dispute resolution dated July 30, 2015. To avoid any misunderstanding, the resolution to the FY 2015/16 Ord Community Budget Disputed Elements 1 & 2 are as defined in the 7/30/2015 letter (*attached*).

FORA looks forward to working with Marina Coast Water District (MCWD) on the Regional Urban Water Augmentation Program (RUWAP) components, including an in-depth study of recycled water, conservation, desalinated water and other water augmentation sources. As stated in the June 17, 2015 FORA response to the MCWD FY 2015/16 Proposed Ord Community Budget, the FORA Board is "concerned that the 9% rate increase and the \$470,000 for 10% design of the RUWAP desalination project may be unduly burdensome for ratepayers." Therefore, as a part of the proposed three-party planning process outlined in our July 30, 2015 letter between FORA, MCWD and Monterey Regional Water Pollution Control Agency, FORA proposes that the three agencies share the planning costs previously earmarked to MCWD's \$470,000 line item, reducing exposure to the ratepayers, and explore other cost-reducing measures with the same end in mind.

Once this study is concluded, it is our intention to bring water augmentation program recommendations to the FORA Board for direction/approval. Please contact FORA Assistant Executive Officer Steve Endsley to schedule a FORA-MCWD staff coordination meeting on this matter. To keep and build trust in our joint efforts to serve the Ord Community and provide an augmented water source to the former Fort Ord, our continued cooperation is essential.

It is gratifying that through our joint efforts, the dispute resolution has been completed in a timely manner. Again, thank you for your letter and we look forward to further productive meetings at your earliest convenience.

Sincerely,

Michael A. Houlemard, Jr.  
Executive Officer

C: FORA Board of Directors



# FORT ORD REUSE AUTHORITY

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July 30, 2015

Bill Kocher, Interim General Manager  
Marina Coast Water District  
11 Reservation Road  
Marina, CA 93933

**RE: Dispute Resolution Procedure**

Dear Mr. Kocher,

The Fort Ord Reuse Authority (FORA) is in receipt of your July 13<sup>th</sup> Notice of Dispute under the FORA/Marina Coast Water District (MCWD) 1998 Water and Wastewater Facilities Agreement (Agreement). Subsequent to this letter, you and I met on Monday, July 20<sup>th</sup>, which initiated the Dispute Resolution Procedure outlined in Article 10.1 of the Agreement. The Agreement states that if the Agreement Administrators cannot resolve the dispute within ten working days (by August 3<sup>rd</sup>), they shall meet and confer together with the FORA Water/Wastewater Oversight Committee (WWOC). If the dispute is not resolved within *another ten working days* (by August 17<sup>th</sup>), they shall meet and confer with one FORA and one MCWD voting Board member. If the dispute is not resolved within *another ten working days* (by August 31<sup>st</sup>), the parties shall mediate the dispute at the earliest possible date (the mediator list is Exhibit C to the Agreement). Then, if the dispute is still not resolved, the parties may pursue any and all remedies available to them at law and equity...

FORA proposes the following resolution to the points made in your July 13, 2015 letter:

Disputed Element 1: FORA accepts MCWD's representation that it is "pursuing recycled water, water conservation, and desalinated water augmentation options." This statement satisfies the FORA Board's stated desire for "all water augmentation options (recycled, conservation, other)" to be pursued. FORA would like to participate in a three-party planning process with MCWD and Monterey Regional Water Pollution Control Agency to come to agreement on a Memorandum of Understanding regarding the reclaimed component first, followed by establishment of a planning process to study and address all other options. To aid this planning process, FORA would give up its objection to the \$470,000 in question being included in the FY 2015/16 Ord Community budget document.

Disputed Element 2: FORA accepts MCWD's statement that "the proposed new water rates will not go into effect until January 1, 2016". FORA does not accept MCWD's statement that the FORA Board endorsement of the prior Regional Desalination Project constituted an open ended commitment to that now failed project nor does it accept that "the current FORA Board cannot disallow litigation costs incurred to protect MCWD's rights under the RDP agreements." FORA proposes that as the new rates do not come into effect until January 1, 2016, time remains for FORA and MCWD to include this issue as one of the items for discussion in the planning process proposed under resolution for Disputed Element 1 and a cooperative effort be made by our two agencies to explore ways in which MCWD might be made

whole for expenditures made toward pursuit of the Regional Urban Water Augmentation Project and to "recover...costs of administration, operation, maintenance and capital improvements to provide adequate system capacity to meet...service demands." FORA continues to object to MCWD funding costs of litigation regarding the prior RDP out of the Ord cost center but accepts MCWD's assertion that the current year budget in question does not include direct legal expenditures of this nature and can therefore withdraw its objection to the 9% rate increase should the planning process noted above include this issue for further discussion and problem-solving.

