



# FORT ORD REUSE AUTHORITY

## REGULAR MEETING

### FORT ORD REUSE AUTHORITY (FORA) ADMINISTRATIVE COMMITTEE

Wednesday, February 1, 2017 at 8:30 a.m.

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

## AGENDA

**1. CALL TO ORDER/ESTABLISHMENT OF QUORUM**

**2. PLEDGE OF ALLEGIANCE**

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

**4. PUBLIC COMMENT PERIOD**

*Members of the public wishing to address the Committee on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes and will not receive Committee action. Whenever possible, written correspondence should be submitted to the Committee in advance of the meeting, to provide adequate time for its consideration.*

**5. APPROVAL OF MEETING MINUTES**

**ACTION**

- a. January 18, 2017 Minutes

**6. FEBRUARY 10, 2017 BOARD MEETING AGENDA REVIEW**

**INFORMATION/ACTION**

**7. BUSINESS ITEMS**

**INFORMATION**

*Business items are for Committee discussion, debate, direction to staff, and/or action. Comments from the public are not to exceed 3 minutes or as otherwise determined by the Chair.*

- a. Capital Improvement Program (CIP)
  - i. Development Forecast Request
  - ii. Caretaker Cost Reimbursement Policy
  - iii. FY 2017-2018 CIP Schedule

- b. Transportation Agency for Monterey County (TAMC)/FORA  
Fee Reallocation Study

**INFORMATION/ACTION**

**8. ITEMS FROM MEMBERS**

**INFORMATION**

*Receive communication from Committee members as it pertains to future agenda items.*

**9. ADJOURNMENT**

**NEXT MEETING: February 15, 2017**

Persons seeking disability related accommodations should contact the Deputy Clerk at (831) 883-3672 48 hours prior to the meeting. Agenda materials are available on the FORA website at [www.fora.org](http://www.fora.org).



**FORT ORD REUSE AUTHORITY**  
**ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES**  
**8:30 a.m., Wednesday, January 18, 2017 | FORA Conference Room**  
920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

**1. CALL TO ORDER**

Executive Officer, Michael Houlemard called the meeting to order at 8:32 a.m.

The following members were present:

AR = After Roll Call; \* = voting member

Layne Long\* (City of Marina)  
Craig Malin\* (City of Seaside)  
Elizabeth Caraker\* (City of Monterey)  
Melanie Beretti\* (Monterey County)

Kathleen Ventimiglia (CSUMB)  
Steve Matarazzo (UCMBEST)  
Lisa Rheinheimer (MST)  
Mike Zeller (TAMC)

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Lisa Rheinheimer.

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Co-Chair, Craig Malin asked the Committee and public for any acknowledgements, announcements and correspondence. Kristie Reimer reported a community meeting was held on Tuesday, January 17, 2017 at the Marina Library. The topic of the meeting was water availability specifically on the former Fort Ord. Committee member Long also informed the Committee and public about the Special Districts Association of Monterey County meeting that was also held on January 17, 2017 regarding water supply in the Monterey Peninsula.

**4. PUBLIC COMMENT PERIOD**

*Members of the public wishing to address the Administrative Committee on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes.*

There were no verbal comments received from the public.

**5. APPROVAL OF MEETING MINUTES**

**ACTION**

- a. December 14, 2016 Regular Meeting Minutes
- b. January 4, 2017 Regular Meeting Minutes

*MOTION: On motion by Committee member Beretti and second by Committee member Long and carried by the following vote, the Administrative Committee*

*moved to approve the regular meeting minutes for the December 14, 2016 and January 4, 2017.*

**MOTION PASSED UNANIMOUSLY**

**6. JANUARY 13, 2017 FORA BOARD MEETING FOLLOW-UP REVIEW**

Mr. Houlemard provided an overview of the action taken at the January 13, 2017 Board meeting, specifically bringing attention to item 6a – 2017 Board Officers Elections. Mr. Houlemard described the nomination and voting process that took place and encouraged those that were unable to attend to review the video on FORA's website.

There were no verbal comments from the public.

**7. BUSINESS ITEMS**

**INFORMATION**

- a. Capital Improvement Program (CIP)
  - i. Development Forecasts Requests
  - ii. Caretaker Costs Reimbursement Policy
  - iii. FY 2017-2018 CIP Schedule

Jonathan Brinkmann, Principal Planner, reviewed the Capital Improvement Program items. The jurisdictions were reminded to submit their development forecasts by the January 20, 2017 deadline. The Caretaker Costs deadline was also announced as a reminder to jurisdictions whom have not submitted their reimbursements requests. Mr. Brinkmann also reviewed the FY 2017-2018 CIP schedule.

Public comment was received on the items and staff answered questions regarding how the budget was set.

- b. Transportation Agency of Monterey County (TAMC)/FORA Fee Reallocation Study

Mr. Brinkmann reviewed the study provided by Kimley-Horn & Associates and compiled in coordination with TAMC. Staff took notes on various suggestions from the Committee and the public in an effort to improve the study presentation. Committee members agreed to continue the review and submit any questions or concerns directly to FORA staff. TAMC and FORA staff will work with the consultants to provide an improved draft for review. The item was requested to return to the Administrative Committee on February 1, 2017.

**8. ITEMS FROM MEMBERS**

There were no items from Committee members.

**9. ADJOURNMENT at 9:20 a.m.**

## Jurisdictional Development Forecasts / Community Facilities District (CFD) Revenues

NOV	16	1st Call for forecasts and Present Land Sales Forecast method
NOV	30	2nd Call
DEC	14	3rd Call
JAN	4	4th Call
JAN	18	5th Call
<b>JAN</b>	<b>20</b>	<b>Deadline</b>
FEB	1	Review & Adjust Development Forecasts w/ Admin Committee
FEB	15	Confirm Development Forecasts with Admin Committee

## Transport/Transit Priority Ranking

FEB	1	1st Call to complete Survey
FEB	15	2nd Call
<b>FEB</b>	<b>24</b>	<b>Deadline</b>
MAR	1	Review and Adjust Ranking with Admin Committee

## Capital Improvement Program (CIP) - Elements

MAR	1	Review CIP Process and Table 1
MAR	15	Set Table 2 (10 year Plan)
MAR	29	Review & Adjust CIP Elements

## FY 17-18 CIP

APR	12	Review Admin. Draft CIP
MAY	3	Review Draft CIP Recommend Draft CIP for Board adoption
<b>MAY</b>	<b>12</b>	<b>Board Consideration</b>

# MEMORANDUM

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To: Mike Zeller and Todd Muck, TAMC and Jonathan Brinkmann and Peter Said, FORA

From: Frederik Venter, Mike Schmitt, Kimley-Horn and Associates, Inc.

Date: January 27, 2017

Re: FORA Fee Reallocation Study – Deficiency Analysis

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## Executive Summary:

### Purpose:

The purpose of this memorandum is to present initial results of the FORA Fee Reallocation Study deficiency analysis and to describe project next steps.

### Key Terms:

Deficiency analysis is a methodology used to determine weaknesses found in a system. In terms of a transportation network study, a deficiency analysis uses Level of Service (LOS).

LOS is a measure for qualitatively assessing roadway quality. TAMC and FORA have established acceptable service levels as LOS D or better.

### Key Findings:

Kimley-Horn completed model runs with the AMBAG Regional Travel Demand Model for the “no build” and “build current CIP” transportation networks as part of the project’s deficiency analysis. Kimley-Horn’s scope of work includes a third model run for a “build alternative CIP” transportation network. The results of the two model runs show that, by 2035, if TAMC and FORA do not build the RTP and FORA CIP transportation projects, seven of the existing roadways in the current FORA CIP list would operate at deficient (LOS E or F) levels. If TAMC and FORA complete the RTP and FORA CIP transportation projects, roadways would operate at acceptable levels of service (LOS D or better). The “build current CIP” model run shows two roadways (Reservation Road between Davis and Watkins Gate Roads, and Eastside Parkway) would operate at a LOS D/E by 2035 (however, these two LOS D/E roadways are within the margin of error to the acceptable LOS D). This deficiency analysis shows that the FORA CIP projects provide sufficient improvement to the roadway network to address future growth-related transportation deficiencies.

Due to costs and other constraints of widening Highway 1 between Fremont Boulevard and Del Monte Del Monte, Kimley-Horn considered an alternative based on providing enhanced transit

service in lieu of widening Highway 1. Conceptual transit improvements analyzed included Bus-On-Shoulder operations along Highway 1 and enhanced transit service along corridors which carry traffic that would otherwise be accommodated by Highway 1 widening. Kimley-Horn's major finding was that approximately 70% of the traffic that would have otherwise been accommodated by a Highway 1 widening is anticipated to be accommodated by Del Monte Boulevard, Fremont Boulevard, and General Jim Moore.

## Recommendations:

Based on these findings, Kimley-Horn recommends that FORA and TAMC confirm the "build alternative CIP" transportation network (inclusive of Administrative Committee members' feedback) as the same as the "build current CIP" transportation network with the following changes:

- Remove "regional" project R3a widening Highway 1 between Fremont Boulevard and Del Monte Boulevard
- Add new enhanced transit improvements and service (Bus on shoulder, Monterey Branch Line, Bus Rapid Transit, and Local Monterey-Salinas Transit service)
- Add new "off-site" project 2<sup>nd</sup> Avenue from Imjin Parkway to Del Monte Boulevard in Marina
- Add new "regional" project Highway 1-Fremont Boulevard Interchange in Seaside

Using the "build alternative CIP" transportation network scenario, Kimley-Horn will then conduct the model run and present results to the Administrative Committee. The Administrative Committee would consider results and recommend a preferred transportation network for the 2017 FORA Fee Reallocation Study.

## Introduction:

### Project Background:

The 1997 Base Reuse Plan (BRP) states that FORA shall fund its "Fair Share" of "on-site," "off-site," and "regional" roadway and transit capital improvements based on a nexus analysis from TAMC. The BRP also requires that FORA work with TAMC to monitor projected traffic levels within the transportation network. To meet these requirements, TAMC prepared the *Fort Ord Transportation Study Final Report* on July 8, 1997 and the *FORA Fee Reallocation Study* on April 15, 2005. To continue to meet these requirements, in 2015, FORA entered into a reimbursement agreement with TAMC to fund a new FORA Fee Reallocation Study. TAMC completed a consultant solicitation process in 2016, selecting Kimley-Horn to prepare the 2017 FORA Fee Reallocation Study.

In addition to BRP requirements, FORA has engaged TAMC to complete the 2017 FORA Fee Reallocation Study for the following reasons:

1. FORA's transportation cost estimates were developed through the *2005 FORA Fee Reallocation Study* and have not been updated since that time. Updating transportation costs using most recent estimates will provide greater certainty regarding FORA's funding obligations.

2. AMBAG and TAMC updated the Regional Transportation Plan (RTP) in 2014/15. FORA's transportation obligations need to be consistent with current RTP projects.
3. Former Fort Ord land use jurisdictions have new land use plans since 2005, which may result in changes to the "on-site" BRP transportation network. Such changes could affect the capacity of the "on-site" roadway network. TAMC and FORA need to analyze the net effect of these modifications to assure that the required capacity of the "on-site" network can support planned BRP development.
4. FORA can use updated information regarding its transportation obligations from the 2017 FORA Fee Reallocation Study to assist in preparing the FORA transition plan, which must be completed prior to 2019.

