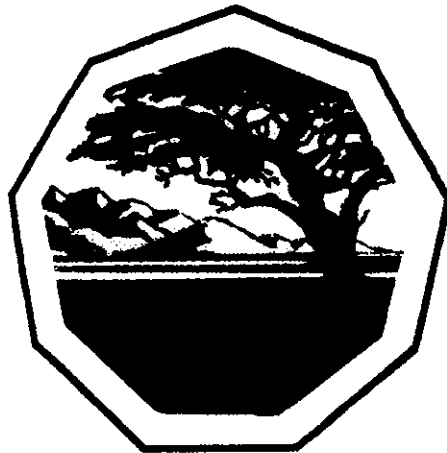


Fort Ord  
Reuse Authority



Board Packet  
For  
Board Meeting  
January 11, 2008

# FORT ORD REUSE AUTHORITY

## BOARD OF DIRECTORS MEETING

Friday, January 11, 2008, at 3:30 pm

FORA Conference Facility/Bridge Center

201 13<sup>th</sup> Street, Building 2925, Marina (on the former Fort Ord)

## AGENDA

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. ACKNOWLEDGEMENTS
4. PUBLIC COMMENT PERIOD: Members of the audience wishing to address the Board on matters within the jurisdiction of the Authority but not on the agenda may do so during the Public Comment Period. You may speak for a maximum of three minutes on any subject. Public comments on specific agenda items will be heard at the time the matter is being considered by the Board.
5. CONSENT AGENDA ACTION
  - a. Minutes of the November 9, 2007 board meeting
6. OLD BUSINESS
  - a. Habitat Conservation Plan approval process INFORMATION
  - b. Base Reuse Plan reassessment – update INFORMATION
  - c. Environmental Services Cooperative Agreement – update INFORMATION
  - d. Imjin Office Park Project - adoption of the 07-08 budget ACTION/ INFORMATION
  - e. Central Coast Veterans Cemetery - update INFORMATION
7. NEW BUSINESS - None
8. EXECUTIVE OFFICER'S REPORT
  - a. Administrative Committee report INFORMATION
  - b. Executive Officer's travel report INFORMATION
9. ANNOUNCEMENTS AND CORRESPONDENCE
10. ELECTION OF FORA OFFICERS FOR 2008 ACTION
11. ADJOURNMENT

**ACTION MINUTES  
OF THE  
FORT ORD REUSE AUTHORITY  
BOARD OF DIRECTORS' MEETING  
Fort Ord Reuse Authority Conference Facility/Bridge Center  
January 11, 2008**

**APPROVED**

1. CALL TO ORDER

Chair/ Mayor Joe Russell called the meeting to order at 3:32 p.m. and requested a roll call.

Voting members present:

Chair/Mayor Russell (City of Del Rey Oaks)	1 <sup>st</sup> Vice Chair/Mayor Rubio (City of Seaside)
Mayor Mettee-McCutchon (City of Marina)	2 <sup>nd</sup> Vice Chair/Supervisor Potter (County of Monterey)
Mayor Pendergrass (City of Sand City)	Councilmember Wilmot (City of Marina)
Supervisor Salinas (County of Monterey)	Jim Cook (County of Monterey)
Councilmember Davis (City of Pacific Grove)	Mayor McCloud (City of Carmel-by-the-Sea)
Councilmember Mancini (City of Seaside)	Councilmember Barnes (City of Salinas)

Arriving after the roll call was Mayor Della Sala (City of Monterey).

Ex-Officio members present:

James Main (CSUMB)	Vicki Nakamura (Monterey Peninsula College)
Dr. Tom Woodruff (MPUSD)	Dr. Bruce Margon (UC Santa Cruz)
Gail Youngblood (BRAC)	Kenneth K. Nishi (Marina Coast Water District)
Debbie Hale (TAMC)	

Arriving after the meeting was called to order were Congressman Sam Farr (17<sup>th</sup> Congressional District), Hunter Harvath (Monterey-Salinas Transit), and COL Pamela Martis (U.S. Army). Absent were representatives from the 15<sup>th</sup> State Senate District and the 27<sup>th</sup> State Assembly District. Dr. Doug Garrison (Monterey Peninsula College) replaced Vicki Nakamura at the dais upon his arrival at 3:47 p.m.

With a quorum present, Chair Russell opened the meeting.

2. PLEDGE OF ALLEGIANCE

Chair Russell led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS

Chair Russell acknowledged the presence of Supervisor Simon Salinas, who was representing Monterey County, and Jim Cook, alternate for Supervisor Lou Calcagno.