As for point 4 noted in your letter, FORA notes that the dispute resolution process and the right to deem a budget adopted are mutually exclusive and hereby propose that MCWD allow the dispute resolution process to conclude before deeming the disputed elements approved.

Thank you for the opportunity to comment and we look forward to further meetings at your earliest convenience.

Sincerely,



Michael A. Houlemard, Jr.  
Executive Officer

# FORT ORD REUSE AUTHORITY BOARD REPORT

## BUSINESS ITEMS

<b>Subject:</b>	Fort Ord Reuse Authority Prevailing Wage Program	
<b>Meeting Date:</b>	November 13, 2015	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	8c	

### RECOMMENDATION(S):

Receive a report on Contractor and Compliance Monitoring, Inc., (CCMI) on their standing, operation, and client reference checks.

### BACKGROUND/DISCUSSION:

The Fort Ord Reuse Authority ("FORA") Master Resolution ("MR") was adopted originally by ordinance # 97-01 to establish the "governing code" by which FORA's operation of its powers and authority would be deployed in the Monterey Bay Region's recovery from Fort Ord closure. At the September 11, 2015 meeting, staff was directed to develop a list of qualified labor compliance service providers to assist contractors and jurisdictions in complying with FORA's prevailing wage requirements. Staff contacted other jurisdictions to determine their method of handling prevailing wage. In those contacts, staff was informed that the County of Monterey developed a list of qualified service providers as the result of Request for Qualifications #10422 in 2013 (**Attachment A**). Staff confirmed with Nick Nichols County's current use of this list. At the October, 2015 FORA Board meeting concern was raised regarding the qualifications of one of the listed vendors, CCMI. The list was adopted with the request that staff follow up on the compliant.

Staff researched the operations of CCMI with the following results:

- CCMI is a Department of Industrial Relations (DIR) approved Labor Compliance Program service provider/Third Party Administrator (TPA).
- CCMI is working in a mix of eighty (80) public and private projects throughout California with positive reviews by their clients.

### FISCAL IMPACT:

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved annual budget.

### COORDINATION:

Authority Counsel, FORA Staff

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Robert J. Norris, Jr. Michael A. Houlemard, Jr.

	AGENCY/FIRM	CONTACT NAME	EMAIL ADDRESS
1	Contractor Compliance and Monitoring, Inc.	Deborah E.G. Wilder	<a href="mailto:Dwilder@ccmilp.com">Dwilder@ccmilp.com</a>
2	Pacific Resources Services	Benjamin Ocasio	<a href="mailto:Bocasio@pacificresourceservices.com">Bocasio@pacificresourceservices.com</a>
3	RGM & Associates	Susan Kettlewell	<a href="mailto:SusanM@RGMassociates.com">SusanM@RGMassociates.com</a>
4	Labor Consultants of California	Richard Perez	<a href="mailto:LaborC@cnetech.com">LaborC@cnetech.com</a>
5	The Labor Compliance Monitors	Lindley Robertson	<a href="mailto:RLindaly@yahoo.com">RLindaly@yahoo.com</a>
6			
7			

# FORT ORD REUSE AUTHORITY BOARD REPORT

## BUSINESS ITEMS

<b>Subject:</b>	Monterey Bay Charter School Traffic Impact Agreement	
<b>Meeting Date:</b>	November 13, 2015	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	8d	

### RECOMMENDATION(S):

Authorize the Executive Officer to execute an agreement with Monterey Bay Charter School (MBCS) regarding traffic impacts (**Attachment A**).

### BACKGROUND/DISCUSSION:

MBCS recently initiated preliminary plans to build a proposed campus on approximately 13 acres of California State University Monterey Bay (CSUMB)-owned property. To move this project ahead, the Fort Ord Reuse Authority (FORA) and MBCS must clarify how traffic volumes associated with the new MBCS campus will be handled concerning the Stipulation to Discharge Peremptory Writ of Mandate (Writ). The Writ established a CSUMB baseline traffic volume of 8,550 trips per day and a mitigation threshold of 4,361 additional trips per day. One of the aims of the 2007 CSUMB Campus Master Plan was to keep additional trip generation below the 4,361 additional trips per day threshold.