## Scope:

Kimley-Horn is completing its workplan to produce the 2017 FORA Fee Reallocation Study, which includes the following tasks:

- a) Review/modify land use assumptions on former Fort Ord;
- b) Re-validate the 2014 AMBAG Travel Demand Model;
- c) Review/modify future network assumptions – includes creating three transportation networks for travel forecast analysis: No build, build current CIP, and build alternative CIP;
- d) Complete deficiency analysis – conduct model runs on three transportation networks, identify deficiencies/weaknesses attributed to growth, and summarize results;
- e) Complete fee reallocation – run select link analysis to determine the fair share proportions for the fee allocation;
- f) Complete project funding analysis – update project cost information; and
- g) Complete 2017 FORA Fee Reallocation Study.

To date, Kimley-Horn has completed tasks a), b), and c) and is now working to complete the deficiency analysis and remaining tasks.

## Deficiency Analysis:

This memorandum presents the results of the Deficiency Analysis for the transportation portion of the Fort Ord Reuse Authority (FORA) Community Facilities District fee. The purpose of the Deficiency Analysis is to assess the current conditions of the transportation network, how the proposed developments within the former Fort Ord boundaries will impact the future transportation network at full build-out, and the effectiveness of the FORA Capital Improvement Program (CIP) at mitigating those impacts.

To conduct this analysis, this memorandum presents the following information:

- Existing conditions road network with FORA land use assumptions
- 2035 land use conditions with the full FORA CIP and 2035 Regional Transportation Plan (RTP) roadway improvements
- 2035 land use conditions with the RTP roadway improvements
- 2035 land use conditions on the 2035 city road network

Methods:

The 2014 Association of Monterey Bay Area Governments (AMBAG) Regional Travel Demand Model was used to determine the deficiencies for the roadway network, focusing on the FORA CIP road network. AMBAG completed an update of the model for the Metropolitan Transportation Plan / Sustainable Communities (2035 MTP/SCS and RTP) for Monterey, San Benito, and Santa Cruz Counties. The model includes detailed transportation and transit networks, as well as a geographically based Traffic Analysis Zone (TAZ) layer containing socioeconomic data for the base year 2010 and forecast years 2020 and 2035. The AMBAG Regional Travel Demand Model is estimated and calibrated to 2010 conditions using data from the 2011-12 California Household Travel Survey, Census, employment, and traffic data from that same year.

2005 FORA Fee Reallocation Study Assumptions:

The 2005 FORA Fee Reallocation Study presented land use data that reflected the total development levels included in the Base Reuse Plan and reflected the planning efforts at the time of the study. For reference, the land use results (table 1) were presented by city jurisdiction rather than by development area contribution.

Table 1: 2005 Draft Land Use for Full Buildout by Jurisdiction

Jurisdiction	Employment	Housing Units	Population
Del Rey Oaks	350	0	0
Marina	5,983	4,234	12,811
Seaside	7,054	3,068	8,974
Monterey	238	0	0
Unincorporated	4,691	3,814	9,535

Updated Assumptions:

Kimley-Horn, in consultation with FORA staff, completed additional updates to the model to refine the model's transportation network, reflect the Base Reuse Plan land use assumptions, as well as include more recent development data for the former Fort Ord area. Since the Base Reuse Plan allows a limited amount of development to occur within former Fort Ord, this analysis assumes the resource constrained Base Reuse Plan buildout described in FORA's Development and Resource Management Plan (DRMP) (BRP section 3.11.5) in the 2035 scenario.

Table 2 summarizes the updated Fort Ord land use data (housing units and hotel rooms) for full buildout of projects that contribute to FORA Fee Reallocation Study. Land use development data includes any relevant land use, employment, and household information available from development plans and regulatory documents. Data collected from the development plans and



regulatory documents were categorized in accordance to the demographic and land use attributes in the 2014 Association of Monterey Bay Area Governments (“AMBAG”) Regional Travel Demand Model (RTDM). This maintains consistency between the housing and employment totals from the collected data with the model’s land use inputs. Land use contributions by projects that include area outside of the FORA Fee Reallocation Study area were proportionally inputted into the FORA area model. Note that Table 2 reflects available project information as provided in current reports or alternatively data within the current RTDM used for this analysis, as such it is understood to supersede the information in Table 1.

**Table 2: Land Use Information for Full Buildout**

Project Name	Housing Units	Hotel Rooms	Project Name	Housing Units	Hotel Rooms
<i>New Residential</i>			<i>Existing/ Replacement Residential</i>		
East Garrison in the County	1,470	0	Preston Park (Built)	352	0
UCMBEST	240	0	Cypress Knolls	400	0
Seaside Highlands (Built)	152	0	Abrams B (Built)	192	0
Seaside Resort	125	500	MOCO Housing Authority (Built)	56	0
Seaside	995	410	Shelter Outreach Plus (Built)	39	0
CSUMB Master Plan	1	0	VTC (Built)	13	0
TAMC	200	0	Interim Inc. (Built)	11	0
Marina Heights	1,050	0	Sunbay (Built)	297	0
Marina Dunes in Marina	1,237	400	Bayview (Built)	225	0
Main Gate in Seaside	0	250	Seaside Highlands (Built)	228	0
Del Rey Oaks Housing	691	550			
<b>Total</b>	<b>6,161</b>	<b>2,110</b>	<b>Total Existing /Replacement Residential Units</b>	<b>1813</b>	<b>0</b>

To support these developments and provide mitigation for impacts to the transportation network, the 2016 FORA CIP includes the following transportation improvement projects, which receive funding from the Community Facilities District fee and are shown in Figure 1. Note that

the projects have been identified as being Regional, Off-Site, or On-Site based on their context and relative location. Additional detail regarding improvements is provided in the table detailing LOS for the various analysis scenarios later section in this memorandum.

## Regional

- SR 156 between US 101 and SR 1
- Highway 1 widening between Sand City and Seaside
- A new Monterey Road Interchange on Highway 1 in the City of Seaside

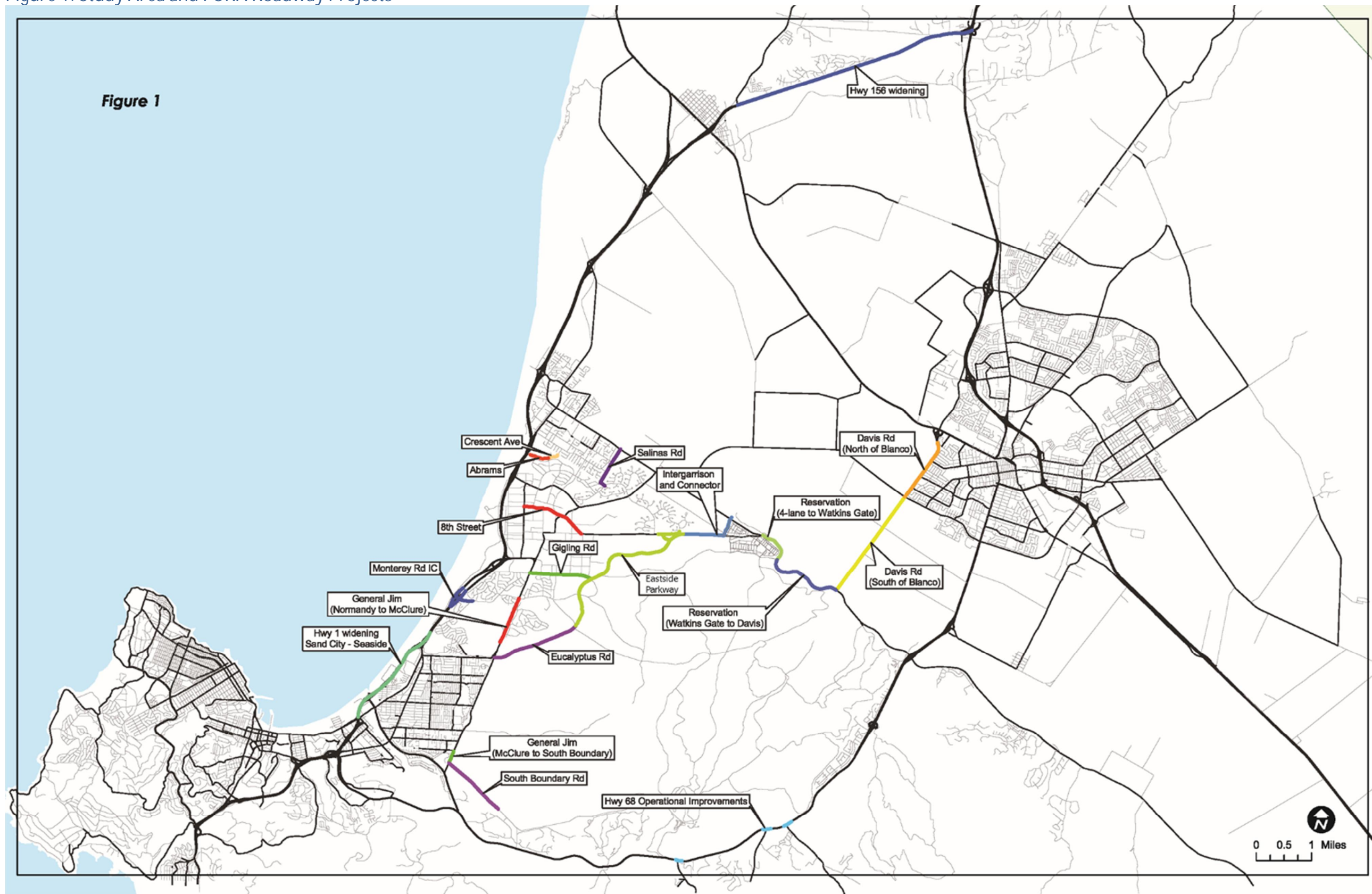
## Off-Site

- Davis Road between Blanco Road and SR 183
- Davis Road between Blanco Road and Reservation Road
- Reservation Road between Davis Road and Watkins Gate Road
- Reservation Road between Watkins Gate Road and East Garrison Road
- Crescent Avenue in the City of Marina
- Abrams Road in the City of Marina
- Salinas Road in the City of Marina
- 8<sup>th</sup> Street in Marina between Inter-Garrison Road and Second Avenue

## On-Site

- Eastside Parkway between Schoonover Road and Eucalyptus Road
- Inter-Garrison Road between Schoonover Road and East Garrison
- South Boundary Road between York Road and General Jim Moore Boulevard
- Gap closure of Eucalyptus Road to where Eastside Parkway starts
- Gigling Road between Eastside Parkway and General Jim Moore Boulevard
- General Jim Moore Boulevard from the four-lane section to South Boundary Road.

Figure 1: Study Area and FORA Roadway Projects



## Results:

The following tables present the initial deficiency analysis and establishes the nexus for the FORA roadway projects to demonstrate that the proposed transportation improvements in the FORA CIP will provide adequate mitigation for future roadway deficiencies.

For the purposes of this analysis, a roadway has an acceptable service level at LOS D or better (BRP page 285). A roadway is considered deficient if the level of service falls below LOS D. Data is provided for both existing and 2035 conditions.

Table 3 (FORA Projects LOS for 2035 Land Use Conditions on Existing Road Network) indicates that seven of the roadway projects would operate at deficient level of service (LOS) in 2035 conditions with planned land use development as contained in the AMBAG Regional Travel Demand Model.

With implementation of both the FORA CIP projects and the MTP/SCS and RTP roadway projects, Table 4 shows that many of the deficient roadway segments will be eliminated and only two roadways would operate at a LOS D/E by 2035 (however, these two LOS D/E roadways are within the margin of error to the acceptable LOS D; therefore, they have been coded as 'orange' on Table 4). Those two roadway segments are:

- Reservation Road would be operating at LOS D/E between Davis Road and Watkins Gate Road in the eastbound direction in the PM peak and in the westbound direction in the AM peak.
- Eastside Parkway would be operating at LOS D/E between Eucalyptus Road and Schoonover Drive in the westbound direction in the AM peak.

