



# FORT ORD REUSE AUTHORITY

## REGULAR MEETING

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

Wednesday, April 3, 2019 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. March 13, 2019 Meeting Minutes

**6. APRIL 12, 2019 DRAFT BOARD MEETING AGENDA REVIEW**

**7. BUSINESS ITEMS**

**INFORMATION/ACTION**

- a. Consistency Determination: City of Marina Veterans Center Permanent Supportive Housing at 229-239 Hayes Circle, Marina.
- b. 2018 Transition Plan
  - i. Post June 30, 2020 Regional Transportation Impact Fees
  - ii. Post June 30, 2020 Water Issues
  - iii. Update on Replacement Financing District(s)
- c. Update on Regional Housing
- d. Capital Improvement Program: Priority Ranking Background Material

**8. ITEMS FROM MEMBERS**

**INFORMATION**

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

**9. ADJOURNMENT**

**NEXT MEETING: Wednesday, April 17, 2019 at 8:30 a.m.**

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, March 13, 2019 | FORA Conference Room**  
920<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

**1. CALL TO ORDER**

Chair Dino Pick called the meeting to order at 8:30 a.m.

The following members were present:

Dino Pick\* (City of Del Rey Oaks)  
Layne Long\* (City of Marina)  
Patrick Breen (MCWD)  
Hans Uslar\* (City of Monterey)  
Vicki Nakamura (MPC)

Lisa Rheinheimer (Monterey Salinas Transit)  
Matt Morgensen\* (City of Marina)  
Steve Matarazzo (UCMBEST)  
Elizabeth Caraker (City of Monterey)  
Craig Malin\* (City of Seaside)  
\*Voting member

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by City Manager Dino Pick

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

None

**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 public comments received.

**5. APPROVAL OF MEETING MINUTES**

**ACTION**

a. February 27, 2019 Meeting Minutes

**MOTION:** On motion by Committee member Uslar second by Committee member Morgensen and carried by the following vote, the Administrative Committee moved to approve the February 27, 2019 regular meeting minutes with one abstention made by Committee member Craig Malin.

**6. MARCH 8, 2019 BOARD MEETING FOLLOW UP**

**INFORMATION**

Assistant Executive Officer Steve Endsley led the committee through a review of the actions taken by the Board at the March 8, 2019 Board Meeting. The Monterey Bay Drone, Automation, Robotics, Technology ("DART") program was part of the Mid-Year Budget that was approved. The approval of the mid-year budget also included \$150,000 for the 2018 Transition Plan Transportation Study. Staff provided a presentation on the HCP vs HMP the focus was on the HMP process as the Board requested more information on what it would look like and the cost. Staff will be reporting back to the Board with answers to the Board regarding the HCP. The Annual Legislative Agenda was approved minus the 2018 Transition Plan section which was forwarded back to the Legislative Committee for review/change of the draft language and Legislative Committee voted 4-1 sending it back to the Board for consideration.

**This item was for information only.**

**7. BUSINESS ITEMS**

**INFORMATION/ACTION**

a. Capital Improvement Program

i. Caretaker Cost Reimbursement Policy Report

Principal Planner Jonathan Brinkmann introduced the item and provided a brief presentation on the Caretaker Cost policy that allocates \$575,000 annually to reimburse 5 land use Jurisdictions. For the FY 18/19, 4 Jurisdictions met the submittal deadlines and the \$575,000 will be allocated among 4 Jurisdictions based on submittal requirements. Mr. Brinkmann reviewed the amount of reimbursements to date and noted the deadline for reimbursement is June 30, 2019. Staff responded to questions and comments from the Committee.

ii. Schedule for FY 19/20 Document

Mr. Brinkmann provided two handouts, one being a section of the DRMP covering the Capital Improvement Program ("CIP") noting why it's a requirement and the FY 19/20 Capital Improvement Program Schedule. Mr. Brinkman led the Committee through a presentation of the CIP schedule identifying the various steps to complete the CIP process and the requirements. Staff responded to questions and comments from the Committee.

**8. ITEMS FROM MEMBERS**

**9. ADJOURNMENT** at: 9:12 a.m.

Minutes Prepared By:  
Heidi Lizarbe  
Deputy Clerk

**- START -**

**DRAFT  
BOARD PACKET**



# FORT ORD REUSE AUTHORITY

## REGULAR MEETING

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

Friday, April 12, 2019 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 APRIL 11, 2019.**

### 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), (d)(1): Keep Fort Ord Wild v. Fort Ord Reuse Authority. Monterey County Superior Court Case No.: 17CV004540, Pending Litigation.
- b. Conference with Legal Counsel – Gov. Code §54956.9(a), (d)(1): Marina Community Partners, LLC v. Fort Ord Reuse Authority, Monterey County Superior Court Case No.: 18CV000871, Pending Litigation

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

### 5. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

### 6. ROLL CALL

*FORA is governed by 13 voting members: (a) 1 member appointed by the City of Carmel; (b) 1 member appointed by the City of Del Rey Oaks; (c) 2 members appointed by the City of Marina; (d) 1 member appointed by Sand City; (e) 1 member appointed by the City of Monterey; (f) 1 member appointed by the City of Pacific Grove; (g) 1 member appointed by the City of Salinas; (h) 2 members appointed by the City of Seaside; and (i) 3 members appointed by Monterey County. The Board also includes 12 ex-officio non-voting members.*

### 7. CONSENT AGENDA

### INFORMATION/ACTION

*CONSENT AGENDA consists of routine information or action items accompanied by staff recommendation. Information has been provided to the FORA Board on all Consent Agenda matters. 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, 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 is requested, that item will be removed from the Consent Agenda and be considered separately at the end of the Consent Agenda.*

- a. Approve March 8, 2019 Meeting Minutes  
**Recommendation:** Approve March 8, 2019 meeting minutes.
- b. Approve March 15, 2019 Special Meeting Minutes  
**Recommendation:** Approve March 8, 2019 meeting minutes.
- c. Approve March 21, 2019 Special Meeting Minutes  
**Recommendation:** Approve March 8, 2019 meeting minutes.
- d. Administrative Committee  
**Recommendation:** Receive a report from the Administrative Committee.
- e. Veterans Issues Advisory Committee  
**Recommendation:** Receive a report from the Veterans Issues Advisory Committee (VIAC).
- f. Water/Wastewater Oversight Committee  
**Recommendation:** Receive a report from the Water/Wastewater Oversight Committee (WWOC).

- g. Building Removal Quarterly Update  
**Recommendation:** Receive a quarterly report on building removal.
- h. Resolution fixing the Employer Contribution under the Public Employee’s Medical and Hospital Care Act  
**Recommendation:** Adopt Resolution No. 19-XX titled “Fixing the Employer’s Contribution at Unequal Amounts for Employees and Annuitants under the Public Employees’ Medical and Hospital Care Act (PEMHCA)” updating Fort Ord Reuse Authority’s (FORA) contribution to employees’ health premium (Attachment A), approved on March 8, 2019.
- i. Public Correspondence to the Board  
**Recommendation:** Receive Public Correspondence to the Board.

**8. BUSINESS ITEMS**

**INFORMATION/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. ESCA Quarterly Report  
**Recommendation:**
  - i. Receive an Environmental Services Cooperative Agreement (ESCA) Status Report.
  - ii. Adopt Resolution 19-XX - Resolution of The Fort Ord Reuse Authority (“FORA”) Finding That: 1) Contractors Arcadis, Westcliffe Engineers, Inc. And Weston Solutions, Inc. Are Uniquely Qualified To Provide Long-Term Obligation Support Services Until 2028 Pursuant To An Amendment To The Environmental Services Cooperative Agreement (“ESCA”), Between The U.S. Army (“Army”) And FORA; 2) The Issuance Of A Request For Proposals To These Uniquely Qualified Firms To Propose Terms For the Provision Of These Support Services Is Appropriate; And 3) The Executive Officer Is Authorized To Enter Into A Contract For Said Services On A Limited Competition Basis.
- b. 2018 Transition Plan Update
  - i. Progress Report  
**Recommendation:** Receive an update on progress being made toward implementing the 2018 Transition Plan
  - ii. Transition Plan Transportation Study  
**Recommendation:** Authorize Executive Officer to negotiate/execute a Service Work Order to the Master Service Contract with Whitson Engineers to perform Transition Plan Transportation Study to not exceed\_\_\_\_\_.
- c. Building Removal Financing/Feasibility Update  
**Recommendation:**
- d. Consistency Determination: City of Marina Veterans Transition Center Permanent Supportive Housing at 229-239 Hayes Circle, Marina  
**Recommendation:**
  - i. Conduct a public hearing regarding City of Marina Veterans Transition Center Permanent Supportive Housing at 229-239 Hayes Circle, Marina and its consistency with the Base Reuse Plan (noticed appropriately on April 2 through April 4, 2019 in the Monterey Herald);
  - ii. Consider approving Resolution 19-XX (**Attachment A**), certifying that Veterans Transition Center Permanent Supportive Housing at 229-239 Hayes Circle in Marina is consistent with the Fort Ord Base Reuse Plan (Reuse Plan).