The main points of agreement to address future MBCS traffic impacts are:

1. MBCS will pay the FORA Community Facilities District (CFD) special tax at the "Office" rate for their project.
2. Upon receipt of payment, FORA will consider Writ requirements for MBSC satisfied.
3. FORA agrees that identified MBSC traffic impacts are addressed by fee payment.
4. Traffic offsets identified in this agreement only pertain to the MBSC campus.

### FISCAL IMPACT:

Reviewed by FORA Controller \_\_\_\_\_

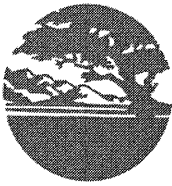
Staff time for this item is included in the approved annual budget.

### COORDINATION:

Authority Counsel, MBSC, CSUMB

Prepared by \_\_\_\_\_  
Jonathan Brinkmann

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.



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Attachment A to Item 8d  
FORA Board Meeting 11/13/15

[www.fora.org](http://www.fora.org)

## Memorandum of Understanding

### Monterey Bay Charter School (MBCS) Community Facility District (CFD) fees and traffic impacts associated with California State University Monterey Bay (CSUMB) Traffic Volumes and Thresholds

This Memorandum of Understanding (“MOU”) is made and entered into effective November \_\_, 2015 by and between the Fort Ord Reuse Authority, a public corporation of the State of California (“FORA”) and the Monterey Bay Charter School, a California corporation (“MBCS”) with reference to the following facts.

#### Background:

1. On May 11, 2007 the California Supreme Court issued a preemptory Writ of Mandate directing California State University to comply with its decision in City of Marina, et al, v. Board of Trustees (2006).
2. The Stipulation to Discharge Preemptory Writ of Mandate (“Writ”) (Superior Court of California, Monterey County, September 9, 2009) established a California State University Monterey Bay (“CSUMB”) baseline traffic volume (8,550 daily trips) and a mitigation threshold (4,361 additional trips over baseline) as a measure in complying with the Supreme Court decision. The Writ clarifies required CSUMB actions if/when traffic counts exceed (or are projected to exceed) the mitigation threshold.
3. MBCS plans to establish a new campus on the southeastern edge of the main CSUMB campus. In order for this project to move ahead, it is necessary to clarify how traffic volumes associated with the new MBCS campus will be handled relative to the Writ.
4. FORA, MBCS, and CSUMB desire to coordinate efforts to support the MBCS campus development.

#### Terms:

1. MBCS shall pay or cause to be paid to FORA certain Community Facilities District special taxes (“CFD Special Taxes”) calculated based on the number of developed acres in the new MBCS campus multiplied by the rate set forth in the then applicable FORA resolution establishing or adjusting the CFD Special Taxes rates for an “Office Property” classification. As an example, if the new MBCS campus includes 13 acres of developed property and the CFD Special Taxes for an Office Property classification remains at the present rate of \$3,054 per acre, then the CFD Special Taxes for the new MBCS campus would be the following:

$$13 \text{ acres } (\$3,054/\text{acre}) = \$39,702 \text{ (one-time payment)}$$

2. Upon FORA’s receipt of MBCS’s payment in full of the applicable CFD Special Taxes, FORA will consider the requirements of the Writ pertaining to mitigation of traffic anticipated to be generated by the new MBCS campus to have been satisfied.
3. The MBCS traffic projections analyzed in the environmental documentation prepared in accordance with the California Environmental Quality Act (CEQA) are addressed in the one-time payment and, therefore, do not affect Writ specified CSUMB traffic volumes or thresholds.
4. Payment of the CFD Special Taxes by MBCS to offset the traffic impacts of the new MBCS campus will not eliminate or reduce any obligations of CSUMB under the Writ or any agreement to which CSUMB and FORA may be parties with respect to the mitigation of traffic impacts from other portions of CSUMB’s



property or with respect to any other matters addressed by the Writ or any agreement to which CSUMB and FORA may be parties.