## Key Finding:

Table 5 provides a comparison between Table 3 and Table 4. The number of deficient peak periods decrease from fifteen to three periods of LOS D/E with implementation of the FORA CIP and RTP projects. This demonstrates that the FORA CIP projects provide sufficient improvement to the roadway network to address future development-related transportation deficiencies.

Table 3: LOS for 2035 Land Use Conditions on Existing Roadways

Roadway	FORA Project Descriptions	2035 LOS on Existing Network					
		Direction	AM	PM	Direction	AM	PM
Highway 1	4→6 Lanes (Fremont to Del Monte)	SB	C	E	NB	E	F
Monterey Rd Interchange	New Interchange @ Monterey Rd/Hwy 1	SB Off	N/A	N/A	NB Off	N/A	N/A
		SB On	N/A	N/A	NB On	N/A	N/A
Highway 156	4 Lane Freeway	EB	C	E	WB	E	C
Highway 68	Operational Improvements	EB	B	D	WB	C	C
Davis Road	4 Lanes SR-183→Blanco Rd	SB	E	D	NB	C	F
Davis Road	4 Lanes Blanco Rd→Reservation Rd	NB	B	C	SB	B	B
Reservation Road	4 Lanes East Garrison Gate→Watkins Gate	EB	A	C	WB	B	B
Reservation Road	4 Lanes Watkins Gate→Davis Rd	EB	B	E	WB	E	C
Crescent Court	Extension→Abram Dr	SB	N/A	N/A	NB	N/A	N/A
Abrams Road	2 Lanes→Crescent Ct	EB	N/A	N/A	WB	N/A	N/A
8th Street	2 Lanes 2nd Ave→Intergarrison Rd	EB	B	C	WB	C	B
Inter-Garrison	4 Lanes Eastside Pkwy→Reservation Rd	WB/SB	E	C	EB/NB	B	E
Gigling Road	4 Lanes General Jim Moore Blvd→Eastside Rd	EB	C	E	WB	E	C
General Jim Moore Blvd	2→4 Lanes Normandy Rd→McClure Way ✓	SB	A	B	NB	B	A
General Jim Moore Blvd	2→4 Lanes McClure Way→Coe Ave ✓	SB	A	B	NB	A	A
General Jim Moore Blvd	2→4 Lanes Coe Ave→S Boundary Rd ✓	SB	B	B	NB	A	B
Salinas Avenue	2 Lanes Reservation Rd→Abrams Dr	SB	A	A	NB	A	A
Eucalyptus Road	2 Lanes General Jim Moore Blvd→Parker Flats ✓	WB	A	A	EB	A	A
Eastside Parkway	2 Lanes Eucalyptus Rd→Schoonover Dr	WB	N/A	N/A	EB	N/A	N/A
South Boundary	2 Lanes General Jim Moore Blvd→York Blvd	EB	B	E	WB	C	E

Table 4: LOS for 2035 Land Use Conditions with FORA and RTP Roadway Improvements

Roadway	FORA Project Descriptions	2035 LOS with FORA Projects					
		Direction	AM	PM	Direction	AM	PM
Highway 1	4→6 Lanes (Fremont to Del Monte)	SB	C	D	NB	D	D
Monterey Rd Interchange	New Interchange @ Monterey Rd/Hwy 1	SB Off	A	A	NB Off	A	A
		SB On	A	A	NB On	A	A
Highway 156	4 Lane Freeway	EB	B	C	WB	C	B
Highway 68	Operational Improvements	EB	A	C	WB	B	B
Davis Road	4 Lanes SR-183→Blanco Rd	SB	D	C	NB	B	D
Davis Road	4 Lanes Blanco Rd→Reservation Rd	NB	B	D	SB	D	B
Reservation Road	4 Lanes East Garrison Gate→Watkins Gate	EB	B	D	WB	D	B
Reservation Road	4 Lanes Watkins Gate→Davis Rd	EB	B	E	WB	E	C
Crescent Court	Extension→Abram Dr	SB	A	A	NB	A	A
Abrams Road	2 Lanes→Crescent Ct	EB	A	A	WB	A	A
8th Street	2 Lanes 2nd Ave→Intergarrison Rd	EB	A	A	WB	B	A
Inter-Garrison	4 Lanes Eastside Pkwy→Reservation Rd	WB/SB	D	C	EB/NB	C	D
Gigling Road	4 Lanes General Jim Moore Blvd→Eastside Rd	EB	C	C	WB	C	C
General Jim Moore Blvd	2→4 Lanes Normandy Rd→McClure Way ✓	SB	A	B	NB	B	A
General Jim Moore Blvd	2→4 Lanes McClure Way→Coe Ave ✓	SB	A	B	NB	A	A
General Jim Moore Blvd	2→4 Lanes Coe Ave→S Boundary Rd ✓	SB	B	C	NB	C	B
Salinas Avenue	2 Lanes Reservation Rd→Abrams Dr	SB	A	A	NB	A	A
Eucalyptus Road	2 Lanes General Jim Moore Blvd→Parker Flats ✓	WB	B	B	EB	B	B
Eastside Parkway	2 Lanes Eucalyptus Rd→Schoonover Dr	WB	E	C	EB	C	D
South Boundary	2 Lanes General Jim Moore Blvd→York Blvd	EB	B	B	WB	B	B

Check mark indicates that they built

Table 5: Comparison: LOS Comparison of 2035 Land Use Conditions on Existing Network vs FORA and RTP Roadway Improvements

Roadway	FORA Project Descriptions	Direction	2035 LOS on Existing Network		2035 LOS with FORA Projects		Direction	2035 LOS on Existing Network		2035 LOS with FORA Projects	
			AM	PM	AM	PM		AM	PM	AM	PM
Highway 1	4→6 Lanes (Fremont to Del Monte)	SB	C	E	C	D	NB	E	F	D	D
Monterey Rd Interchange	New Interchange @ Monterey Rd/Hwy 1	SB Off	N/A	N/A	A	A	NB Off	N/A	N/A	A	A
		SB On	N/A	N/A	A	A	NB On	N/A	N/A	A	A
Highway 156	4 Lane Freeway	EB	C	E	B	C	WB	E	C	C	B
Highway 68	Operational Improvements	EB	B	D	A	C	WB	C	C	B	B
Davis Road	4 Lanes SR-183→Blanco Rd	SB	E	D	D	C	NB	C	F	B	D
Davis Road	4 Lanes Blanco Rd→Reservation Rd	NB	B	C	B	D	SB	B	B	D	B
Reservation Road	4 Lanes East Garrison Gate→Watkins Gate	EB	A	C	B	D	WB	B	B	D	B
Reservation Road	4 Lanes Watkins Gate→Davis Rd	EB	B	E	B	E	WB	E	C	E	C
Crescent Court	Extension→Abram Dr	SB	N/A	N/A	A	A	NB	N/A	N/A	A	A
Abrams Road	2 Lanes→Crescent Ct	EB	N/A	N/A	A	A	WB	N/A	N/A	A	A
8th Street	2 Lanes 2nd Ave→Intergarrison Rd	EB	B	C	A	A	WB	C	B	B	A
Inter-Garrison	4 Lanes Eastside Pkwy→Reservation Rd	WB/SB	E	C	D	C	EB/NB	B	E	C	D
Gigling Road	4 Lanes General Jim Moore Blvd→Eastside Rd	EB	C	E	C	C	WB	E	C	C	C
General Jim Moore Blvd	2→4 Lanes Normandy Rd→McClure Way ✓	SB	A	B	A	B	NB	B	A	B	A
General Jim Moore Blvd	2→4 Lanes McClure Way→Coe Ave ✓	SB	A	B	A	B	NB	A	A	A	A
General Jim Moore Blvd	2→4 Lanes Coe Ave→S Boundary Rd ✓	SB	B	B	B	C	NB	A	B	C	B
Salinas Avenue	2 Lanes Reservation Rd→Abrams Dr	SB	A	A	A	A	NB	A	A	A	A
Eucalyptus Road	2 Lanes General Jim Moore Blvd→Parker Flats ✓	WB	A	A	B	B	EB	A	A	B	B
Eastside Parkway	2 Lanes Eucalyptus Rd→Schoonover Dr	WB	N/A	N/A	E	C	EB	N/A	N/A	C	D
South Boundary	2 Lanes General Jim Moore Blvd→York Blvd	EB	B	E	B	B	WB	C	E	B	B

Table 6: Comparison: LOS for 2035 Land Use Conditions with RTP Roadway Improvements Only vs FORA and RTP Roadway Improvements

Roadway	FORA Project Descriptions	Direction	2035 LOS without FORA Projects		2035 LOS with FORA Projects		Direction	2035 LOS without FORA Projects		2035 LOS with FORA Projects	
			AM	PM	AM	PM		AM	PM	AM	PM
Highway 1	4→6 Lanes (Fremont to Del Monte)	SB	C	E	C	D	NB	E	F	D	D
Monterey Rd Interchange	New Interchange @ Monterey Rd/Hwy 1	SB Off	N/A	N/A	A	A	NB Off	N/A	N/A	A	A
		SB On	N/A	N/A	A	A	NB On	N/A	N/A	A	A
Highway 156	4 Lane Freeway	EB	E	C	B	C	WB	C	E	C	B
Highway 68	Operational Improvements	EB	A	D	A	C	WB	C	B	B	B
Davis Road	4 Lanes SR-183→Blanco Rd	SB	D	D	D	C	NB	C	E	B	D
Davis Road	4 Lanes Blanco Rd→Reservation Rd	NB	B	C	B	D	SB	B	B	D	B
Reservation Road	4 Lanes East Garrison Gate→Watkins Gate	EB	A	C	B	D	WB	B	B	D	B
Reservation Road	4 Lanes Watkins Gate→Davis Rd	EB	B	E	B	E	WB	E	C	E	C
Crescent Court	Extension→Abram Dr	SB	N/A	N/A	A	A	NB	N/A	N/A	A	A
Abrams Road	2 Lanes→Crescent Ct	EB	N/A	N/A	A	A	WB	N/A	N/A	A	A
8th Street	2 Lanes 2nd Ave→Intergarrison Rd	EB	B	B	A	A	WB	B	B	B	A
Inter-Garrison	4 Lanes Eastside Pkwy→Reservation Rd	WB/SB	D	B	D	C	EB/NB	B	D	C	D
Gigling Road	4 Lanes General Jim Moore Blvd→Eastside Rd	EB	C	E	C	C	WB	E	C	C	C
General Jim Moore Blvd	2→4 Lanes Normandy Rd→McClure Way ✓	SB	A	C	A	B	NB	B	A	B	A
General Jim Moore Blvd	2→4 Lanes McClure Way→Coe Ave ✓	SB	A	B	A	B	NB	B	A	A	A
General Jim Moore Blvd	2→4 Lanes Coe Ave→S Boundary Rd ✓	SB	B	B	B	C	NB	A	B	C	B
Salinas Avenue	2 Lanes Reservation Rd→Abrams Dr	SB	A	A	A	A	NB	A	A	A	A
Eucalyptus Road	2 Lanes General Jim Moore Blvd→Parker Flats ✓	WB	A	A	B	B	EB	A	A	B	B
Eastside Parkway	2 Lanes Eucalyptus Rd→Schoonover Dr	WB	N/A	N/A	E	C	EB	N/A	N/A	C	D
South Boundary	2 Lanes General Jim Moore Blvd→York Blvd	EB	B	E	B	B	WB	C	E	B	B



## Additional Model Outputs:

The above tables only indicate operating results at the FORA projects. The graphics below (Figure 2 to Figure 6) present all significant roadways with and without the FORA CIP projects in the study area. Figure 2 and Figure 3 present changes in volumes due to the construction of the FORA projects for two volume conditions:

- where base line counts were available and the model volumes were post processed,
- where raw model volumes are presented.