**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 or as otherwise determined by the Chair 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 MEETING: May 10, 2019 AT 2:00 P.M.**

Persons seeking disability related accommodations should contact FORA 24 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**

**March 8, 2019 Meeting Minutes**

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



# **Placeholder for Item 7b**

**March 15, 2019 Meeting Minutes**

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

# **Placeholder for Item 7c**

**March 21, 2019 Meeting 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>	Administrative Committee	
<b>Meeting Date:</b>	April 12, 2019	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	7d	

### **RECOMMENDATION:**

Receive a report from the Administrative Committee.

### **BACKGROUND/DISCUSSION:**

The Administrative Committee held a meeting on February 27, 2019 and March 13, 2019. The approved minutes for these meetings are provided as **Attachment A, and B.**

### **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 \_\_\_\_\_  
Heidi L. Lizarbe Michael A. Houlemard, Jr.



APPROVED

**FORT ORD REUSE AUTHORITY**  
**ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES**  
**8:30 a.m., Wednesday, February 27, 2019 | FORA Conference Room**  
920<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

**1. CALL TO ORDER**

Chair Dino Pick called the meeting to order at 8:30 a.m.

The following members were present:

Dino Pick* (City of Del Rey Oaks)	Lisa Rheinheimer (Monterey Salinas Transit)
Melanie Beretti* (Monterey County)	Matt Morgensen* (City of Marina)
Patrick Breen (MCWD)	Steve Matarazzo (UCMBEST)
Hans Uslar* (City of Monterey)	Elizabeth Caraker (City of Monterey)
Vicki Nakamura (MPC)	Anya Spear (CSUMB)
	*Voting Member

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by City Manager Dino Pick

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Executive Officer Michael Houlemard made the following announcements:

- 2019 Job Survey is underway
- Northeast-Southwest Arterial Connector Review Process is underway, and EIR Preparation Schedule:
  - April 2019- Distribute Public Review Draft EIR for 45-day review period
  - TBD- Public Review Draft EIR Public Meeting
  - TBD-Final project approval and EIR certification for Board consideration
- 2018 Transition Plan is proceeding forward
- Fort Ord Cleanup Community Outreach Events: Impact Area Guided Walking Tour Sat, May 4, 2019; and Impact Area Bus Tour Sat, July 13, 2019

**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 public comments received.

**5. APPROVAL OF MEETING MINUTES**

**ACTION**

a. February 13, 2019 Meeting Minutes

**MOTION:** On motion by Committee member Beretti and second by Committee member Uslar and carried by the following vote, the Administrative Committee moved to approve the February 13, 2019 regular meeting minutes.

**MOTION PASSED UNANIMOUSLY**

**6. MARCH 8, 2019 BOARD MEETING AGENDA REVIEW**

**INFORMATION**

Mr. Houlemard reviewed the items on the draft Board agenda for March 8, 2019, and noted proposed changes to the agenda as follows: removal of Item 3c One Item of Potential Litigation and moving the

HCP Progress report item to the Consent Agenda. The proposed changes will be reviewed by the Executive Committee. There were no questions or comments from the Committee or public.

**This item was for information only.**

## 7. BUSINESS ITEMS

## INFORMATION/ACTION

### a. Capital Improvement Program

#### i. Development Forecast Request

Principal Planner Jonathan Brinkmann introduced the item and reviewed the Draft Fiscal Year 2019/20 Through Post-FORA Development Forecast for Residential and Non-Residential Annual Land Use Construction, and the Draft Fiscal Year 2019/20 Land Sales Revenue for the City of Marina. Mr. Brinkmann distributed copies of the draft tables. Staff responded to questions and comments from the Committee. Public comment was received.

**MOTION:** On motion by Committee member Uslar and second by Committee member Beretti and carried by the following vote, the Administrative Committee moved to confirm the Development Forecast as presented, including Marina's subsequent review of their development forecast and land sales forecast, and incorporation of any follow on changes.

### b. Building Removal Financial Consultant Progress Report

Mr. Brinkmann gave a brief presentation on the Financial Consultants' scope of work and projected estimate of reports and analysis completion dates. Staff and Consultant Mark Northcross of NHA Advisors were in attendance to answer or clarify questions or concerns from committee members and the public.

**Information item only – no vote taken.**

### c. Habitat Conservation Plan (HCP) Progress Report

Mr. Brinkmann gave a brief overview and introduced Associate Planner Mary Israel who gave the presentation on the Habitat Conservation Plan and Habitat Management Plan Responsibilities Analysis. Staff responded to questions and comments from the Committee and Public.

**Information item only – no vote taken.**

### d. 2018 Transition Plan Discussion

Assistant Executive Officer Steve Endsley provided a brief background on this item and introduced the Consultants Steve and Kendall Flint from Regional Government Services ("RGS"). Mrs. Flint provided an overview of the member jurisdictions and agencies with whom they have met and identified commonalities, and outlined the items for discussion at the Special Meeting/workshop on March 6, 2019. The Consultants responded to questions and comments from the Committee. Public comment was received.

**Information item only – no vote taken.**

## 8. ITEMS FROM MEMBERS

## 9. ADJOURNMENT at: 10:28 a.m.

Minutes Prepared By:  
Heidi Lizarbe  
Deputy Clerk

# **Attachment B to Item 7d**

**March 13, 2019 Admin Minutes**

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

# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT AGENDA

**Subject:** Veterans Issues Advisory Committee

**Meeting Date:** April 8, 2019

**Agenda Number:** 7e

**INFORMATION/ACTION**

### **RECOMMENDATION:**

Receive a report from the Veterans Issues Advisory Committee (VIAC).

### **BACKGROUND/DISCUSSION:**

The Veterans Issues Advisory Committee met on February 28, 2019. The approved minutes for this meetings are provided as **Attachment A**.

### **FISCAL IMPACT:**

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

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

### **COORDINATION:**

VIAC

Prepared by \_\_\_\_\_  
Shawn Hall

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

**APPROVED**



**FORT ORD REUSE AUTHORITY  
VETERANS ISSUES ADVISORY COMMITTEE (VIAC) MEETING MINUTES  
3:00 P.M. February 28, 2019 | FORA Conference  
Room**

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

**1. CALL TO ORDER**

Acting Chair Jack Stewart called the meeting to order at 3:00 P.M.

**Committee Members Present:**

Ian Oglesby, Mayor of Seaside

Mary Estrada, United Veterans Council (UVC)

Jack Stewart, Monterey County California Central Coast Veterans Cemetery Advisory Committee

Sid Williams, Monterey County Military & Veterans Affairs

COL Greg Ford, US Army

**2. PLEDGE OF ALLEGIANCE** led by COL Greg Ford.

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Executive Officer Michael A Houlemard, Jr. announced the following:

- The Army BRAC office is having their Impact Area Guided Walking Tour Saturday, May 4, 2019, and Impact Area Bus Tour Saturday, July 13, 2019 and community members can register at [www.fortordcleanup.com](http://www.fortordcleanup.com)

Principal Analyst Robert Norris announced that at the February 8, 2019 Regular Board Meeting, the Chair appointed Board Member Ian Oglesby as the new Veterans Issues Advisory Committee (“VIAC”) Chair.

**4. PUBLIC COMMENT PERIOD**

There were no comments from the public.

**5. APPROVAL OF MEETING MINUTES**

- a. January 24, 2019 Regular Meeting Minutes

**MOTION:** On motion by Committee member Williams and seconded by Committee member Estrada the VIAC approved the January 24, 2019 meeting minutes as amended.

**6. BUSINESS ITEMS**

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

- i. *Cemetery Administrator’s Status Report*

Principal Analyst Robert Norris updated the committee stating the County and CDVA are working toward a solution for the Phase 1 Mitigation, however they are not ready to report



results yet but have held a meeting concerning this issue. Mr. Norris provided a handout of a section of the draft FORA Legislative Committee Agenda. The draft language states a position advocating support for the Veterans Cemetery and is included in the draft legislative language to implement the FORA 2018 Transition Plan. The full draft will go before the FORA Board for approval prior to going before state legislature.