**References:**

Stipulation to Discharge Peremptory Writ of Mandate, Superior Court of California, Monterey County, September 9, 2009

Fort Ord Reuse Authority, Resolution 14-13. Resolution of the Fort Ord Reuse Authority Board adjusting the FORA Community Facilities District Special Tax Rates and the Basewide Development Fee Schedule.

<http://www.fora.org/Reports/DeveloperFeeSchedule-Rates.pdf>

IN WITNESS WHEREOF, the parties have signed this MOU effective on the date first above written.

**FORT ORD REUSE AUTHORITY**

By: \_\_\_\_\_

Michael A. Houlemard, Jr., Executive Officer

**MONTEREY BAY CHARTER SCHOOL**

By: \_\_\_\_\_

Melanie Stackpole, Governing Board Chair

By: \_\_\_\_\_

Kristi Heath, Secretary

Approved.

Date: November \_\_, 2015

[add signatiure block for **CSUMB**]

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Outstanding Receivables

**Meeting Date:** November 13, 2015

**Agenda Number:** 10a

**INFORMATION**

### RECOMMENDATIONS:

Receive a Fort Ord Reuse Authority (FORA) outstanding receivables update for October 2015.

### BACKGROUND/DISCUSSION:

FORA Late Fee policy requires receivables older than 90 days be reported to the Board.

#### City of Marina (Marina)/Preston Park:

On September 15, 2015, Marina purchased FORA's 50% interest in Preston Park for \$35 million. As a result of the sale, FORA conveyed ownership of the property to Marina and paid from its share of the net sales proceeds the \$18 million loan secured by Preston Park which was used to fund capital projects and building removal activities on the former Fort Ord. With the remaining sales proceeds, FORA paid for attorney's fees owed to Rabobank, set aside \$2.08 million to environmental mitigations owed by developer fees from the project, and set aside funds to pay for building removal and other FORA obligations per the approved FORA budget.

- ❖ Residual Actions: Final accounting of operations income and expenses as of the closing date and processing reconciling distribution to FORA and Marina. This to be completed by the end of this calendar year.

### FISCAL IMPACT:

Positive. FORA collects land sale revenue, retires debt, and allocates funds to obligations and projects per approved FY 15-16 budget.

### COORDINATION:

Executive Committee

Prepared by \_\_\_\_\_  
Ivana Bednarik

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.

# **Placeholder for Item 10b**

**Habitat Conservation Plan Update**

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**This item will be included in the final Board packet.**

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

<b>Subject:</b> Administrative Committee	
<b>Meeting Date:</b> November 13, 2015 <b>Agenda Number:</b> 10c	<b>INFORMATION</b>

### **RECOMMENDATION:**

Receive a report from the Administrative Committee.

### **BACKGROUND/DISCUSSION:**

The Administrative Committee met on October 14, 2015 and the approved minutes will be included in the final Board packet.

### **FISCAL IMPACT:**

Reviewed by the FORA Controller \_\_\_\_\_

Staff time for the Administrative Committee is included in the approved annual budget.

### **COORDINATION:**

Administrative Committee

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Maria Buell Michael A. Houlemard, Jr.

# **Placeholder for Item 10d**

**Post Reassessment Advisory Committee**

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**This item will be included in the final Board packet.**

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Regional Urban Design Guidelines Task Force

**Meeting Date:** November 13, 2015

**Agenda Number:** 10e

**INFORMATION**

### RECOMMENDATION(S):

Receive Regional Urban Design Guidelines (RUDG) Task Force ("Task Force") Update.

### BACKGROUND/DISCUSSION:

The Task Force met at 10:00am Monday October 12 and 9:30am Tuesday, November 3, 2015 to review RUDG Administrative drafts incorporating Base Reuse Plan (BRP) direction, existing jurisdiction policies and plans, and community input. Discussion focused on continuing refinement of presented documents and content and suggestions for format adjustments.

The current approach involves separating BRP directed RUDG from other process related content into two distinct documents: RUDG (for Board approval and policy use) and Design Fort Ord (non-binding process/context document). Members provided additional input to strengthen language linking the RUDG with specific BRP policy direction.

Staff reviewed the presentation of the major highlights of the DRAFT RUDG for Board information during a special Board meeting/workshop on Monday November 2. Staff anticipates presenting the DRAFT RUDG for Board deliberation/consideration at a future meeting.

The next RUDG Task Force meeting TBD.