The importance of Figures 2 and 3 is that they demonstrate the importance that FORA CIP projects have in alleviating potential traffic congestion on jurisdictional roadways. Figure 4 and Figure 5 present the AM and PM peak hour v/c values on significant roadways with and without the FORA CIP projects.

DRAFT

Figure 2: Study Area ADT volume shifts with FORA Roadway Projects – Seaside and Monterey

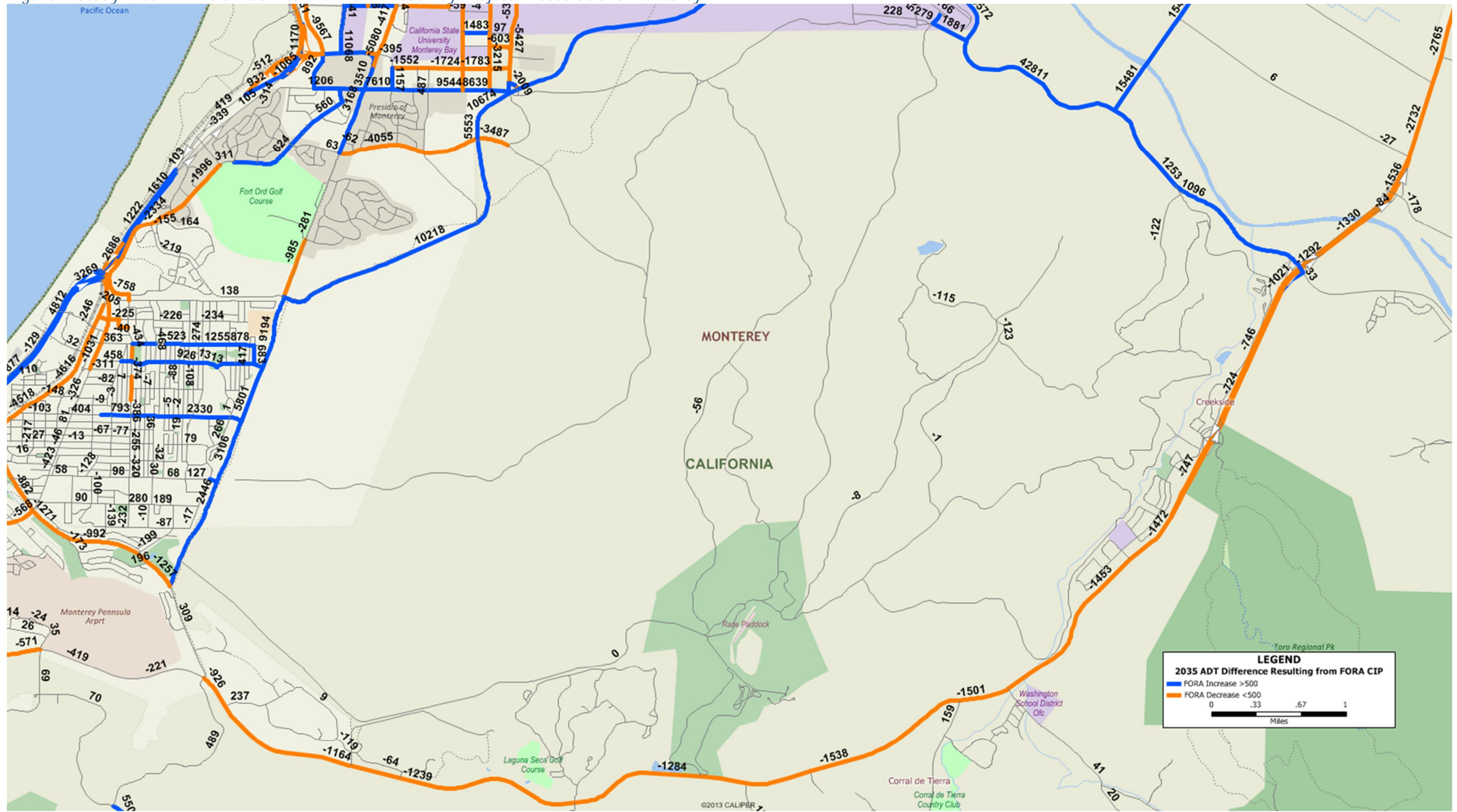


Figure 3: Study Area ADT volume shifts with FORA Roadway Projects – Marina and Salinas

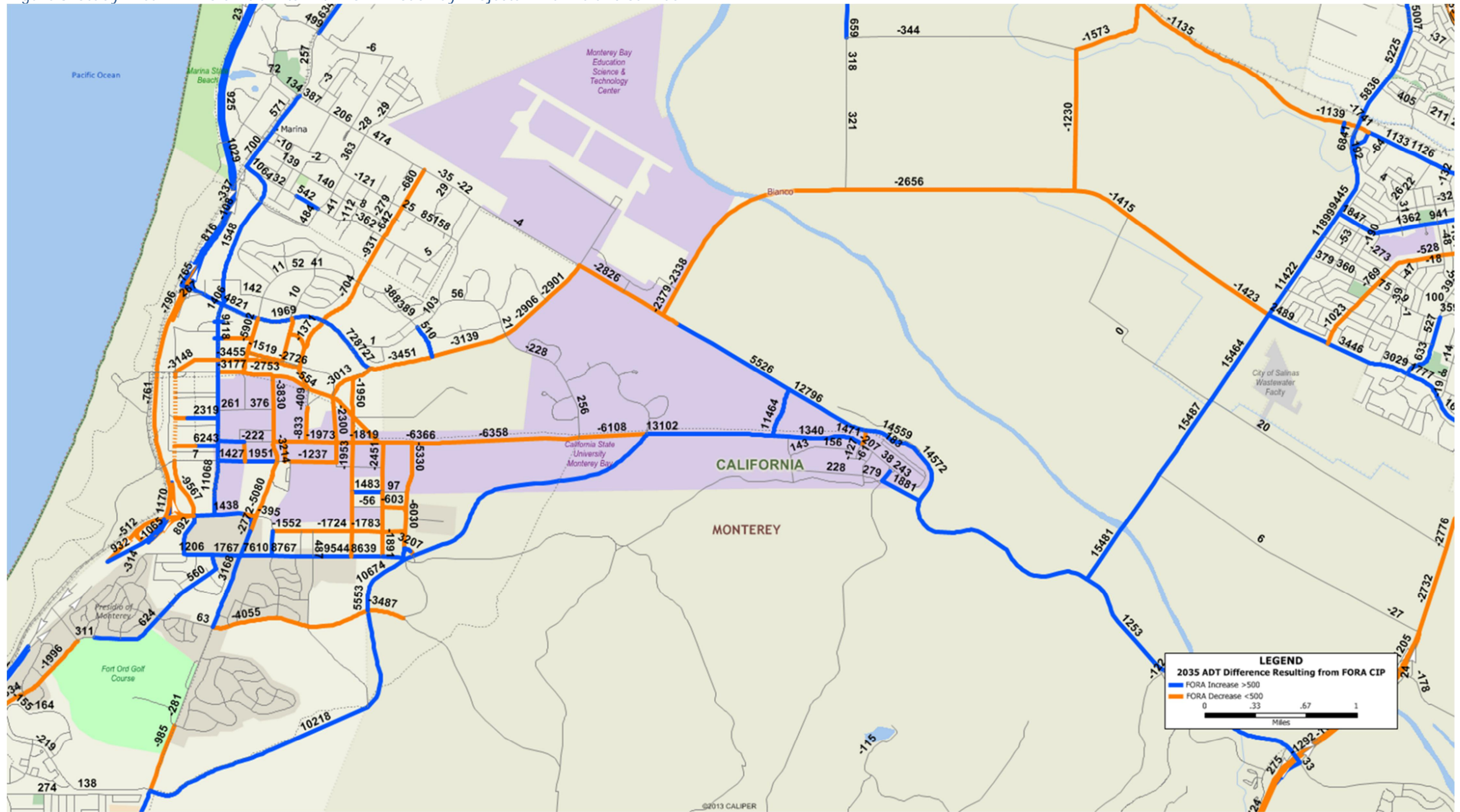


Figure 4: AM and PM peak v/c values with implementation of the FORA Roadway Projects