Committee Member Sid Williams noted that the MOU needs to be amended and the cemetery needs to be included in the State budget. Mr. Williams thanked Fort Ord Reuse Authority (FORA) staff members who have assisted with preparing the draft language that will be put before the Legislature to be approved. He stated that the draft wording includes making changes to the MOU and including the cemetery in the state budget, as it is currently not. The stated has helped at times, but the majority of the funding has come from the Marina Foundation.

Jack Stewart requested a list of people in the past working group.

Mr. Houlemard states that when the Laird Bill was put into place, which allowed funding from the state to begin the construction of the cemetery. However, current legislature is not suitable for assisting the Central Coast Veteran's Cemetery. The needs of the cemetery have changed and current legislators are trying restructure the ways that those needs can be met.

ii. *Veteran's Cemetery Land Use Status*

This item was reported earlier in the discussion under 6a.i.

iii. *Fort Ord Committee Verbal Report: Oak Woodlands Mitigation & Endowment MOU*

This item was reported earlier in the discussion under 6a.i.

b. **Fundraising Status**

Candy Ingram updated the committee on three upcoming events: First, the Epic Riders Cross Country Fundraiser; the riders will be carrying the KIA flags for the Honor Our Fallen Run, Candy thanked the Army for its assistance with the guideline's aspect, and Support for the Heroes Open. She is hopeful that proceeds from the events will be able to help support funding for capital investments.

c. **Veterans Transition Center (VTC) Housing Construction**

Jack Murphy from the Veterans Transition Center ("VTC") informed the committee that there are currently 90 vets and family members in the program, bringing the total to 101. Families are transitioning successfully due to active partnerships between The Parks, Garrison, and the VTC. Mr. Murphy also reported there are currently five duplexes in line to be remodeled, four of which funding for the remodels has been fully funded. He reported on the recent Point in Time ("PIT") study, the numbers will not be out until June, however preliminary numbers show a significant drop in the number of homeless Veteran's in Monterey and Santa Cruz Counties.

Jack Stewart asked if other steps to prepare veterans who are transitioning out of the program besides housing, such as working with the trade unions on employment. Mr. Murphy confirmed that the VTC does attempt to work with other organizations, such as the Unemployment Development Department ("EDD"), to address and assist with preparation of veteran's transitioning back into society.

Ron Chesshirre of the Monterey and Santa Cruz Counties Builders Construction Trade Council commented on several opportunities and programs that are available to Veteran's including pre-apprenticeships, classes on trade skills, and a program that hire veterans directly or bring them to the top of the list for interviews and job advancement.

d. **VA-DOD Clinic**

Sid Williams announced the next Town Hall Meeting March 20, 2019 from 3:00-4:00 p.m. at Legion Post 591. Chairman Oglesby passed on concerns from the veterans that Palo Alto is sending Licensed Vocational Nurses (LVN) instead of Registered Nurses (RN). As a result, the LVNs, while qualified, are becoming overwhelmed. LVN's are not as qualified or have as much training as RN's do. It was requested from members of the Committee that have concerns be presented to Congressman Panetta's office. Committee member Ford concurred with discussion that the Army is in the same situation as the VA in terms of finding RNs, and other much needed medical personnel.

e. **Historical Preservation Project**

Nothing to report.

f. **Calendar of Events**

Jack Murphy informed the committee of a fundraising concert by the Camarada Singers to benefit the VTC. They will be St. Paul's Episcopal Church in Salinas Friday, March 1st and at the First Presbyterian Church in Monterey March 2<sup>nd</sup> and 3<sup>rd</sup>.

**7. ITEMS FROM MEMBERS**

COL. Greg Ford reported that the Army is hosting a ceremony honoring Vietnam Veterans for National Vietnam Veterans Day, at 10:00 a.m. March 29, 2019 at the Commissary.

Chair Oglesby initiated discussion on joint housing programs between the City of Seaside, Habitat for Humanity, and the VTC.

**8. ADJOURNMENT** at 4:10 p.m.

Minutes Prepared  
by: Shawn Hall

# **Placeholder for Item 7f**

**Water/Wastewater Oversight Committee**

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

# **Placeholder for Item 7g**

**Building Removal Quarterly Update**

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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>	Resolution fixing the Employer Contribution under the Public Employees' Medical and Hospital Care Act	
<b>Meeting Date:</b>	April 12, 2019	<b>ACTION</b>
<b>Agenda Number:</b>	7h	

### **RECOMMENDATION:**

Adopt Resolution No. 19-XX titled "Fixing the Employer's Contribution at Unequal Amounts for Employees and Annuitants under the Public Employees' Medical and Hospital Care Act (PEMHCA)" updating Fort Ord Reuse Authority's (FORA) contribution to employees' health premium (**Attachment A**), as approved on March 8, 2019.

### **BACKGROUND/DISCUSSION:**

PEMHCA requires that contracting agencies adopt a resolution when modifying the employer contribution to employees' health premium. This provides the California Public Employees' Retirement System (CalPERS) proper authority to process the modification. On March 8, 2019, the FORA Board approved an adjustment in contributions to employees' health premium effective January 1, 2019. Therefore, Resolution No. 19-XX is required to replace Resolution No. 17-05 currently on file with CalPERS.

	Expiring contributions Resolution No. 17-05 <u>FY 16-17</u>	New Contributions Resolution No. 19-XX <u>FY 18-19</u>
1 party (employee)	\$ 830.00	\$ 883.00
2-party (employee+1 dependent)	\$ 1,511.00	\$ 1,617.00
Family (employee+ 2 or more dependents)	\$ 1,909.00	\$ 2,047.00

### **FISCAL IMPACT:**

The Annualized cost of this adjustment is \$10,000, based on current health insurance coverage/enrollment. The FY 18-19 cost is \$4,500 and is included in the revised FY 18-19 approved mid-year budget.

### **COORDINATION:**

Executive Committee

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Helen Rodriguez Michael A. Houlemard, Jr.

## **FORT ORD REUSE AUTHORITY RESOLUTION 19-XX**

### **A RESOLUTION OF THE GOVERNING BODY OF THE FORT ORD REUSE AUTHORITY FIXING THE EMPLOYER CONTRIBUTION AT UNEQUAL AMOUNTS FOR EMPLOYEES AND ANNUITANTS UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT**

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

- A. WHEREAS, the Fort Ord Reuse Authority ("FORA") is a contracting agency under Government Code section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the "Act"); and
- B. WHEREAS, Government Code section 22892(a) provides that a contracting agency subject to Act shall fix the amount of the employer contribution by resolution; and
- C. WHEREAS, Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for both employees and annuitants, but may not be less than the amount prescribed by Section 22892(b) of the Act; and
- D. WHEREAS, Government Code Section 22892(c) provides that, notwithstanding Section 22892(b), a contracting agency may establish a lesser monthly employer contribution for annuitants than for employees, provided that the monthly employer contribution for annuitants is annually increased to equal an amount not less than the number of years the contracting agency has been subject to this subdivision multiplied by 5 percent of the current monthly employer contribution for employees, until such time as the amounts are equal.

NOW THEREFORE, BE IT RESOLVED by the FORA Board of Directors as follows:

- 1. That the employer contribution for each employee shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members in a health benefits plan up to a maximum of \$883.00 per month with respect to employee enrolled for self alone, \$1617.00 per month for employee enrolled for self and one family member, and \$2047.00 per month for employee enrolled for self and two or more family members, plus administrative fees and Contingency Reserve Fund assessments.
- 2. That the Fort Ord Reuse Authority has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth in (1.) above.
- 3. That the participation of the employees and annuitants of Fort Ord Reuse Authority shall be subject to determination of its status as an "agency or instrumentality of the state or political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that Fort Ord Reuse Authority would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer.

4. That the executive body appoint and direct, and it does hereby appoint and direct, Executive Officer, Michael A. Houlemard Jr., to file with the Board a verified copy of this resolution, and to perform on behalf of Fort Ord Reuse Authority all functions required of it under the Act.