4. PUBLIC COMMENT PERIOD

Ron Chesshire (Monterey/Santa Cruz Building and Construction Trades Council) expressed the Council's strong support for successful renegotiation efforts of the revised Disposition and Development Agreement of The Dunes on Monterey Bay project, in order to keep the project moving forward. He also reiterated the Council's strong support for FORA's prevailing wage policy and a consistency determination for The Dunes project, so the Trades Council could provide a written comment.

5. CONSENT AGENDA

There was one item on the Consent Agenda: Item 5a (Minutes of the November 9, 2007 board meeting). **Motion to approve Item 5a was made by Mayor Rubio, seconded by Councilmember Wilmot, and carried.**

6. OLD BUSINESS

Item 6a - Habitat Conservation Plan ("HCP") approval process: Director of Planning and Finance Steve Endsley reported on recent developments, which included some staff changes at U.S. Fish and Wildlife Service ("F&WS"), discussions among the new F&WS staff members and Jones and Stokes about transition issues and the importance of keeping the HCP moving forward; FORA's availability to meet with the new F&WS staff members in Ventura; and the hiring of a special counsel to assist in determining the "life of FORA" and FORA's successor issues. There was one board comment and none from the public.

Item 6b - Base Reuse Plan reassessment - update: Executive Officer Houlemard reported on the slow down in the national economy, particularly in the housing sector, and noted the reduction in building permits on the local scene, all of which is moving the reassessment of the Base Reuse Plan out in time, possibly several years. He said a full presentation of the impact of these changes will be presented to the Board by staff sometime in the Spring. Board questions included the following: (1) Councilmember Davis asked how long the desal water project would take to complete. Mr. Houlemard replied that when the current reprogramming of forecasts in the FORA Capital Improvement Program is completed, more information would be available, adding that if the economy rebounds in a reasonable amount of time, it could be fiscal year 2013/14 (current figures indicate 2010/11). (2) Congressman Farr stated that there are seven Department of Defense footprints in Monterey County, all expanding, which bring in about \$1 billion of federal funds annually. He reminded all of the importance of building more affordable housing for support personnel and the medical community, and suggested taking another look at FORA's master plan. He requested that FORA staff create a matrix showing the affordable housing to be constructed on former Fort Ord and also publish where a member of the public can call to get more details about affordable housing opportunities; Mr. Houlemard replied that this information would be included in FORA's next quarterly report. He added that he has had discussions with the Office of Economic Adjustment, which is providing help to growth communities. Congressman Farr also indicated support for adequate water allocations so workforce housing could be built. Mayor Mettee-McCutchon asked that the rentals in Preston Park and Abrams be included in the matrix. John Fischer from Pacific Grove, a member of the public, suggested building affordable housing in, or near, commercial areas/jobs.

Item 6c - Environmental Services Cooperative Agreement ("ESCA") - Update: Executive Officer Houlemard reported that the Army would be sending FORA another ESCA grant payment ahead of schedule, in an amount close to \$10 million, and expects to transfer the balance of the grant sometime in 2009. FORA Real Property and Facilities Director Stan Cook said that meetings with the regulators and members of the local community are in full swing. He summarized the information in the board report and called attention to the quarterly public newsletter which had been distributed to board members, along with a promotional item in the shape of green, spongy hand grenade replica with the ESCA remediation hotline telephone number. This number provides one with updates on the cleanup project, including current work sites and road closures, notices of community meetings, and an opportunity to leave a message. Kristie Reimer from LFR, Inc., reported that site preparation work has started in the General Jim Moore Blvd. corridor. There was one board question and none from the public.

Item 6d - Imjin Office Park Project - adoption of the 07-08 budget: Director of Planning and Finance Steve Endsley provided informational summaries of the five staff recommendations in the board report. Mayor Rubio recused himself from staff recommendation #3. Board members expressed concerns about

FORA's search to find a developer for its building, and Mayor Mettee-McCutchon recommended distributing a Request for Proposals right away, giving preference to local developers. **Mayor Mettee-McCutchon moved the following actions, which were seconded by Councilmember Davis: (1) approval of the fiscal year 2007-08 Imjin Office Park budget as attached to the board report; (2) authorization for the Executive Officer to enter into a reimbursement agreement with the Carpenters Union for FORA's portion of preconstruction services and site grading costs; (3) authorization for staff to identify a developer to purchase FORA's interest and building lot in the project through a Request for Proposals' process; and (4) authorization for staff to negotiate a price with a developer to purchase FORA's interest and building lot in the Imjin Office Park Project, allowing FORA to recover eligible project spending incurred to date. This motion carried unanimously.**

Item 6e - Central Coast Veterans Cemetery – update: Executive Officer Houlemard summarized the board report, calling attention to the current donations. Councilmember Mancini asked when the veterans cemetery parcel would be cleaned, and Kristie Reimer responded that a remedial investigation work plan is now being reviewed by the regulators and cleanup work could begin as early as August 2008

7. NEW BUSINESS - none

8. EXECUTIVE OFFICER'S REPORT

There were two items in this report: Item 8a (Administrative Committee report), Item 8b (Executive Officer's travel report). Both were informational. Mayor McCloud asked for a clarification of text in the December 19, 2007 Administrative Committee minutes. There were no public comments.