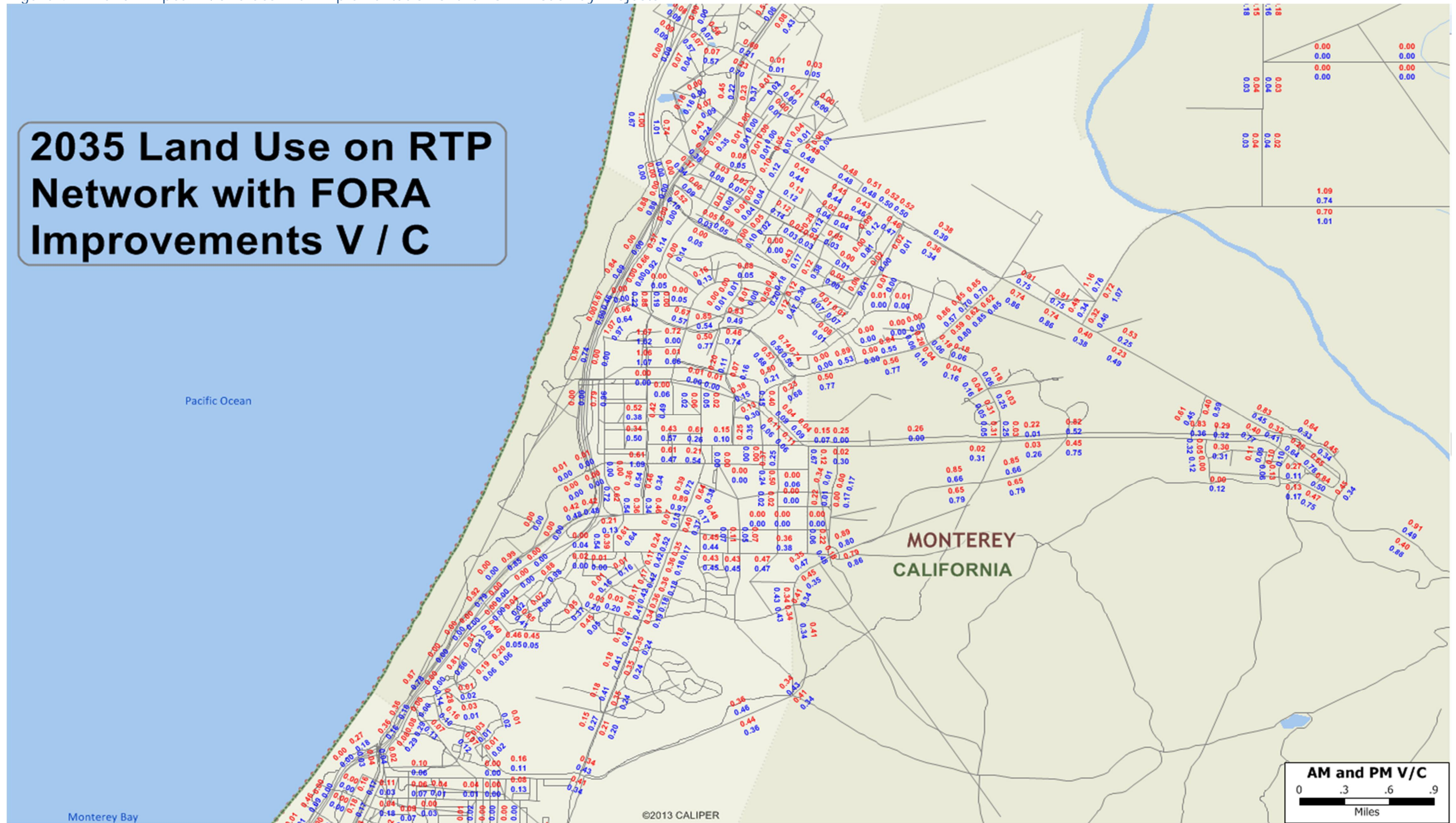
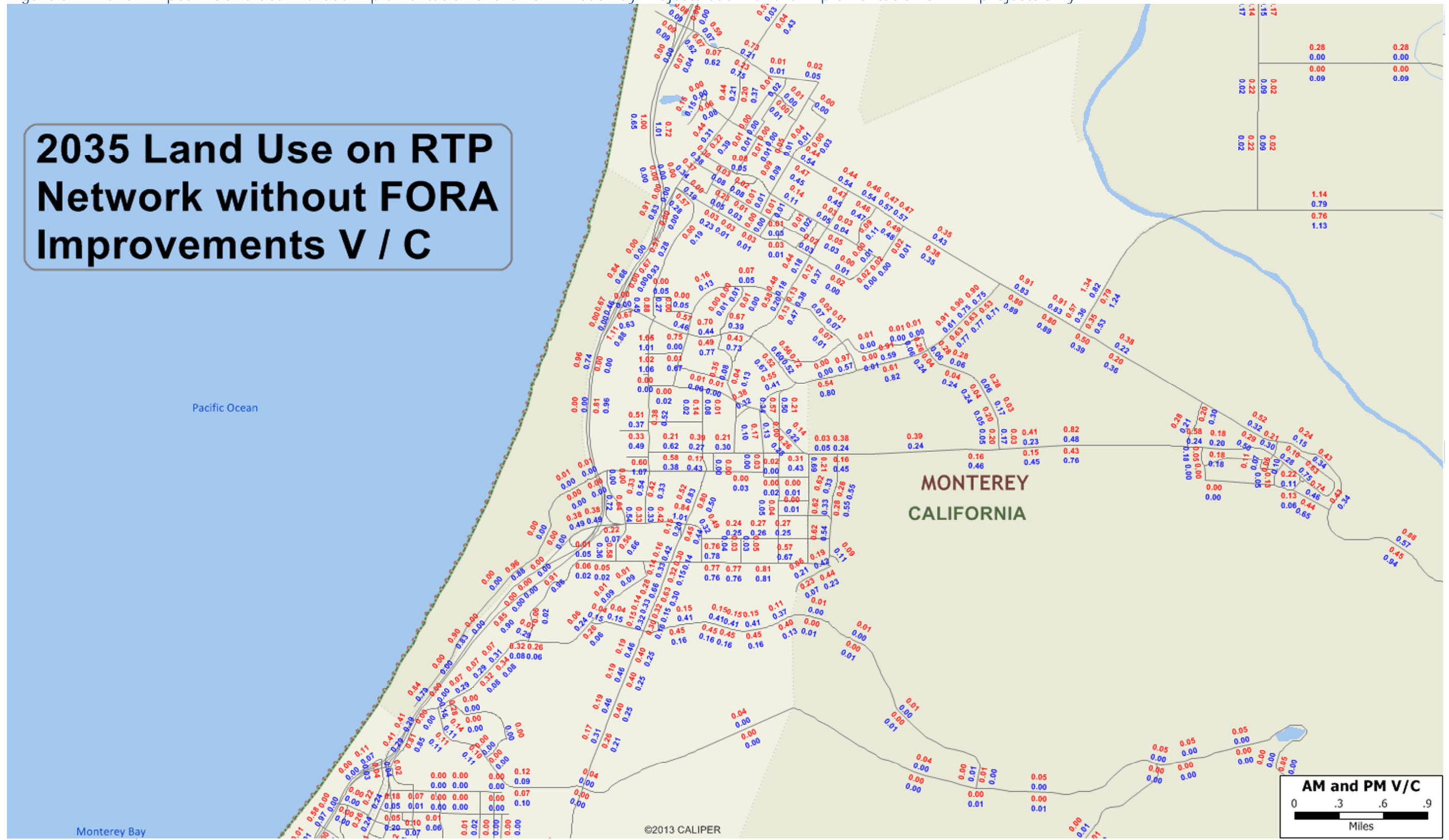


Figure 5: AM and PM peak v/c values without implementation of the FORA Roadway Projects but with the implementation of RTP projects only



### Highway 1 Widening Analysis:

In consideration of the cost and feasibility of widening Highway 1 between Fremont Road and Del Monte Road, an alternative based on providing enhanced transit service in lieu of widening was considered. Although a detailed plan was not developed as part of this analysis, conceptual transit improvements were identified and for which preliminary analysis was completed included Bus-On-Shoulder operations along Highway 1 and enhanced transit service along corridors which carry traffic that would otherwise be accommodated by Highway 1 widening. Enhanced transit service could include improvements to the Monterey Branch Line, Bus Rapid Transit, and Local Monterey-Salinas Transit service through the provision of new service, increased headways, and/or improved connectivity through realignment or the introduction of new routes. In order to reasonably characterize the potential benefits of transit to Highway 1 traffic and the FORA project the following activities were undertaken:

- Analysis was completed to determine changes in transit boarding under the condition without the proposed Highway 1 widening project. Note that this analysis did not consider the implications of enhanced transit service being provided (based on current model coding).
- Volume difference plots to compare traffic volumes with and without the proposed Highway 1 widening were completed.
- Select link analysis with and without the proposed Highway 1 widening were completed.
- Future and base model output was analyzed to determine the overall and localized changes related to transit service. This analysis was used to determine the overall percentage growth in transit boarding in Monterey County.
- A literature review related to bus on shoulder impacts was completed in order to assess potential growth based on real world experience. The final report for this project will include additional information related to the findings of similar experiences.
- A determination of impacts to other potential FORA projects based on analysis of a future condition where all other projects were constructed and the Highway 1 widening was not completed. The final report for this project will include detailed LOS information related to the findings of this analysis.

The major findings from this analysis included:

- Approximately 70% of the traffic that would have otherwise been accommodated by a Highway 1 Widening is anticipated to be accommodated by Del Monte Boulevard, Fremont Boulevard, and General Jim Moore. Table 7 shows the resultant traffic shift.

Table 7: Resultant Traffic Shift if Highway 1 is not Widened (All Other FORA Projects Constructed).

Facility	Not Widening Hwy 1 vs Widening		
	AM Diff	PM Diff	Day Diff
<b>Hwy 1</b>	-963	-976	-8,730
<b>Del Monte Blvd</b>	551	584	4,865
<b>Fremont Blvd</b>	59	60	229
<b>Gen Jim Moore</b>	85	65	769

Figure 6 shows a visual representation of the shift. As shown, Del Monte Boulevard is anticipated to carry the majority of traffic.

- Figure 7 shows the relative distribution of traffic that uses Highway 1 in the area of the potential widening. As shown, there is strong connectivity between destinations along Highway extending from Carmel-by the Sea to the south all the way to Santa Cruz to the north. This section of Highway 1 also has numerous origins/destinations to the east, extending out past Prunedale along SR 156. This information is useful for understanding the extent of trips that potential transit improvements would need to consider.
- As shown in Table 6, Transit ridership is forecast to continue to increase between 2010 and 2035. This increase suggests that additional opportunities to capture transit ridership exist into the future as a result of already planned improvements and anticipated growth. Corridor specific analysis, would be required to more accurately forecast potential ridership related to transit improvements along Highway 1 and elsewhere.

Table 6: Travel Demand Model Forecasted Transit Ridership in Monterey County (2010-2035)

Year	Peak	Off Peak
2010	6,573	7,860
2035	8,344	9,742
Change	127%	124%

Figure 6: Change in Daily Traffic No Widening vs Widening Hwy 1 with implementation of the FORA Roadway Projects and with the implementation of RTP projects