Adopted at a regular meeting of the Fort Ord Reuse Authority Board of Directors at 920 2<sup>nd</sup> Avenue, Marina, California, upon motion by Board Member\_\_\_\_\_, seconded by Board Member\_\_\_\_\_, the foregoing Resolution was passed on the \_\_\_day of\_\_\_\_,\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

\_\_\_\_\_  
Jane Parker, Chair

ATTEST:

\_\_\_\_\_  
Michael A. Houlemard, Jr.  
Clerk

<b>FORT ORD REUSE AUTHORITY BOARD REPORT</b>	
<b>CONSENT AGENDA</b>	
<b>Subject:</b>	Public Correspondence to the Board
<b>Meeting Date:</b>	April 12, 2019
<b>Agenda Number:</b>	7i
	<b>INFORMATION/ACTION</b>

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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

## BUSINESS ITEMS

<b>Subject:</b>	Environmental Services Cooperative Agreement Quarterly Report	
<b>Meeting Date:</b>	April 12, 2019	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	8a	

### **RECOMMENDATION:**

- i. Receive an Environmental Services Cooperative Agreement (ESCA) Status Report.
- ii. Adopt Resolution 19-XX - *Resolution of the Fort Ord Reuse Authority ("FORA") finding that: 1) Contractors Arcadis, Westcliffe Engineers, Inc. and Weston Solutions, Inc. are Uniquely Qualified to Provide Long-Term Obligation Support Services Until 2028 Pursuant to an Amendment to the Environmental Services Cooperative Agreement ("ESCA"), between the U.S. Army ("Army") and FORA; 2) the Issuance of a Request for Proposals to these Uniquely Qualified Firms to Propose Terms for the Provision of these Support Services is Appropriate; and 3) the Executive Officer is Authorized to Enter into a Contract for Said Services on a Limited Competition Basis.*

### **BACKGROUND:**

In Spring 2005, the Army and the Fort Ord Reuse Authority (FORA) entered negotiations toward an Army-funded Environmental Services Cooperative Agreement (ESCA) for removal of remnant Munitions and Explosives of Concern (MEC) on 3,340 acres of the former Fort Ord. FORA and the Army signed the ESCA agreement in early 2007. Under the ESCA terms, the Army awarded FORA approximately \$98 million to perform the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) MEC cleanup on those parcels. FORA also entered the Administrative Order on Consent (AOC) with U.S. Environmental Protection Agency (EPA) and California Department of Toxic Substance Control (DTSC) (collectively referred to as Regulators) defining FORA's contractual conditions to complete the Army remediation obligations for the "ESCA parcels." FORA received the ESCA parcels after EPA approval and gubernatorial concurrence under a Finding of Suitability for Early Transfer (FOSET), May 8, 2009.

To complete the ESCA and AOC obligations, FORA entered a Remediation Services Agreement (RSA) in 2007 by competitively selecting LFR Inc. (now ARCADIS) to provide MEC remediation services. ARCADIS remediation services are executed under a cost-cap insurance policy through American International Group (AIG) assuring financial resources to complete the work and offer other protections for FORA and the jurisdictions.

On August 10, 2018 in a closed session, the FORA Board authorized the FORA Executive Officer and FORA Special Counsel, under FORA Executive Committee direction to enter into Army negotiations for additional funds covering ESCA costs beyond the AIG cost-cap insurance policy expiration date. On August 14, 2018, FORA Special Counsel met with the FORA Executive Committee and briefed them on the situation and requested permission for the FORA Executive Officer to negotiate with the Army for additional funds to complete the ESCA. On March 31, 2019, FORA received \$343,455 from ESCA Army Contingent Funds covering ESCA costs beyond the AIG cost-cap insurance policy expiration date.

### **DISCUSSION:**

The ESCA requires FORA, acting as the Army's contractor, to address safety issues resulting from historic Fort Ord munitions training operations. Through the ESCA, FORA and the ESCA Remediation Program (RP) team have successfully addressed three historic concerns: 1) yearly

federal appropriation funding fulgurations that delayed Army cleanup and necessitated costly mobilization and demobilization expenses; 2) Regulator questions about protectiveness of previous actions for sensitive uses; and, 3) the local jurisdiction, community and FORA’s desire to reduce MEC property access risks.

Of the \$98 million of ESCA FORA received, FORA paid \$82.1 million upfront, to secure an AIG “cost-cap” insurance policy. AIG controlled the \$82.1 million in a “commutation” account and paid ARCADIS directly as work was performed. AIG provides up to \$128 million assuring additional work (known and unknown) is completed to the Regulators satisfaction (see table below). Under these agreements, AIG pays ARCADIS directly while FORA oversee ARCADIS compliance with the ESCA and AOC requirements. On January 25, 2017, ARCADIS notified FORA that the ESCA commutation account was exhausted and that future ARCADIS work would be paid under the terms of the AIG “cost-cap” insurance policy until March 30, 2019. At that time, AIG’s responsibility to pay for ESCA work will terminate. ARCADIS continues to provide FORA with quarterly AIG cost-cap insurance invoicing estimates, which FORA staff reports in the ESCA Quarterly Board Report.

**Post-ESCA Amendment ESCA Fund Status as of December 2018:**

Item	2017 Amendment Allocations	Accrued through December 2018	Invoiced to AIG Cost Cap-Policy
<b>Line Item 0001</b> Environmental Services			
FORA Self-Insurance or Policy			
State of California Surplus Lines Tax, Risk Transfer, Mobilization			
Contractor’s Pollution Liability Insurance			
ARCADIS/AIG Commutation Account - plus- AIG insurance			
Original FORA Administrative Fees			
<b>Line Item 001: Subtotal</b>			
<b>Line Item 0002</b> thru 31 Dec 2019: DTSC and EPA Technical Oversight Services			
<b>Line Item 0003</b> thru 30 June 2020: FORA ESCA Administrative Funds			
<b>Line Item 0004</b> thru 30 June 2028: Post-Closure MEC Find Assessments			
<b>Line Item 0005</b> thru 30 June 2028: Long-Term/LUC Management			
<b>Total</b>			
	<b>ESCA Remainder</b>		<b>N/A</b>

**ESCA Activity Status:**

At this time the ESCA properties have Record of Decisions (ROD) documenting the cleanup and controls required to protect public health and safety and Land Use Control Implementation Plan/Operation and Maintenance Plans (LUCIP/OMP) implementing, operating and maintaining ROD controls tailored to individual site conditions and historic MEC use. The Final ESCA LUCIP/OMP documents were accepted by the Army and Regulators in February 2019. The future property owners’ (California State University Monterey Bay [CSUMB], City of Del Rey Oaks, Monterey County, City of Monterey and Monterey Peninsula College [MPC]) staff have been

provided with LUCIP/OMP their site-specific workshops. The ESCA properties received the last EPA Remedial Action Completion letter in February 2019. With ESCA Remedial Completion accomplished Army Long-Term Obligations to maintain the ROD controls and LUCIP/OMP Operations and Maintenance procedures, known collectively as Long-Term Obligations. Under the ESCA, FORA contracted to take on the Army Long-Term Obligations until 2018. FORA staff is requesting that the FORA Board consider adopting the attached Resolution for the current ESCA team of Arcadis, Westcliffe Engineers, and Weston Solutions be retained to assist FORA by providing Long-Term Obligations support services. **Attachment A.**

In 2018, Army BRAC Headquarters (HQ) in Washington D.C. changed their document review and approval process resulting in extended Army review of ESCA documents. These delays resulted in ESCA costs beyond AIG cost-cap insurance termination. On December 17, 2018, FORA staff met with Army BRAC HQ staff in Washington, D.C. to negotiate a scope of services required for Army ESCA Contingency Funds to reimburse ESCA after March 30, 2019 when AIG cost-cap insurance policy expiration.

During the December 17<sup>th</sup> meeting in Washington, D.C., BRAC HQ requested an ESCA property site visit. On February 20, 2019, Army BRAC HQ and Army Corps of Engineers contract support team visited/inspected the ESCA properties, meeting with FORA staff to finalize the Scope of Work and Estimate needed to achieve ESCA Regulatory Completion after ESCA Cost-Cap Insurance Policy. The Army accepted the Scope of Work and Estimate and will reimburse FORA and the ESCA team for work needed to achieve ESCA Regulatory Completion up to \$343,455.

**ESCA Future Actions:**

Until DTSC Covenants Restricting Use of Property, Army deed modifications, issuance of the Army CERCLA Warrantees and property transfer to the Jurisdictions, the ESCA property is not open to the public. Regulatory approval does not determine end use. FORA will transfer land title to the appropriate jurisdiction for reuse programming. Underlying jurisdictions are authorized to impose or limit zoning, decide property density or make related land use decisions in compliance with the FORA Base Reuse Plan.

**FISCAL IMPACT:**

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

The actual cost to FORA of these Army obligations will be fully reimbursed.

**COORDINATION:**

Administrative Committee; Executive Committee; Authority Counsel; Special Counsel, ARCADIS; Westcliffe Engineering, Weston Solutions, U.S. Army EPA; and DTSC.

**ATTACHMENTS:**

Attachment A: Resolution 19-XX

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Stan Cook Michael A. Houlemard, Jr.