### FISCAL IMPACT:

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved FORA budget.

### COORDINATION:

Administrative Committee and DKP.

Prepared by \_\_\_\_\_  
Josh Metz

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.

<b>FORT ORD REUSE AUTHORITY BOARD REPORT</b>		
<b>EXECUTIVE OFFICER'S REPORT</b>		
<b>Subject:</b>	Veterans Issues Advisory Committee	
<b>Meeting Date:</b>	November 13, 2015	<b>INFORMATION</b>
<b>Agenda Number:</b>	10f	

**RECOMMENDATION:**

Receive an update from the Veterans Issues Advisory Committee (VIAC).

**BACKGROUND/DISCUSSION:**

The VIAC met on October 22, 2015. The approved September 24, 2015 minutes are included as **Attachment A**. The next meeting will be determined by the urgency of items that cannot be held over until after the Thanksgiving Holiday.

**FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved FORA budget.

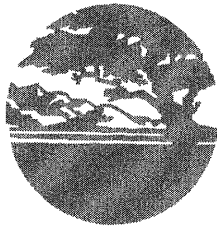
**COORDINATION:**

VIAC

DRAFT

Prepared by \_\_\_\_\_  
Robert J. Norris, Jr.

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.



# FORT ORD REUSE AUTHORITY

## VETERANS ISSUES ADVISORY COMMITTEE REGULAR MEETING MINUTES

3:00 p.m., Thursday, September 24, 2015 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

### 1. CALL TO ORDER AND ROLL CALL

Acting Chair Jerry Edelen called the meeting to order at 3:03 p.m. The following were present, as indicated by signatures on the roll sheet:

VIAC Members:

Jerry Edelen, Acting Chair  
Jay Fagan, CCCVFC  
Jack Stewart, CAC  
Sid Williams, Mo. Co. Military/Vets  
Edith Johnsen, Veterans Families  
Preston Young, US Army POM  
Candace Ingram, CCVFC

Public:

George Gwynn

FORA Staff:

Michael Houlemard  
Robert Norris  
Ted Lopez  
Josh Mesh

### 2. PLEDGE OF ALLEGIANCE

Acting Chair Edelen asked Robert Norris to lead the Pledge of Allegiance.

### 3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Michael Houlemard provided information regarding his congressional testimony regarding military base clean up.

### 4. PUBLIC COMMENT PERIOD

None.

### 5. APPROVAL OF MEETING MINUTES

a. July 23, 2015 VIAC Minutes

MOTION: Edith Johnsen moved, seconded by Sid Williams, to approve the minutes of July 23, 2015.

MOTION PASSED: Unanimous

### 6. OLD BUSINESS

a. California Central Coast Veterans Cemetery Status Report



- i. Construction schedule on building is on-going with several changes made to interior. Cemetery construction may be delayed by up to six months to deal with some interior changes. The congressional office is involved with resolving the delay.
- ii. Proposed Regulations Update.  
Master Plan Schedule close to satisfying Veterans Administration (VA) approval.

b. Ongoing Local Military Issue Media Coverage

The recent cemetery town hall meeting held at the Carpenters Union Hall attracted approximately 150-200 attendees and was covered by the Monterey Herald newspaper and KAZU radio station. The Foundation will attend several upcoming events and hopes to obtain media coverage for future cemetery phase fundraising. Members expressed the importance of tying in media coverage and drawing in neighboring counties for fundraising efforts.

c. VA/DoD Veterans Clinic Status Report.

- i. Historic Flag Pole Variance Update  
Sid Williams commented continued work on variance for flag pole.
- ii. Construction Schedule.  
No news to report.

d. FORA Economic Development Program

FORA Economic Development Coordinator Josh Metz will provided an overview.

e. Fundraising

Candace Ingram announced that contributions continue to come-in for cemetery expansion. 6<sup>th</sup> Annual Veterans Day Celebration on Saturday, November 7, 2015. To be held at Marina Equestrian Center, California & 9<sup>th</sup> St, Marina 9:30 am – 11:30 am. Public invited and free.

- f. Veterans for the Historical Preservation of Fort Ord – Presentation on Historical Sites George Gwynn delivered a presentation on his idea to create a museum that would honor all military personnel that traveled through Fort Ord. He is interested in creating 501 (c) 3 non-profit organization to raise funding.