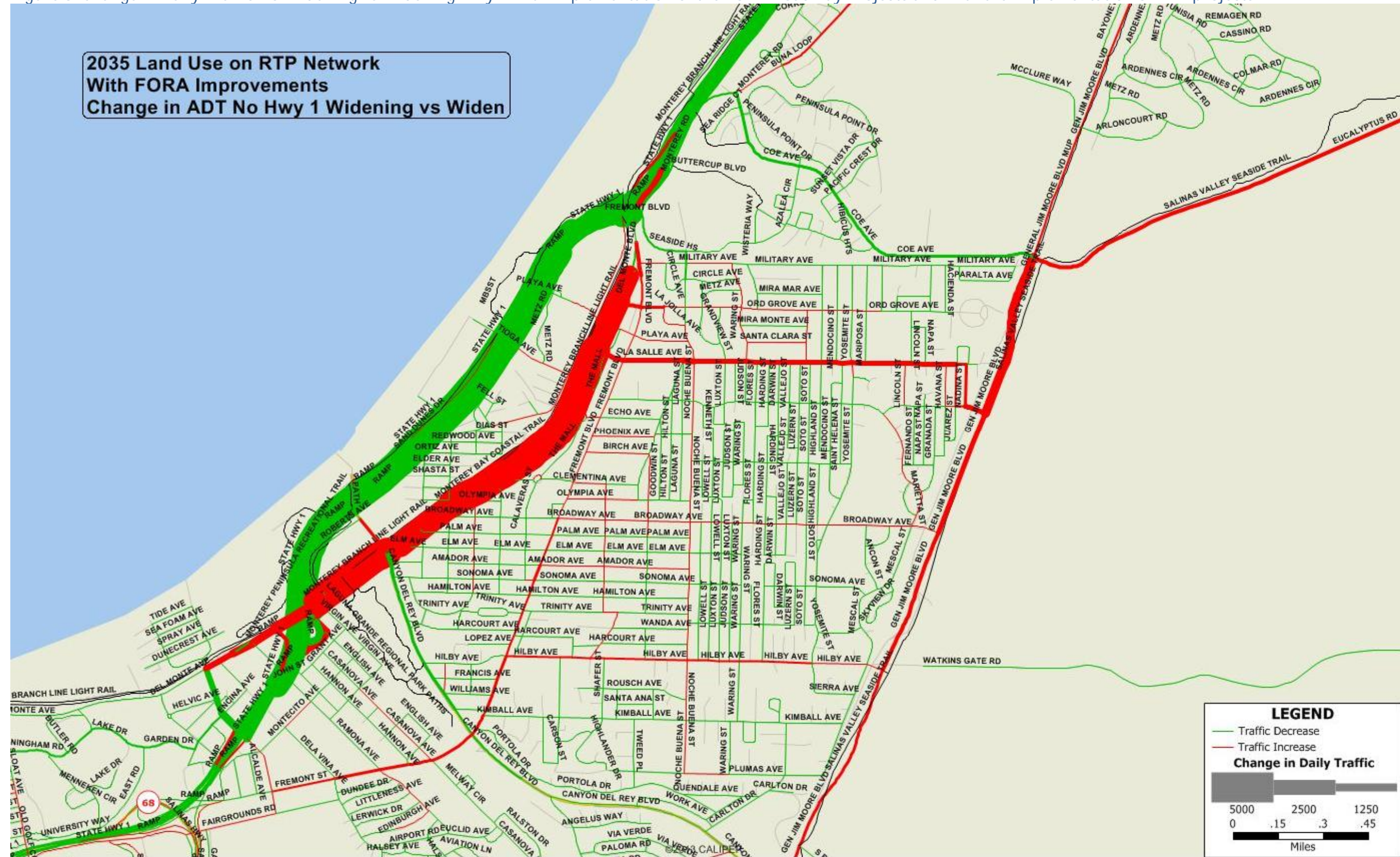
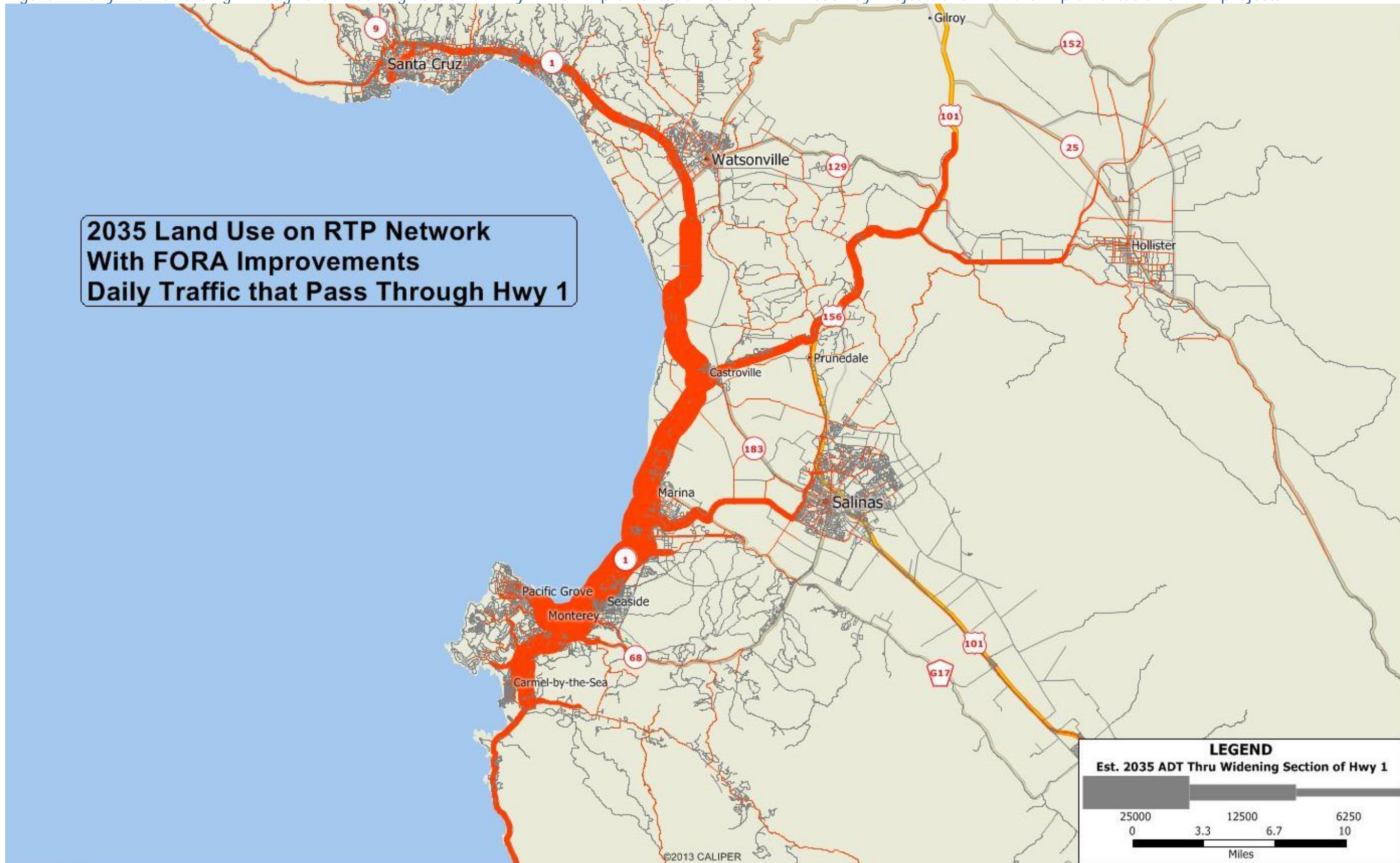




Figure 7: Daily Traffic Passing Through the Widening Portion of Hwy 1 with implementation of the FORA Roadway Projects and with the implementation of RTP projects



## Conclusion:

Baseline conditions and future land use and transportation network assumptions have changed since TAMC completed the *2005 FORA Fee Reallocation Study*. The BRP also requires FORA and TAMC to monitor projected traffic levels within the FORA transportation network. For these reasons, FORA engaged TAMC in completing the 2017 FORA Fee Reallocation Study. As part of their scope of work, Kimley-Horn completed the following tasks:

- a) Review/modify land use assumptions on former Fort Ord;
- b) Re-validate the 2014 AMBAG Travel Demand Model;
- c) Review/modify future network assumptions – includes creating three roadway networks for travel forecast analysis: No build, build current CIP, and build alternative CIP;

This memorandum presented initial Deficiency Analysis results after running the “no build” and “build current CIP” roadway network scenarios with the AMBAG Regional Travel Demand Model. A key finding was that the “no build” scenario results in fifteen periods of deficiency (LOS E or F), whereas the “build current CIP” scenario results in three periods of LOS D/E (results within a margin of error of acceptable LOS D). These results demonstrated that the FORA CIP projects provide adequate improvement to the roadway network to address future development-related transportation deficiencies.

This memorandum also analyzed transit improvements as potential alternatives to Highway 1 widening between Fremont Boulevard and Del Monte Boulevard and enhanced transit service along or parallel to Highway 1. This analysis found that approximately 70% of the traffic that would have otherwise been accommodated by a Highway 1 widening is anticipated to be accommodated by Del Monte Boulevard, Fremont Boulevard, and General Jim Moore.

## Recommendations:

Based on these findings, Kimley-Horn recommends that FORA and TAMC confirm the “build alternative CIP” transportation network. Kimley-Horn proposes a “build alternative CIP,” which includes Administrative Committee members’ feedback. The proposed “build alternative CIP” is the same as the “build current CIP” transportation network with the following adjustments:

- Remove “regional” project R3a widening Highway 1 between Fremont Boulevard and Del Monte Boulevard
- Add new enhanced transit improvements and service (Bus on shoulder, Monterey Branch Line, Bus Rapid Transit, and Local Monterey-Salinas Transit service)
- Include “off-site” project 2<sup>nd</sup> Avenue from Imjin Parkway to Del Monte Boulevard in Marina
- Include “regional” project Highway 1-Fremont Boulevard Interchange in Seaside

Using the “build alternative CIP” transportation network scenario, Kimley-Horn will then conduct the model run and present results to the Administrative Committee for their review. The Administrative Committee would compare the results with other two model runs and recommend a preferred transportation network for the 2017 FORA Fee Reallocation Study.

## Next Steps:

Kimley-Horn will complete the following tasks in their scope of work:

- a) Complete deficiency analysis – conduct model runs on three transportation networks, identify deficiencies/weaknesses attributed to growth, and summarize results;
- b) Complete fee reallocation – run select link analysis to determine the fair share proportions for the fee allocation;
- c) Complete project funding analysis – update project cost information; and
- d) Complete 2017 FORA Fee Reallocation Study.

DRAFT

**- START -**

**DRAFT  
BOARD PACKET**



# FORT ORD REUSE AUTHORITY

## REGULAR MEETING FORT ORD REUSE AUTHORITY (FORA) BOARD OF DIRECTORS

Friday, February 10, 2017 at 2:00 p.m.  
910 2<sup>nd</sup> Avenue, Marina, CA 93933 (Carpenters Union Hall)

### AGENDA

**ALL ARE ENCOURAGED TO SUBMIT QUESTIONS/CONCERNS BY NOON FEBRUARY 9, 2017.**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE** *(If able, please stand)*
3. **CLOSED SESSION**
  - a. Conference with Legal Counsel – Gov. Code 54956.9(a): Keep Fort Ord Wild v. Fort Ord Reuse Authority, Case No.:M114961
4. **ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION**
5. **ROLL CALL**

*FORA is governed by 13 voting members as follows: (a) One member appointed by the City of Carmel; (b) One member appointed by the City of Del Rey Oaks; (c) Two members appointed by the City of Marina; (d) One member appointed by Sand City; (e) One member appointed by the City of Monterey; (f) One member appointed by the City of Pacific Grove; (g) One member appointed by the City of Salinas; (h) Two members appointed by the City of Seaside; and (i) Three members appointed by Monterey County. The Board includes 12 ex-officio non-voting members.*

6. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE**

7. **CONSENT AGENDA**

**INFORMATION/ACTION**

*CONSENT AGENDA consists of routine items accompanied by staff recommendation. Background information has been provided to the FORA Board on all matters listed under the Consent Agenda. The Consent Agenda items are normally approved by one motion unless a Board member or the public request discussion or a separate vote. Prior to a motion being made, any member of the public or the Board may ask a question or make comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda and be considered separately at the end of the Consent Agenda.*

- a. Approve January 13, 2017 Board Meeting Minutes
- b. Administrative Committee
- c. Veterans Issues Advisory Committee
- d. Habitat Conservation Plan Update
- e. Prevailing Wage Update
- f. 2017 Chair Committee Appointments
- g. Public Correspondence to the Board
- h. Approve Industrial Hygienist Contract – Stockade in Marina

8. **BUSINESS ITEMS**

**ACTION**

*Business items are for Board discussion, debate, direction to staff, and/or action. Comments from the public are not to exceed 3 minutes or as otherwise determined by the Chair.*

- a. Approve General Engineering Services Contract

9. **PUBLIC COMMENT PERIOD**

**INFORMATION**

*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 and will not receive Board action. Whenever possible, written correspondence should be submitted to the Board in advance of the meeting, to provide adequate time for its consideration.*

10. **ITEMS FROM MEMBERS**

**INFORMATION**

*Receive communication from Board members as it pertains to future agenda items.*

11. **ADJOURNMENT**

**NEXT REGULAR BOARD MEETING: MARCH 10, 2017**

# **Placeholder for Item 7a**

**January 13, 2017 Draft Board Meeting Minutes**

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

<b>FORT ORD REUSE AUTHORITY BOARD REPORT</b>	
<b>CONSENT AGENDA</b>	
<b>Subject:</b>	Administrative Committee
<b>Meeting Date:</b>	February 10, 2017
<b>Agenda Number:</b>	7b
<b>INFORMATION</b>	

**RECOMMENDATION:**

Receive a report from the Administrative Committee.

**BACKGROUND/DISCUSSION:**

The Administrative Committee met on February 1, 2017. The minutes approved at this meeting are attached (**Attachment A**).

**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 \_\_\_\_\_  
 Dominique Jones Michael A. Houlemard, Jr.



**FORT ORD REUSE AUTHORITY**  
**ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES**  
**8:30 a.m., Wednesday, January 18, 2017 | FORA Conference Room**  
920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

**1. CALL TO ORDER**

Executive Officer, Michael Houlemard called the meeting to order at 8:32 a.m.