**FORT ORD REUSE AUTHORITY**  
**Resolution 19-XX**

*Contractors Arcadis, Westcliffe Engineers, Inc. and Weston Solutions, Inc. are Uniquely Qualified to Provide Long-Term Obligation Support Services Until 2028 Pursuant to an Amendment to the Environmental Services Cooperative Agreement (“ESCA”), between the U.S. Army (“Army”) and FORA; 2) the Issuance of a Request for Proposals to these Uniquely Qualified Firms to Propose Terms for the Provision of these Support Services is Appropriate; and 3) the Executive Officer is Authorized to Enter into a Contract for Said Services on a Limited Competition Basis.*

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

- A. WHEREAS, in 2007, FORA and the Army entered into an ESCA for removal of remnant Munitions and Explosives of Concern (“MEC”) on 3,340 acres (“ESCA parcels”) of the former Fort Ord.
- B. WHEREAS, in 2005, FORA competitively selected Arcadis and their team of contractors Weston Solutions, Inc. and Westcliffe Engineers, Inc. to perform MEC remediation services.
- C. WHEREAS, in 2007, FORA entered a Remedial Services Agreement (“RSA”) with Arcadis for services that would terminate once ESCA parcels have received Regulatory Certificates of Completion for the MEC work.
- D. WHEREAS, in 2007, FORA also entered an Administrative Order on Consent (“AOC”) with the U.S. Environmental Protection Agency and California Department of Toxic Substance Control (collectively referred to as “Regulators”) defining FORA’s regulatory obligation to complete the Army’s “ESCA parcels” MEC remediation obligation.
- E. WHEREAS, in 2017, for the term after Regulatory Certificates of Completion are issued through June 30, 2028, FORA and the Army amended the ESCA so that FORA will provide the Army with (1) ESCA property Long-Term/Land Use Control (LUC) Management and (2) Post-Closure MEC Find Assessment Services (“Long-Term Obligation Support Services”), with FORA contracting out for these services for an amount not to exceed \$1,328,741, such funds to be provided by the Army.
- F. WHEREAS, in 2019, after significant work under the RSA, Army received Regulatory Certificates of Completion on the ESCA parcels.
- G. WHEREAS, in 2019, upon Regulatory Certificates of Completion receipt, Arcadis and FORA’s RSA terminates.
- H. WHEREAS, in 2019, after Regulatory Certificates of Completion have been issued, FORA is under contract with the Army to provide Long-Term Obligation Support Services associated with the ESCA parcels until June 30, 2028.
- I. WHEREAS, inasmuch as the Army is funding costs associated with FORA’s ESCA Long-Term Obligation Support Services, the purpose of this Resolution is to authorize FORA staff to enter into a contract with limited competition that will satisfy those obligations.

J. WHEREAS, in 2019, the firms of Arcadis, Weston Solutions, Inc. and Westcliffe Engineers, Inc. are uniquely qualified to provide Long-Term Obligation Support Services due to:

1. These contractors having direct experience with the ESCA parcels in developing, implementing and completing all ESCA required documentation to receive Regulatory Certificates of Completion since 2007 including MEC Remediation Work Plans, MEC Hazard Assessments, Records of Decision, Land Use Control Plan/Operations and Maintenance Plans;
2. Since these contractors performed the RSA, they have developed unique instructional and operational knowledge of the ESCA documents, affected property and LUCs;
3. These contractors created and processed the first and only MEC Find Assessment applicable to ESCA parcels and which received subsequent Regulatory Approval;
4. The 12-year relationship with the Regulators, the impacted jurisdictions, local stakeholders, and the Army establish a special and irreplaceable knowledge base; and
5. These contractors have been recognized in public and in industry review for their professional, qualified, efficient and careful practices in performing the highly specialized and complex requirements of the MEC remediation services.

K. WHEREAS, on June 30, 2020, FORA is anticipated to transition and FORA's ESCA responsibilities will be assumed by an ESCA successor.

NOW THEREFORE the Board hereby resolves that:

1. The contracting firms of Arcadis, Weston Solutions, Inc. and Westcliffe Engineers, Inc. are uniquely qualified to provide FORA and/or its ESCA Successor with Long-Term Obligation Support Services.
2. A Request for Proposals is authorized to be issued to the firms of Arcadis, Weston Solutions, Inc. and Westcliffe Engineers, Inc. to provide Long-Term Obligation Support Services under contract to FORA and its successor until June 30, 2028.
3. The FORA Executive Officer is authorized to accept proposals from each of these firms to provide FORA and its successor with multiple qualified contractors to support Long-Term Obligation Support Services until June 30, 2028, thereby allowing flexibility for FORA or its successor to mix and match contractor, staffing and availability with ESCA property management, at a cost not to exceed \$1,328,741.

Upon motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing Resolution was passed on this 12<sup>th</sup> day of April, 2019, by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

\_\_\_\_\_  
Supervisor Jane Parker, Chair

ATTEST:

\_\_\_\_\_  
Michael A. Houlemard, Jr., Secretary

# **Placeholder for Item 8bi**

**Transition Plan Update/Progress Report**

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

# FORT ORD REUSE AUTHORITY BOARD REPORT

## BUSINESS ITEMS

**Subject:** Transition Plan Transportation Study

**Meeting Date:** April 12, 2019

**Agenda Number:** 8b.ii.

**INFORMATION**

### **RECOMMENDATION:**

Authorize Executive Officer to negotiate/execute a Service Work Order to the Master Service Contract with Whitson Engineers to perform Transition Plan Transportation Study to not exceed \$150,000.

### **BACKGROUND/DISCUSSION:**

Government Code section 67700(a) requires the Fort Ord Reuse Authority (FORA) dissolve when eighty percent (80%) of the base has been reused in a manner consistent with the reuse plan or on June 30, 2020, whichever first occurs. Section 67700(b)(2) of the same code mandates:

*The board shall approve and submit a transition plan to the Monterey County Local Agency Formation Commission on or before December 30, 2018, or 18 months before the anticipated inoperability of this title pursuant to subdivision (a), whichever occurs first. The transition plan shall assign assets and liabilities, designate responsible successor agencies, and provide a schedule of remaining obligations. The transition plan shall be approved only by a majority vote of the board.*

In December 2018, the FORA Board resolved to implement a Transition Plan by approving Resolution 18-11. Section 2.2.6 of this resolution addresses transportation and transit stating:

*...With respect to the projects for which FORA is the lead agency and which no jurisdiction has addressed in its Transition Plan Implementing Agreement (TPIA), FORA working in conjunction with Transportation Agency of Monterey County (TAMC) shall prepare a regional traffic modeling analysis showing the inclusion of the FORA lead agency on-site roads as compared to the removal of the FORA lead agency roads on the remaining Fort Ord roads. In particular, off-site, regional and on-site Fort Ord local roads within or adjacent to the City of Marina, City of Seaside, City of Del Rey Oaks, and County of Monterey shall be analyzed to ascertain the impact on the Ord Community, including without limitation, California State University Monterey Bay, University of California Monterey Bay Science and Technology, Monterey Peninsula College, the Veteran's Cemetery, the Army and the National Monument, and the regional network, so as to inform the last year Capital Improvement Program (CIP)...*

Therefore, a traffic modeling analysis or 'transportation study' of FORA lead agency roadways is required to inform the last year CIP. The likely study completion date will be late summer 2019.

To accomplish this study, FORA staff recommends adding a Service Work Order to the FORA Master Services Contract with Whitson Engineers for the provision of engineering services. Whitson

Engineers was selected through a public qualifications process in July 2017 as the best qualified engineering firm to provide Engineering Services for Roadways and Transportation.

This regional traffic modeling analysis scope (**Attachment A**) will compare the existing conditions of the Fort Ord roadway network to a 'build out' of the 2040 Regional Transportation Plan (RTP) with and without the FORA lead projects. The scope includes up to eight coordination meetings, which will include TAMC.

Therefore, Staff is recommending the Board authorize the Executive Officer to negotiate/execute a Service Work Order to the Master Service Contract with Whitson Engineers to perform Transition Plan Transportation Study to not exceed \$150,000.

**FISCAL IMPACT:**

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

The FORA Board approved up to \$150,000 in funding in the 2018-2019 Mid-Year Budget

**COORDINATION:**

Authority Counsel, Administrative and Executive Committees, and TAMC.