**7. ITEMS FROM MEMBERS**

Robert Norris announced there were still openings for the Hero's Open at Bayonet Golf Course, Saturday November 14, 2015.

**8. ADJOURNMENT**

Acting Chair Edelen adjourned the meeting at 3:55 p.m.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Water/Wastewater Oversight Committee

**Meeting Date:** November 13<sup>th</sup>, 2015

**Agenda Number:** 10g

**INFORMATION**

### RECOMMENDATION:

Receive an update from the Water/Wastewater Oversight Committee (WWOC).

### BACKGROUND/DISCUSSION:

The WWOC met October 14, 2015 and received updates on the Water Augmentation Program Planning and Facilities Agreement Dispute Resolution Process. The Marina Coast Water District Quarterly report was deferred to the November 18<sup>th</sup> meeting. The July meeting minutes were approved and are included as **Attachment A**.

### FISCAL IMPACT:

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved FORA budget.

### COORDINATION:

WWOC

Prepared by \_\_\_\_\_  
Peter Said

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.



**FORT ORD REUSE AUTHORITY  
WATER/WASTEWATER OVERSIGHT COMMITTEE  
MEETING MINUTES**

Wednesday, July 15, 2015 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

**1. CALL TO ORDER**

FORA Assistant Executive Officer Steve Endsley called the meeting to order at 9:15 a.m. The following were present:

Committee Members:

Mike Lerch, CSUMB  
Steve Matarazzo, UCSC  
Rick Riedl, City of Seaside  
Daniel Dawson, City of DRO

Others Present:

Patrick Breen, MCWD  
Bill Kocher, MCWD  
Kelly Cadiente, MCWD  
Mike Wegley, MCWD  
Lynette Redman, Mo. Co. RMA  
Chris Placco, CSUMB  
Bob Schaffer  
Wendy Elliott  
Don Hofer  
Andy Sterbenz

FORA Staff:

Steve Endsley  
Crissy Maras

**2. PLEDGE OF ALLEGIANCE**

Steve Endsley led the pledge of allegiance.

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

MCWD Interim General Manager Bill Kocher introduced newly hired District Engineer Mike Wegley. Mr. Kocher also announced that Keith van der Motten had been hired as the new General Manager and would begin on August 3<sup>rd</sup>.

**4. PUBLIC COMMENT PERIOD**

The committee received comments from a member of the public.

**5. APPROVAL OF MEETING MINUTES**

**a. April 29, 2015 WWOC Meeting Minutes**

Approval of the meeting minutes was continued to the next committee meeting.

**6. BUSINESS ITEMS**

**a. Initiate FY 2015/16 WWOC Work Program**

MOTION: Daniel Dawson moved, seconded by Steve Matarazzo, to initiate the FY 2015/16 WWOC work program.

MOTION PASSED: Unanimous

**b. FY 2015/16 Ord Community Budget – Status Report**

Mr. Endsley provided a report on the FORA Board's action to approve the Ord Community budget, excluding the requested 9% rate increase and funding for 10% desalination planning designs. Per the Water and Wastewater Facilities Agreement, FORA staff sent a letter to MCWD informing them of the FORA Board's actions and reasons for denial, including the apparent litigation costs paid by the rate increase and the water augmentation program not incorporating other augmentation sources as previously discussed. The FORA Board has expressed other

concerns about MCWD's water augmentation planning, such as conflicting with other projects, mounting legal costs, protecting the ratepayers, and ongoing negotiations with Monterey Regional Water Pollution Control Agency. FORA staff has urged MCWD to engage in policy-level discussions to resolve outstanding issues and FORA and MCWD staff will be meeting to discuss options going forward.

**c. Quarterly Report – Presentation by MCWD**

MCWD Director of Administrative Services Kelly Cadiante reviewed a quarterly report presentation handout. Ms. Cadiante noted that the report was continually updated per committee suggestions. A significant change to MCWD's Operations and Maintenance program includes MCWD installation of up to 200 meters per year, rather than individual developments/properties installing meters on their schedule. MCWD is addressing statewide conservation measures through the hiring of a conservation specialist and targeting 12-14% reduction in total water use.

**7. ITEMS FROM MCWD**

**a. Rate Payer Advisory Committee**

This item is on the May 15<sup>th</sup> MCWD Board meeting agenda. MCWD will provide an update to the committee at a future meeting.