The following members were present:

AR = After Roll Call; \* = voting member

Layne Long\* (City of Marina)

Craig Malin\* (City of Seaside)

Elizabeth Caraker\* (City of Monterey)

Melanie Beretti\* (Monterey County)

Kathleen Ventimiglia (CSUMB)

Steve Matarazzo (UCMBEST)

Lisa Rheinheimer (MST)

Mike Zeller (TAMC)

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Lisa Rheinheimer.

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Co-Chair, Craig Malin asked the Committee and public for any acknowledgements, announcements and correspondence. Kristie Reimer reported a community meeting was held on Tuesday, January 17, 2017 at the Marina Library. The topic of the meeting was water availability specifically on the former Fort Ord. Committee member Long also informed the Committee and public about the Special Districts Association of Monterey County meeting that was also held on January 17, 2017 regarding water supply in the Monterey Peninsula.

**4. PUBLIC COMMENT PERIOD**

*Members of the public wishing to address the Administrative Committee on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes.*

There were no verbal comments received from the public.

**5. APPROVAL OF MEETING MINUTES**

**ACTION**

a. December 14, 2016 Regular Meeting Minutes

b. January 4, 2017 Regular Meeting Minutes

***MOTION:** On motion by Committee member Beretti and second by Committee member Long and carried by the following vote, the Administrative Committee*



*moved to approve the regular meeting minutes for the December 14, 2016 and January 4, 2017.*

**MOTION PASSED UNANIMOUSLY**

**6. JANUARY 13, 2017 FORA BOARD MEETING FOLLOW-UP REVIEW**

Mr. Houlemard provided an overview of the action taken at the January 13, 2017 Board meeting, specifically bringing attention to item 6a – 2017 Board Officers Elections. Mr. Houlemard described the nomination and voting process that took place and encouraged those that were unable to attend to review the video on FORA's website.

There were no verbal comments from the public.

**7. BUSINESS ITEMS**

**INFORMATION**

- a. Capital Improvement Program (CIP)
  - i. Development Forecasts Requests
  - ii. Caretaker Costs Reimbursement Policy
  - iii. FY 2017-2018 CIP Schedule

Jonathan Brinkmann, Principal Planner, reviewed the Capital Improvement Program items. The jurisdictions were reminded to submit their development forecasts by the January 20, 2017 deadline. The Caretaker Costs deadline was also announced as a reminder to jurisdictions whom have not submitted their reimbursements requests. Mr. Brinkmann also reviewed the FY 2017-2018 CIP schedule.

Public comment was received on the items and staff answered questions regarding how the budget was set.

- b. Transportation Agency of Monterey County (TAMC)/FORA Fee Reallocation Study

Mr. Brinkmann reviewed the study provided by Kimley-Horn & Associates and compiled in coordination with TAMC. Staff took notes on various suggestions from the Committee and the public in an effort to improve the study presentation. Committee members agreed to continue the review and submit any questions or concerns directly to FORA staff. TAMC and FORA staff will work with the consultants to provide an improved draft for review. The item was requested to return to the Administrative Committee on February 1, 2017.

**8. ITEMS FROM MEMBERS**

There were no items from Committee members.

**9. ADJOURNMENT at 9:20 a.m.**

<b>FORT ORD REUSE AUTHORITY BOARD REPORT</b>	
<b>CONSENT AGENDA</b>	
<b>Subject:</b>	Veterans Issues Advisory Committee
<b>Meeting Date:</b>	February 10, 2017
<b>Agenda Number:</b>	7c
<b>INFORMATION</b>	

**RECOMMENDATION:**

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

**BACKGROUND/DISCUSSION:**

The Veterans Issues Advisory Committee met on January 26, 2017. The minutes approved at this meeting are attached (**Attachment A**).

**FISCAL IMPACT:**

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

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

**COORDINATION:**

VIAC

Prepared by \_\_\_\_\_  
 Dominique Jones

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



**FORT ORD REUSE AUTHORITY  
VETERANS ISSUES ADVISORY COMMITTEE (VIAC) MEETING MINUTES  
3:00 P.M. Thursday, December 14, 2016 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A., Marina, CA 93933**

**1. CALL TO ORDER**

Chair, Mayor Jerry Edelen called the meeting to order at 3:00 p.m.

**Committee Members:**

James Bogan, Disabled American Vets

Colonel Lawrence Brown, Presidio of Monterey

Mayor Jerry Edelen, City of Del Rey Oaks (Chair)

Richard Garza, Central Coast Veterans Cemetery Foundation (CCVC Foundation)

Edith Johnsen, Veterans Families

Jack Stewart, Fort Ord Veterans Cemetery Citizens Advisory Committee

Sid Williams, Monterey County Military & Veterans Advisory Commission (VAC)

**2. PLEDGE OF ALLEGIANCE** led by Robert Norris.

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Command Sergeant Major (CSM) Roberto O. Marshall, Garrison (CSM), was introduced as a new member of the VIAC and was acknowledged for attendance to his first meeting.

**4. PUBLIC COMMENT PERIOD**

There were no comments received from the public.

**5. APPROVAL OF MEETING MINUTES**

a. September 22, 2016

b. October 27, 2016

***MOTION:** On motion by Committee member Stewart and second by Committee member Bogan and carried by the following vote, the VIAC moved to approve the September 22, 2016 and October 27, 2016 meeting minutes.*

*Abstain: Daria Maher*

**MOTION PASSED UNANIMOUSLY**

## 6. BUSINESS ITEMS

### a. California Central Coast Veterans Cemetery (CCCVC) Status Report

- i. Cemetery Administrator's Status Report
- ii. Cemetery Advisory Committee (CAC) Working Meeting Agenda
- iii. Endowment Parcel MOU
- iv. Opening Ceremony
- v. Military and Veterans Affairs Pre-Enrollment Report

Daria Maher, CCCVC Administrator, informed the Committee that 1,293 applications were approved and 123 cremains have been interred and; 20 engraved niche covers are now displayed. The report regarding phase 2 has been delayed as CCCVC is still awaiting information on the pre-application from the Veteran's Affairs office. Ms. Maher also announced a wreath laying ceremony that will be held on Friday, December 16, 2016 at 9am.

The Committee also discussed the need for signs to clearly identify the route to the Cemetery location. Ms. Maher confirmed that the CCCVC is working with Google to have the location identified for visitors using navigation systems. The CalVet website has maps and the CCCVC is working on obtaining their own website.

### b. Fundraising Status

- i. CCVCF Status Report

Richard Garza informed the Committee that the current focus is on a pledge motorcycle trip by the American Legion Riders that will be held in late summer, in which the riders will travel from the CCCVC to Maine and back.

Jack Stewart requested to revisit item 6aiii – CCCVC Status Report; Endowment Parcel MOU. Mr. Norris provided information regarding how FORA staff is engaged with staff Melanie Beretti at Monterey County to set up the paperwork to clarify the MOU and address the perceptions surrounding the endowment parcel MOU. Mr. Stewart expressed concerns about the sale of the endowment parcel; Mr. Norris provided further information about the work the CAC would be doing to address any conflicts and their efforts to collaborate with the State of California and other agencies.

Mr. Stewart also announced that the United Veteran's Council donated \$25,000 to the foundation for the Veteran's Cemetery.

### c. VA/DoD Veterans Clinic Status Report

- i. Historic Flag Pole Variance Update
- ii. Operational Schedule

James Bogan advised the Committee of the positive progression for the VA/DoD Clinic status. Col. Lawrence Brown provided details about how the two federal agencies are working together and resolving the challenges that arise.

### d. Veterans Transition Center Housing Construction

The Committee discussed the status of the housing construction in Mr. Fagan's absence,

and the possibility the Assistant Director position had been filled. Mr. Norris also informed the Committee, the City is withholding its approval until a signed letter for the water commitment has been provided and that the Health and Human Services Department had waived their requirements but still pending formal transmission.

**e. Historical Preservation Project**

Mr. Norris reported on direction received at the previous VIAC meeting about drafting a letter and submitting to the Community Foundation. The goal is to gain support to assist in establishing a Board of Directors for the Historical Preservation group in order to organize fundraising efforts.

Mr. Stewart confirmed that the 501c(3) status has been granted.

**7. ITEMS FROM MEMBERS**

Chair Edelen wished the Committee, staff & the public a Merry Christmas!

**8. ADJOURNMENT** at 3:21 p.m.

**NEXT SCHEDULED MEETING: January 26, 2017**

# **Placeholder for Item 7d**

## **Habitat Conservation Plan Update**

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

# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT AGENDA

<b>Subject:</b>	Prevailing Wage Status Report	
<b>Meeting Date:</b>	February 9, 2017	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	7e	

### **RECOMMENDATION(S):**

Accept Prevailing Wage Status Report

### **BACKGROUND:**

Since early 2015, the FORA Board has been wrestling with the application and enforcement of the Master Resolution prevailing wage requirements. Over the past year, the Board has heard complaints from individual workers, labor unions, and contractors about the program. In pursuit of clarity for all stakeholders, FORA met with the Department of Industrial Relations (DIR) to seek interpretation of SB854 and other recent changes in California Labor Laws as it may pertain to FORA. In order to assist the jurisdictions, the FORA Board elected to enhance its prevailing wage program by hiring a Prevailing Wage Coordinator.

The focus of the new position is to provide support and assistance to the jurisdictions. In this regard, the Prevailing Wage Coordinator began work on May 16, 2016. Since that time, she has worked to meet with the jurisdictions to obtain information about how best to provide support and craft a program to monitor and assist in meeting prevailing wage requirements on Fort Ord. As a part of the background and outreach, she has also made contact with labor representatives, representatives from the development community and labor compliance monitors. (Some of the issues articulated include lack of clarity in applying and complying with the prevailing wage rules, lack of residential prevailing rates for many of the trades, lack of access to certified payroll records, lack of staff to handle complaints, abuse of the workers (underpayment of wages, misclassification of workers, lack of timely access to records, payment of training fees for apprentices and the changing regulatory environment.

Since the Department of Industrial Relation's letter to Jane Haines of March 16, 2016, the DIR has begun to review information and prior decisions about the public works status of projects being built on Fort Ord. With this new interpretation by DIR that Fort Ord projects are considered a public work regulated by the state, a whole new set of obligations will kick in regarding obligations of jurisdictions (awarding agencies), developers, contractors, and subcontractors. It is anticipated that development and utilization of a uniform set of practices to gather data and monitor prevailing wage issues would be beneficial to implementing the original goals of the Base Reuse Plan and its Master Resolution.

Also, a series of webinars, FAQ pages, and/or trainings would be offered to implement an educational outreach on state prevailing wage requirements and the nuances presented by Fort Ord Reuse projects. As a final part of the program, statistical data and reports would be generated and provided to the Board (and jurisdictions) at quarterly intervals to provide information the total number of workers working on Fort Ord and jurisdictions, the number of local workers, the resolution or flagging the number of complaints resolved through the monitors and possibly, forecasting the need/demand for specialized local labor in future years as development continues.

**DISCUSSION:**

State regulators presented a training on November 1, 2016. Almost 50 people attended – a mix of union representatives, local contractor and representatives of the development community. The presentation was videotaped and FORA has posted the video of this presentation on its web page. From October 1, 2016-December 31, 2016, a range of hours of over 5,000 hours and over 127 workers. Approximately, 30% of the hours were performed by workers within the tri-county area: (Santa Cruz, Monterey and San Benito County). Additionally, CSUMB reports that approximately 21024 man hours were reported on CSU projects during that time period. Two jurisdictions have registered to utilize the compliance software. To encourage usage of the product for Fort Ord purposes, we have broadened the scope to allow jurisdictions to utilize the software for all of their projects.