Prepared by \_\_\_\_\_ Reviewed by \_\_\_\_\_  
Peter Said Jonathan Brinkmann

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



**Fort Ord Reuse Authority  
2020 Transition Transportation Study**

**Project Number: CIP16  
Introduction and Scope of Work:**

**DRAFT**

**March 28, 2019**

**PURPOSE:**

The Fort Ord Reuse Authority (FORA) in conjunction with the Transportation Agency of Monterey County (TAMC) is seeking a consultant to prepare a regional traffic modeling analysis which will compare the existing conditions of the Fort Ord roadway network (E1) to a 'no build of FORA CIP' (C1) and 'build FORA CIP' (C2) scenarios. As an additive work order option, FORA and TAMC may develop, and have the consultant analyze, an alternative list of roadways to mitigate the C1 scenario.

**BACKGROUND:**

Government Code section 67700(a) requires that FORA dissolve when eighty percent (80%) of the base has been developed or reused in a manner consistent with the Reuse Plan or on June 30, 2020, whichever first occurs. Government Code section 67700(b)(2) mandates as follows:

*The board shall approve and submit a transition plan to the Monterey County Local Agency Formation Commission on or before December 30, 2018, or 18 months before the anticipated inoperability of this title pursuant to subdivision (a), whichever occurs first. The transition plan shall assign assets and liabilities, designate responsible successor agencies, and provide a schedule of remaining obligations. The transition plan shall be approved only by a majority vote of the board. (Emphasis added)*

In December 2018 The FORA Board Resolved to implement a Transition Plan (Resolution 18-11). Section 2.2.6 of the Transition Plan Resolution on Transportation and Transit states the following:

*...With respect to the projects for which FORA is the lead agency and which no jurisdiction has addressed in its Transition Plan Implementing Agreement, FORA working in conjunction with TAMC shall prepare a regional traffic modeling analysis showing the inclusion of the FORA lead agency on-site roads as compared to the removal of the FORA lead agency roads on the remaining Fort Ord roads. In particular, off-site, regional and on-site Fort Ord local roads within or adjacent to the City of Marina, City of Seaside, City of Del Rey Oaks, and County of Monterey shall be analyzed to ascertain the impact on the Ord Community, including without limitation, California State University Monterey Bay ("CSUMB"), University of California Monterey Bay Science and Technology ("UC MBEST"), Monterey Peninsula College ("MPC"), the Veteran's Cemetery, the Army and the National Monument, and the regional network, so as to inform the last year CIP...*

### **SCOPE OF WORK:**

Time is of the Essence for the work listed herein, and **FORA has set a hard completion date of \_\_ ( 2 months)\_ 2019.** The consultant is responsible to secure and assign the resources, materials, and equipment necessary to achieve this goal, including contingency and adequate risk mitigations for unforeseen risks prior to the start of work.

### **The consultant is responsible to become familiar with the details of the following prior to start:**

- 1997 Fort Ord Regional Transportation Study.
- 2005 FORA Fee Reallocation Study.
- 2017 FORA Fee Reallocation Study.
- Association of Monterey Bay Area Governments (AMBAG) Regional Traffic Demand Model (RTDM)
- FORA Capital Improvement Program.
- Ongoing roadway projects near or on the former Fort Ord such as the City of Marina's Imjin Rd.

### **The Consultant is required to:**

- Use a model based on the AMBAG RTDM.
  - Validate land-use assumption with FORA prior to performing baseline analysis.
  - Use FORA's updated Development Projects for FY 19-20.
  - Collect and use FORA member jurisdictions' most recent traffic counts.
- Ensure Traffic Analysis Zones conform to existing property lines and land use designations. No TAZ's with split designations or split properties.
- Provide results in terms of Level of Service.
  - LOS D shall be considered failing.
- Provide all analysis using industry best practices.
- Provide maps for each analysis (PDF + Print).
- Provide all data in table form (PDF + Excel).

### **The Consultant shall assume**

- City of Marina Imjin Road Widening Project (From Reservation Rd. to Imjin Connector) is built.
- 8<sup>th</sup> Street between Imjin Connector and 2<sup>nd</sup> Avenue is open and has trips equal to Divarty St.
- Consultant shall show the trip count of segments in-between major arterial network intersections (Attachment A) on the map, and in a separate table.
- Consultant shall show the trip delta between the comparison analysis on the maps and the tables.

### **PROJECT MANAGEMENT**

Consultant shall provide for 4 meetings with Administrative Committee, 2 meetings with Technical Advisory Committee, and regular meetings with FORA and TAMC Staff.

Consultant shall provide for the Quality Assurance and Quality Control for all deliverables to FORA such that minimal information, grammar, and spelling mistakes exist in the documents (no more than 3). All maps shall be easily readable, include a legend, and be clear in the information being conveyed.

Consultant shall provide preliminary DRAFT documents in PDF and Hardcopy with tables in excel format. All DRAFT Documents must be dated, include the revision number, file name, and shall state:

*Preliminary DRAFT Document: for internal use only. May contribute to an administrative or executive determination.*

#### **Clarification items**

1. Operations analysis is limited to segments (no intersections)
2. Optional Additional Task A

#### **TASK 1: BASELINE ANALYSIS**

1. Consultant must deliver an analysis of the existing conditions (**E1**) of FORA On-Site & Off-site Roadway Network (Attachment A) and major arterials. As part of this analysis, up to 45 weekday tube counts will be completed. The Consultant will work with the FORA to determine which segments on Exhibit A will be specifically evaluated. No more than 45 locations will be evaluated using planning level of service (LOS) analysis. Consultant will prepare LOS mapping and tabular summary data.

##### *Deliverables*

1. Up to 45 traffic counts
2. LOS Map for (**E1**)
3. Tabular summary data for (**E1**)

#### **TASK 2: PROJECTIONS AND EXISTING CONDITIONS COMPARISON**

1. Deliver an analysis of 2040 year conditions for the following scenarios:
  - (**C1**) FORA CIP (including on-site & off-site roadway network) including Northeast-Southwest Connector (“Connector”)
  - (**C2**) FORA CIP including Connector between Eucalyptus Road and Watkins Gate
  - (**C3**) FORA CIP, excludes Connector, with a new roadway between Eucalyptus Road and 8<sup>th</sup> Street (“Alternative Roadway 1”)
  - (**C4**) FORA CIP, excludes Connector and Alternative Roadway 1
  - (**C5**) FORA CIP, excludes Connector, Alternative Roadway 1, and widening Gigling Road
    - i. Consultant will update the current 2040 AMBAG Travel Demand Model (TDM) to reflect current FORA land use planning. This data will be verified with the FORA project manager.
    - ii. Consultant will prepare LOS mapping and separate summary tabular data for the resultant Scenario (**C1-C5**) networks.
    - iii. Consultant shall show the trip delta between (**E1**) and (**C1-C5**) on the maps and in the tables.

*Deliverables*

1. Updated **(C1-C5)** travel demand models reflecting current FORA land use plans
2. Scenarios **(C1-C5)** LOS, VMT, VHT, and CVMT Maps
3. Tabular summary data for Scenarios **(C1-C5)** including LOS, VMT, VHT, and CVMT
4. Difference plots showing delta between **(E1)** and **(C1-C5)**

**TASK 3: SCENARIO ANALYSIS**

- a. Deliver a comparative analysis between **(C1-C5)**.
  - i. Prepare trigger analysis **(C1-C5)** based on assumed linear uniform growth (results will be approximate year based on an average annual growth).
- b. Deliver a professional opinion on a future project list for each scenario **(C1-C5)**.
  - i. Identify pro's and con's
  - ii. Identify potential trade-offs
  - iii. Other qualitative considerations (environmental, constructability, funding potential, local support, other as appropriate)
2. Deliver a Final PowerPoint Presentation for FORA Staff use in Public Presentations.
  - i. Include maps and tables at a size easily readable in a PPT presentation
3. Evaluation of the **(C1-C5)** scenarios:
  - i. LOS
  - ii. Vehicle miles traveled (VMT)
  - iii. Vehicle hours traveled (VHT)
  - iv. Congested VMT
4. Technical memorandum detailing the findings and analysis of Tasks 1-3

*Deliverables*

1. Trigger analysis for Scenarios **(C1-C5)**
2. PowerPoint presentation
3. Draft Technical Memorandum
4. Final Technical Memorandum

**OPTIONAL ADDITIVE TASK A: ALTERNATIVE PROJECT LIST (not subject to project deadline)**

FORA in coordination with TAMC and a Technical Advisory Committee may develop a list of additional roadway segments for the Consultant to analyze. For each additional scenario plus:

- a. Difference plot between the new scenario and **(E1)**
- b. Tabular data for the new scenario including LOS, VMT, VHT, and CVMT Maps
- c. Professional opinion on a future project list for each scenario **(C1-C5), including:**
  - a. pro's and con's
  - b. Potential trade-offs
- d. Brief summary memo including overview and findings

# **Placeholder for Item 8c**

**Building Removal Financing/Feasibility Update**

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

# FORT ORD REUSE AUTHORITY BOARD REPORT

## BUSINESS ITEM

<b>Subject:</b>	Consistency Determination: City of Marina Veterans Transition Center Permanent Supportive Housing at 229-239 Hayes Circle, Marina	
<b>Meeting Date:</b>	April 12, 2019	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	8d	

### RECOMMENDATION:

- i. Conduct a public hearing regarding City of Marina's (Marina's) General Plan amendment and Veterans Transition Center Permanent Supportive Housing development entitlements at 229-239 Hayes Circle, Marina and its consistency with the Base Reuse Plan (noticed appropriately on April 2 through April 4, 2019 in the Monterey Herald).
- ii. Consider approving Resolution 19-XX (**Attachment A**), certifying that Marina's General Plan amendment and Veterans Transition Center Permanent Supportive Housing development entitlements at 229-239 Hayes Circle in Marina are consistent with the Fort Ord Base Reuse Plan (Reuse Plan).