**b. Ord Community Annexation**

There is no update to this item.

**c. Seaside County Sanitation District Negotiations**

There is no update to this item.

**8. ITEMS FROM MEMBERS**

None

**9. ADJOURNMENT**

The meeting was adjourned at 11:05 a.m.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Travel Report

**Meeting Date:** November 13, 2015

**Agenda Number:** 10h

**INFORMATION**

### RECOMMENDATION(S):

Receive a travel report from the Executive Officer.

### BACKGROUND/DISCUSSION:

Per the FORA Travel Policy, the Executive Officer (EO) submits travel requests to the Executive Committee on FORA Board/staff travel. The Committee reviews and approves requests for EO, Authority Counsel and board members travel; the EO approves staff travel requests. Travel information is reported to the Board.

### COMPLETED TRAVEL (As of October 31, 2015)

#### International Economic Development Council Annual Conference (IEDC)

**Destination:** Anchorage, AK

**Date:** Oct. 3-8, 2015

**Traveler/s:** Michael Houlemard and Josh Metz

IEDC is a non-profit, non-partisan membership organization serving economic developers. The 2015 Annual Conference took place October 4<sup>th</sup>-7<sup>th</sup>, but participants arrived one day prior (3<sup>rd</sup>) in order to attend morning sessions on October 4<sup>th</sup>. The theme of this Conference was "Foundational Transformations: Creating Future Growth & Prosperity." It explored topics relating to relationships and communication, infrastructure development and public financing, encouraging a robust private sector, and building effective economic development organizations and affiliates.

#### 2015 National Coalition for Homeless Veterans Housing Summit (NCHV)

**Destination:** Washington, DC

**Date:** Oct. 6-8, 2015

**Traveler/s:** Robert Norris

2015 NCHV Veterans Access to Housing Summit Drive to December! The goal of the conference was to build from the foundation set in prior years and "bulldoze" through the barriers remaining in the "Drive to December." Participants had unprecedented access to a faculty of experts on affordable housing development, access, and stability. These experts come from the Federal agencies, from USICH, from our partners in philanthropy and across financial institutions, from your training and technical assistance partners, and from peer agencies across the country that have made extraordinary change in their communities and in the lives of veterans. As a NCHV Board member Robert introduced VTC Executive Director to fellow board members and conference attendees who could assist VTC in developing shelter for veterans and their families.

California Special Districts Association (CSCA) Board Clerk/Secretary Conference

**Destination:** South Lake Tahoe, CA

**Date:** Oct. 18-20, 2015

**Traveler:** Maria Buell

Ms. Buell completed the CSDA Board Clerk Certificate Program. The Program provided advanced Public Records Act, Ralph M. Brown Act, and Roberts Rules of Order training. Additional sessions also included implementation of guidelines, public outreach strategy, Fair Political Practices Commission compliance, and board member orientation procedures. This conference offers an excellent opportunity to coordinate with special district agencies from California.

Association of Defense Communities (ADC) Base Redevelopment Summit

**Destination:** San Antonio, TX

**Date:** Oct. 21-23, 2015

**Traveler/s:** Michael Houlemard and Mayor Rubio

The Forum is designed for current local redevelopment authorities, legacy base closure projects, and non-military reuse projects that are complex and large in scale and generally focuses on advancing economic opportunity through community-driven redevelopment. Both Mr. Houlemard and Mayor Rubio participated in two sessions of the Summit. Mr. Houlemard as a moderator led a Tools of the Trade super session entitled, "Mapping the Future of Your LRA" while Mayor Rubio was a speaker in the Leadership Super Session entitled, "High Performing Boards and Why They Matter."

**UPCOMING TRAVEL**

None.

**FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Travel expenses are paid/reimbursed according to the FORA Travel policy.

**COORDINATION:**

Executive Committee

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Maria Buell Michael A. Houlemard, Jr.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Public Correspondence to the Board

**Meeting Date:** November 13, 2015

**Agenda Number:** 10i

**INFORMATION**

Public correspondence submitted to the Board is posted to FORA's website on a monthly basis and is available to view at <http://www.fora.org/board.html>

Correspondence may be submitted to the Board via email to [board@fora.org](mailto:board@fora.org) or mailed to the address below:

FORA Board of Directors  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93933

DRAFT

**- END -**

**DRAFT  
BOARD PACKET**