FORA has received inquiries about where to obtain certain prevailing wage information. In accordance with the protocol, FORA has passed certain inquiries on to the underlying jurisdiction and/or awarding body.

Finally, the Prevailing Wage Coordinator is providing information to FORA staff regarding bid requirements and other updated requirements of SB854 regarding FORA's upcoming public works projects.

**FISCAL IMPACT:**

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

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

Prepared by \_\_\_\_\_  
Sheri Damon

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





# 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)

## MEMORANDUM

**TO:** Chair Rubio  
**FROM:** Dominique L. Jones, Deputy Clerk  
**RE:** Item 7f: 2017 Committee Appointments  
**DATE:** February 10, 2017

### **FORA STANDING COMMITTEES**

Annually at the February Board meeting, the Fort Ord Reuse Authority (FORA) Chair recommends appointments to FORA's Finance and Legislative Committees. The Board may also make any changes to Ad-Hoc advisory committee membership. Appointees serve for a term of one (1) year and are chosen from ex-officio, voting, or alternate Board members.

#### *Current membership:*

##### **Finance Committee:**

Councilmember Morton, City of Marina (Chair)  
Mayor Pro-Tem Oglesby, City of Seaside  
Nick Chiulos, County of Monterey  
Andre Lewis, CSUMB  
Councilmember Lucius, City of Pacific Grove

##### **Legislative Committee:**

Supervisor Potter, Monterey County (Chair)  
Chair/Mayor Pro-Tem O'Connell, City of Marina  
Mayor Rubio, City of Seaside  
Mayor Edelen, City of Del Rey Oaks  
Mayor Pendergrass, City of Sand City

#### *Proposed membership:*

##### **Finance Committee:**

Councilmember Morton, City of Marina (Chair)  
Mayor Joe Gunter, City of Salinas  
Mayor Ralph Rubio, City of Salinas  
Councilmember Alan Haffa, City of Monterey  
Andre Lewis, CSUMB  
Nick Chiulos, County of Monterey

##### **Legislative Committee:**

Supervisor Phillips, Monterey County  
Council member O'Connell, City of Marina  
Mayor Rubio, City of Seaside  
Mayor Edelen, City of Del Rey Oaks  
Mayor Pendergrass, City of Sand City

### **FORA AD-HOC ADVISORY COMMITTEES**

The Chair is also responsible for creation and appointment to all *ad-hoc* advisory committees. These appointments do not require Board confirmation and are not term-limited, as *ad-hoc* committees are, by definition, convened for a limited term/purpose. Extensions to the Veterans Issues Advisory Committee (VIAC) and Water/Wastewater Oversight Committee (WWOC) are needed as they expire this month (see attached committee charges).

#### *Current membership:*

##### **Veterans Issues Advisory Committee (VIAC):**

Mayor Edelen, City of Del Rey Oaks (Chair)  
Mayor Gunter, City of Salinas  
Mayor Pro-Tem Oglesby, City of Seaside  
Command Sgt. Major Wynn, U.S. Army  
James Bogan, United Veterans Council  
Sid Williams, Mont. County Military & VA Commission  
Wes Morrill, Mont. County Office of Military & Vets Affairs

#### *Proposed membership:*

##### **Veterans Issues Advisory Committee (VIAC):**

Mayor Edelen, City of Del Rey Oaks (Chair)  
Mayor Gunter, City of Salinas  
Ian Oglesby, US Army Veteran  
Command Sgt. Major Marshall, U.S. Army  
Mary Estrada, United Veterans Council  
Sid Williams, Mont. County Military & VA Commission  
Wes Morrill, Mont. County Office of Military & Vets Affairs

Edith Johnsen, Veterans Families/Fund Raising  
Greg Nakanishi, CCVC Foundation  
Jack Stewart, Fort Ord VCCAC

Edith Johnsen, Veterans Families/Fund Raising  
Richard Garza, CCVC Foundation  
Jack Stewart, Fort Ord VCCAC  
James Bogan, Disabled American Veterans

**Water / Wastewater Oversight Committee (WWOC)**

Daniel Dawson, Dennis Allion, City of Del Rey Oaks  
Elizabeth Caraker, Steve Wittry, City of Monterey  
Rick Reidl, Tim O'Halloran, City of Seaside  
Melanie Beretti, Nick Nichols, County of Monterey  
Layne Long, City of Marina  
Graham Bice, Steve Matarazzo, UCSC-MBEST  
Chris Placco, Mike Lerch, CSUMB

**Water / Wastewater Oversight Committee (WWOC)**

Dennis Allion, City of Del Rey Oaks  
Elizabeth Caraker, Steve Wittry, City of Monterey  
Rick Reidl, Scott Ottmar, City of Seaside  
Melanie Beretti, Nick Nichols, County of Monterey  
Layne Long, Brian McMinn, City of Marina  
Steve Matarazzo, UCSC-MBEST  
Mike Lerch, CSUMB

**Transition Task Force (TTF)**

Andre Lewis, CSUMB  
Alan Haffa, City of Monterey  
Gail Morton, City of Marina  
Jerry Edelen, City of Del Rey Oaks

**Transition Task Force (TTF)**

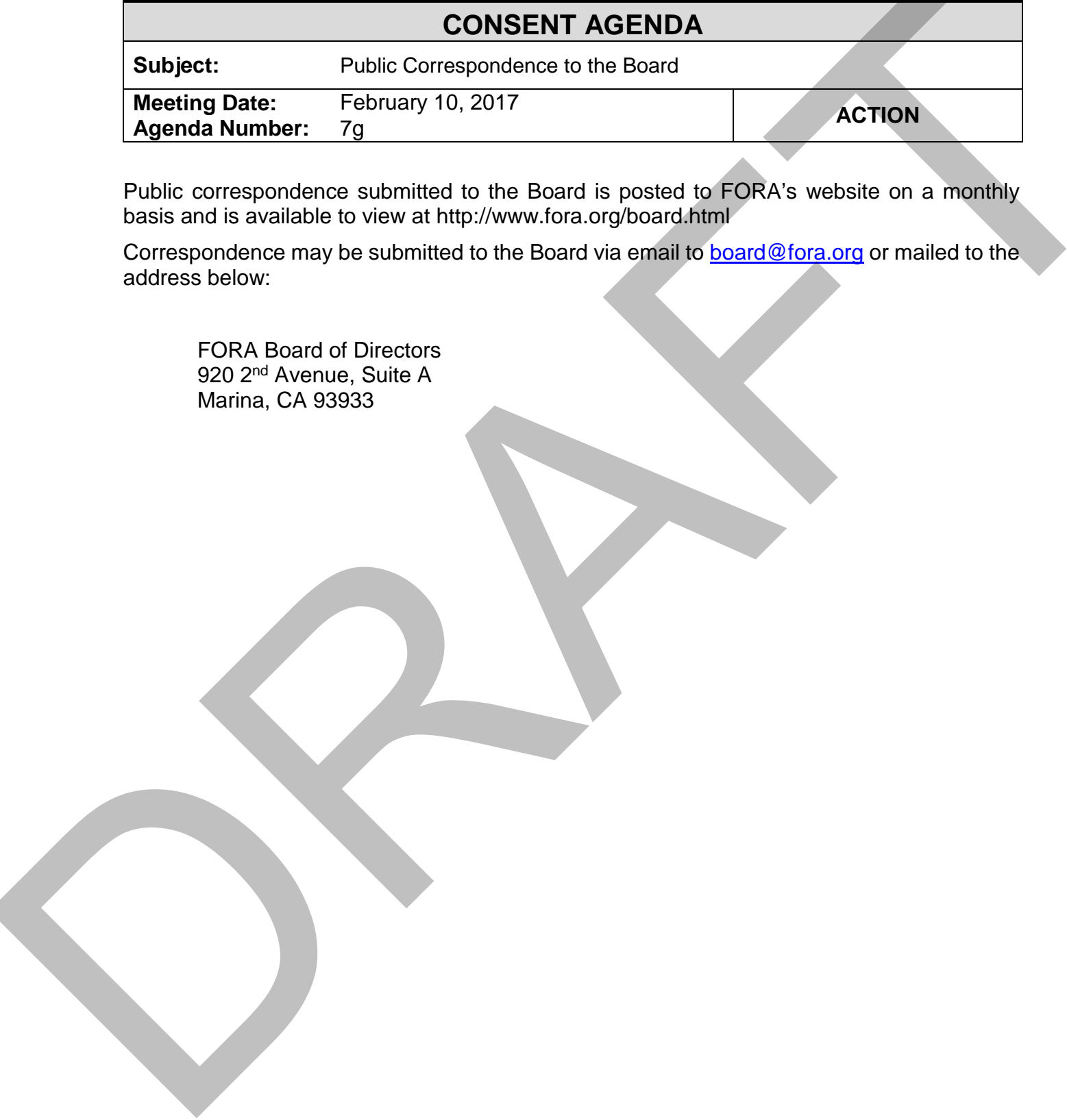
Andre Lewis, CSUMB  
Alan Haffa, City of Monterey  
Gail Morton, City of Marina  
Jerry Edelen, City of Del Rey Oaks  
County of Monterey Representative

<b>FORT ORD REUSE AUTHORITY BOARD REPORT</b>		
<b>CONSENT AGENDA</b>		
<b>Subject:</b>	Public Correspondence to the Board	
<b>Meeting Date:</b>	February 10, 2017	<b>ACTION</b>
<b>Agenda Number:</b>	7g	

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



# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT ITEMS

<b>Subject:</b>	Approve Industrial Hygienist Contract – Stockade in Marina	
<b>Meeting Date:</b>	February 10, 2017	<b>ACTION</b>
<b>Agenda Number:</b>	7h	

### **RECOMMENDATION(S):**

Authorize the Executive Officer to execute a contract for the Marina Stockade Industrial Hygienist (IH) Professional Services with Vista Environmental not to exceed \$48,000 (**Attachment A**).

### **BACKGROUND/DISCUSSION:**

The City of Marina (Marina) currently owns and leases the Stockade property. Early in 2016, FORA and Marina staff began Stockade removal discussions. FORA staff prepared an open solicitation for professional Industrial Hygienist services to sample, test, characterize hazardous materials and monitor removal at the Stockade. In coordination with Marina, FORA staff evaluated five responsive proposals and interviewed the top three respondents. Vista Environmental scored the highest of the three and was selected to negotiate a contract.

The consultant's scope includes a background study, sample and testing of hazardous materials, and development of a hazardous materials plan. The contract includes options for Air Monitoring and On-Call Services as needed during the abatement and demolition phases of the Building Removal Program.

Staff recommends that the Board approve the contract for the Marina Stockade Industrial Hygienist Professional Services with Vista Environmental not to exceed \$48,000.

### **FISCAL IMPACT:**

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

Funding for these building removal efforts is included in the approved FY 15-16 Capital Improvement Program and FY 15-16 FORA Budget.

### **COORDINATION:**

Administrative Committee, City of Seaside, City of Marina

Prepared by \_\_\_\_\_ Reviewed by \_\_\_\_\_  
Peter Said Stan Cook

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

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

**Approve Industrial Hygienist Contract –  
Stockade in Marina**

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

# **Placeholder for Item 8a**

**Approve General Engineering Services Contract**

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

**- END -**

**DRAFT  
BOARD PACKET**