### BACKGROUND:

Marina submitted the VTC Permanent Supportive Housing project for consistency determination on March 1, 2019. The complete set of documents included the VTC Permanent Supportive Housing development entitlements consisting of a conditional use permit for residential density over 25 units per acre, site and architectural design review for the site plan, elevations, and landscape plan for a new three-story seventy-one (71) unit multi-family residential apartment complex, tree removal permit for the removal of nine (9) trees, a general plan land use map amendment to change the designation of ±2.4 acres from single family residential to multi-family residential, and the corresponding Initial Study/Mitigated Negative Declaration. FORA has placed these documents on its website. The links are as follows:

- Marina VTC consistency determination submission;  
<https://fora.org/Board/2019/ConsistencyDetermination/MarinaVTC/ConsistencyDetermination.pdf>
- Marina VTC Permanent Supportive Housing Project Plan;  
<https://fora.org/Board/2019/ConsistencyDetermination/MarinaVTC/Plan.pdf>
- Marina VTC Permanent Supportive Housing Project Initial Study/Mitigated Negative Declaration;  
<https://fora.org/Board/2019/ConsistencyDetermination/MarinaVTC/IS-MND.pdf>
- Marina VTC Permanent Supportive Housing Project Initial Study/Mitigated Negative Declaration Appendices;  
<https://fora.org/Board/2019/ConsistencyDetermination/MarinaVTC/IS-MNDAppx.pdf>

This item is on the Board agenda because Marina's consistency determination request amends the Marina General Plan, which is a Legislative Land Use Decision requiring Board certification. Marina's consistency determination request also included development entitlements as listed in the previous paragraph, requiring the Executive Officer to make a consistency determination with the Reuse Plan, which can be appealed to the Fort Ord Reuse Authority (FORA) Board. To streamline processing, the Board's resolution (**Attachment A**) combines both Legislative Land Use Decision and Development Entitlement consistency determination findings. With its submittal, Marina requested a Legislative Land Use Decision review of the VTC Permanent Supportive Housing project in accordance with section 8.02.010 of the FORA Master Resolution. Under state law, (as

codified in FORA's Master Resolution) Legislative Land Use Decisions (plan level documents such as General Plans, Zoning Codes, General Plans, Redevelopment Plans, etc.) must be scheduled for FORA Board review for consideration of certification under strict timeframes. The FORA Administrative Committee reviewed this item on April 3, 2019.

## **DISCUSSION:**

Marina staff will be available to provide additional information to the FORA Board on April 12, 2019. In all consistency determinations, the following additional considerations are made:

### *Rationale for consistency determinations.*

FORA staff finds that there are several defensible rationales for making an affirmative consistency determination. In general, it is noted that the Reuse Plan is a framework for development, not a precise plan to be mirrored. However, there are thresholds set in the resource constrained Reuse Plan that may not be exceeded without other actions, most notably 6,160 new residential housing units and a finite water allocation. More particularly, the rationales for consistency analyzed are:

### LEGISLATIVE LAND USE DECISION CONSISTENCY FROM SECTIONS 8.02.010 AND 8.02.020 OF THE FORA MASTER RESOLUTION

(a) In the review, evaluation, and determination of consistency regarding legislative land use decisions, the Authority Board shall disapprove any legislative land use decision for which there is substantial evidence supported by the record, that:

(1) Provides a land use designation that allows more intense land uses than the uses permitted in the Reuse Plan for the affected territory. The VTC Permanent Supportive Housing plan establishes a land use designation that is not more intense than the uses permitted in the Reuse Plan because it continues to be residential housing.

(2) Provides for a development more dense than the density of uses permitted in the Reuse Plan for the affected territory. The VTC Permanent Supportive Housing plan establishes a land use designation that is more dense than the uses permitted in the Reuse Plan since it increases the density of the parcel from 25 units or less to 35 units per acre. This action is justified in the reports to Marina City Council with a Conditional Use Permit. Explanation of the conditions of the project are that it is consistent with the goals of the Marina General Plan, which was previously found consistent with the Reuse Plan, such as Goal 1.7, to "provide a high quality of life for all its residents," Goal 1.81.1, "diversified and integrated housing supply," and Policy 2.31.6, "New housing shall be constructed at densities and in patterns which conserve land, reduce reliance on the private automobile and result in walkable, attractive neighborhoods."

(3) Is not in substantial conformance with applicable programs specified in the Reuse Plan and Section 8.02.020 of this Master Resolution. VTC Permanent Supportive Housing is in substantial conformance with applicable programs.

(4) Provides uses which conflict or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property or which conflict or are incompatible with open space, recreational, or habitat management areas within the jurisdiction of the Authority.

VTC Permanent Supportive Housing is compatible with open space, recreational, and habitat management areas.

(5) Does not require or otherwise provide for the financing and/or installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the property covered by the legislative land use decision. VTC Permanent Supportive Housing will pay its fair share of the base-wide costs through the FORA Community Facilities District special tax and property taxes that will accrue to FORA.



(6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan. The Fort Ord Habitat Management Plan (HMP) designates certain parcels for "Development," in order to allow economic recovery through development while promoting preservation, enhancement, and restoration of special status plant and animal species in designated habitats. VTC Permanent Supportive Housing only affects lands that are located within areas designated for "Development" under the HMP. Lands designated as "Development" have no management restrictions placed upon them as a result of the HMP. Therefore, VTC Permanent Supportive Housing would not conflict with implementation of the Fort Ord HMP.

Additional Considerations

(7) Is not consistent with the Highway 1 Design Corridor Design Guidelines as such guidelines may be developed and approved by the Authority Board. The VTC Permanent Supportive Housing plan would not modify Highway 1 Design Corridor Design Guidelines. Marina staff submitted a RUDG checklist, and completed the Highway 1 Design Corridor Design Guidelines section to show that the project is in conformance with the height restrictions, signage restrictions, and other objectives of the guidelines.

(8) Is not consistent with the jobs/housing balance requirements developed and approved by the Authority Board as provided in Section 8.02.020(t) of the Master Resolution. The VTC Permanent Supportive Housing plan adds low-income apartments for an at-risk population of mostly Marina residents who might otherwise not have the opportunity to find suitable rental housing. This housing project is connected to the VTC programs and many of the residents are expected to attend classes at California State University at Monterey Bay. Eventually, residents will be more eligible for local jobs. This transitional program and the housing that accommodates it is consistent with the jobs/housing balance approved by the FORA Board.

(9) Is not consistent with FORA's prevailing wage policy, section 3.03.090 of the FORA Master Resolution. Marina's VTC Permanent Supportive Housing project does not modify prevailing wage requirements for future development entitlements within Marina's former Fort Ord jurisdiction. Marina has made the project developers aware of the prevailing wage policy.

**FISCAL IMPACT:**

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

This action is regulatory in nature and should have no direct fiscal, administrative, or operational impact. VTC Permanent Supportive Housing is covered by the Community Facilities District that ensures a fair share payment of appropriate future special taxes/fees to mitigate for impacts delineated in the 1997 Reuse Plan and accompanying Final Environmental Impact Report. Staff time for this item is included in the approved annual budget.

**COORDINATION:**

Marina, Authority Counsel, Planners Working Group, Administrative and Executive Committees.

Prepared by \_\_\_\_\_  
Mary Israel

Reviewed by \_\_\_\_\_  
Jonathan Brinkmann

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

## RESOLUTION NO. 19-xx

Attachment A to Item 8d  
FORA Board Meeting, 4/12/19

### **A RESOLUTION OF THE GOVERNING BODY OF THE FORT ORD REUSE AUTHORITY *Certifying the City of Marina Veterans Transition Center General Plan Map Amendment and Permanent Supportive Housing at 229-239 Hayes Circle in Marina Development Entitlement***

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

- A. On June 13, 1997, the Fort Ord Reuse Authority ("FORA") adopted the Final Base Reuse Plan under Government Code Section 67675, et seq.
- B. After FORA adopted the reuse plan, Government Code Section 67675, et seq. requires each county or city within the former Fort Ord to submit to FORA its general plan or amended general plan and zoning ordinances, and to submit project entitlements, and legislative land use decisions that satisfy the statutory requirements.
- C. By Resolution No. 98-1, the Authority Board of FORA adopted policies and procedures implementing the requirements in Government Code 67675, et seq.
- D. The City of Marina ("Marina") is a member of FORA. Marina has land use authority over land situated within the former Fort Ord and subject to FORA's jurisdiction.
- E. After noticed public meetings on October 25, 2018 and November 20, 2018, Marina adopted a General Plan Map Amendment (GP 2016-01) to reclassify the property land use designation from "Single Family" to "Multiple Family Residential" for the property located on a ±2.4 acre project site at 229-239 Hayes Circle (APN 031-021-040), affecting lands on the former Fort Ord. Marina also authorized development entitlements concerning a proposed Veterans Transition Center Permanent Supportive Housing project at 229-239 Hayes Circle in Marina ("VTC Permanent Supportive Housing"). Marina adopted a Mitigated Negative Declaration on the VTC Permanent Supportive Housing project, and adopted a resolution to grant a Combined Development Permit consisting of a Conditional Use Permit (UP 2016-02) for the multiple-family residential development to exceed 25 units per acre, Site and Architectural Design Review (DR 2016-05) for the site plan, elevations and landscape plan for a new three-story seventy-one unit multi-family residential apartment complex, and a Tree Removal Permit (TP 2016-02) to allow nine trees to be removed on the project site at 229-239 Hayes Circle (APN: 031-021-040).
- F. Marina found the VTC Permanent Supportive Housing is consistent with the Fort Ord Base Reuse Plan, FORA's plans and policies and the FORA Act and considered the Fort Ord Base Reuse Plan Final Environmental Impact Report ("FEIR") in their review and deliberations on February 5, 2019.
- G. Consistent with the Implementation Agreements between FORA and Marina, on March 1, 2019 Marina provided FORA with a complete copy of the submittal for lands on the former Fort Ord, the resolutions and/or ordinance approving it, a staff report and materials relating to Marina's action, the project's Initial Study/Mitigated Negative Declaration and Appendices, and findings and evidence supporting its determination that the VTC Permanent Supportive Housing is consistent with the Fort Ord Base Reuse Plan and the

FORA Act (collectively, "Supporting Material"). Marina requested that FORA certify the VTC Permanent Supportive Housing project as being consistent with the Fort Ord Base Reuse Plan since the project lies entirely within FORA's jurisdiction.

- H. On March 1, 2019, Marina requested that FORA certify Marina's VTC Permanent Supportive Housing as consistent with FORA's Final Base Reuse Plan, certified by the Board on June 13, 1997. Marina submitted to FORA the VTC Permanent Supportive Housing plan together with the Supporting Material.
- I. FORA's Executive Officer and the FORA Administrative Committee reviewed Marina's determination of consistency evaluation. The Executive Officer submitted a report recommending that the FORA Board find that the VTC Permanent Supportive Housing project is consistent with the Fort Ord Base Reuse Plan. The Administrative Committee reviewed the Supporting Material, received additional information, and concurred with the Executive Officer's recommendation. The Executive Officer set the matter for public hearing regarding consistency of the VTC Permanent Supportive Housing project before the FORA Board on April 12, 2019.
- J. Master Resolution, Chapter 8, Section 8.01.020(e) reads in part: "(e) In the event the Authority Board refuses to certify the legislative land use decision in whole or in part, the Authority Board's resolution making findings shall include suggested modifications which, if adopted and transmitted to the Authority Board by the affected land use agency, will allow the legislative land use decision to be certified. If such modifications are adopted by the affected land use agency as suggested, and the Executive Officer confirms such modifications have been made, the legislative land use decision shall be deemed certified."
- K. FORA's review, evaluation, and determination of consistency is based on six criteria identified in section 8.02.010. Evaluation of these six criteria form a basis for the Board's decision to certify or to refuse to certify the legislative land use decision.
- L. The term "consistency" is defined in the General Plan Guidelines adopted by the State Office of Planning and Research as follows: "An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment." This includes compliance with required procedures such as section 8.02.010 of the FORA Master Resolution.
- M. Master Resolution, Chapter 8, Section 8.02.010(a)(1-6) reads as follows: "(a) In the review, evaluation, and determination of consistency regarding legislative land use decisions, the Authority Board shall disapprove any legislative land use decision for which there is substantial evidence supported by the record, that (1) Provides a land use designation that allows more intense land uses than the uses permitted in the Reuse Plan for the affected territory; (2) Provides for a development more dense than the density of use permitted in the Reuse Plan for the affected territory; (3) Is not in substantial conformance with applicable programs specified in the Reuse Plan and Section 8.02.020 of this Master Resolution. (4) Provides uses which conflict or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property or which conflict or are incompatible with open space, recreational, or habitat management areas within the jurisdiction of the Authority; (5) Does not require or otherwise provide for the financing and/or installation, construction, and maintenance of all infrastructure necessary to

provide adequate public services to the property covered by the legislative land use decision; and (6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan."

- N. Master Resolution, Chapter 8, Section 8.02.030(a)(1-8) reads: "(a) In the review, evaluation, and determination of consistency regarding any development entitlement presented to the Authority Board pursuant to Section 8.01.030 of this Resolution, the Authority Board shall withhold a finding of consistency for any development entitlement that: (1) Provides an intensity of land use which is more intense than that provided for in the applicable legislative land use decisions, which the Authority Board has found consistent with the Reuse Plan; (2) Is more dense than the density of development permitted in the applicable legislative land use decisions which the Authority Board has found consistent with the Reuse Plan; (3) Is not conditioned upon providing, performing, funding, or making an agreement guaranteeing the provision, performance, or funding of all programs applicable to the development entitlement as specified in the Reuse Plan and in Section 8.02.020 of this Master Resolution and consistent with local determinations made pursuant to Section 8.02.040 of this Resolution. (4) Provides uses which conflict or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property or which conflict or are incompatible with open space, recreational, or habitat management areas within the jurisdiction of the Authority. (5) Does not require or otherwise provide for the financing and installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the property covered by the applicable legislative land use decision. (6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan. (7) Is not consistent with the Highway 1 Scenic Corridor design standards as such standards may be developed and approved by the Authority Board. (8) Is not consistent with the jobs/housing balance requirements developed and approved by the Authority Board as provided in Section 8.02.020(t) of this Master Resolution."

NOW THEREFORE the FORA Board hereby resolves that:

1. The FORA Board acknowledges Marina's recommendations and actions of March 1, 2019 requesting that the FORA Board certify that the VTC Permanent Supportive Housing project and the Reuse Plan are consistent.
2. The FORA Board has reviewed and considered the Fort Ord Base Reuse Plan Final Environmental Impact Report and Marina's environmental documentation is adequate and complies with the California Environmental Quality Act, and finds that these documents provide substantial additional information for purposes of FORA's determination that the VTC Permanent Supportive Housing project and the Reuse Plan are consistent.
3. The FORA Board has considered all the materials submitted with this application for a consistency determination, the recommendations of the Executive Officer and the Administrative Committee, and the oral and written testimony presented at the hearings, all of which are hereby incorporated by reference.
4. The FORA Board certifies that the VTC Permanent Supportive Housing project is consistent with the Reuse Plan. The FORA Board further finds that Marina's legislative land use decision and development entitlements are based in part upon the substantial

evidence submitted and a weighing of the Reuse Plan's emphasis on a resource constrained sustainable reuse that evidences a balance between jobs created and housing provided.

5. Marina's VTC Permanent Supportive Housing project will, considering all its aspects, further the objectives and policies of the Reuse Plan. The Marina application is hereby determined to satisfy the requirements of Title 7.85 of the Government Code and the Reuse Plan.

Upon motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing Resolution was passed on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

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Jane Parker, Chair

ATTEST:

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Michael A. Houlemard, Jr.  
Clerk

**- END -**

**DRAFT  
BOARD PACKET**