10. ELECTION OF FORA OFFICERS FOR 2008

There were no objections when Chair Russell moved to the election . He asked Chuck Mayor Della Sala, Chair of the Nominating Committee, to present the slate of candidates. Chair - Mayor Joe Russell; 1<sup>st</sup> Vice Chair - Mayor Ralph Rubio; 2<sup>nd</sup> Vice Chair – Supervisor Dave Potter; Past Chair – Mayor Ila Mettee-McCutchon; and Representative-at-Large – Mayor David Pendergrass. Executive Officer Houlemard, serving as elections officer, asked if there were other nominations. There were none. **Motion to confirm and elect the nominees to serve as FORA officers was made by Mayor Della Sala, seconded by Councilmember Mancini, and carried unanimously.**

9. ANNOUNCEMENTS AND CORRESPONDENCE

Debbie Hale, TAMC Executive Director, distributed a handout advertising four meeting dates and locations for members of the public to learn more, and express opinions, about the Countywide Transportation Investment Plan to be funded by a potential half-cent sales tax for transportation. Dr. Doug Garrison, President and Superintendent of Monterey Peninsula College ("MPC"), distributed a mailer handout announcing the spring courses available at MPC's Education Center in Marina (former Fort Ord), noting that classes are scheduled to start on February 4<sup>th</sup>. He invited all to attend the open house from 10:00 – 2:00 on February 2<sup>nd</sup>. Jim Arnold, FORA's Senior Engineer, acknowledged the presence of two Boy Scouts from Troop 43, who had attended the board meeting to fulfill a requirement for their Citizenship in the Community merit badge.

10. ADJOURNMENT

Chair Russell adjourned the meeting at 4:40 p.m.

Minutes prepared by Linda Stiehl, Deputy Clerk.

Approved by

  
Michael A. Houlemard, Jr., Executive Officer/Clerk

Fort Ord Reuse Authority Board Meeting

January 11, 2008

Page 3

# FORT ORD REUSE AUTHORITY BOARD REPORT

## OLD BUSINESS

<b>Subject:</b>	Habitat Conservation Plan approval process	
<b>Meeting Date:</b>	January 11, 2008	<b>INFORMATION</b>
<b>Agenda Number:</b>	6a	

### RECOMMENDATION:

Receive a status report regarding preparation of Habitat Conservation Plan ("HCP") and State of California 2081 Incidental Take Permit ("ITP") Process.

### BACKGROUND/DISCUSSION:

The Fort Ord Reuse Authority ("FORA") completed a Draft HCP on January 23, 2007 covering topics necessary to submit the HCP to California Department of Fish and Game ("CDFG") and an application for a basewide State 2081 Incidental Take Permit ("ITP"). Upon completion of this document, budget authority for the biological HCP consultant was fully expended. The Draft HCP was circulated to U.S. Fish and Wildlife Service ("USFWS"), CDFG, the Fort Ord Reuse Authority's ("FORA") land use jurisdictions, and other prospective habitat managers participating in the program. USFWS provided written comments on the Draft HCP in March and July 2007. CDFG provided written comments in April 2007.

To define necessary steps to obtain CDFG approval of a basewide State 2081 Permit, FORA's legislative representatives met with key stakeholders in CDFG, California Department of Parks and Recreation ("State Parks"), and the Governor's Office on April 30, 2007. Subsequent meetings were held with Mike Crisman, State of California Resources Secretary, and John McCamman, CDFG Chief Deputy Director (at the time). These discussions identified several steps for FORA and CDFG to take to secure a successful 2081 permit. The representatives and stakeholders identified a need for a larger scope for the work, requiring FORA to redistribute a Request for Qualifications ("RFQ") containing a larger budget than previously included in the March 2007 RFQ. In return, key stakeholders in Sacramento gave assurances they would perform required work on their end and support a "final" process. In response to the need for an expanded scope of work, at its May 11, 2007 meeting, the FORA Board directed staff to redesignate unused HCP funds in Fiscal Year ("FY") 06-07 for HCP consultant work and directed staff to enter into a contract, not to exceed \$150,000, with an HCP consultant to conduct the larger scope of work.

FORA staff received several responses to its RFQ and selected Jones & Stokes, Inc. ("Jones & Stokes") for the contract, which gives FORA the expertise to respond to USFWS and CDFG comments on the draft HCP. Jones & Stokes successfully completed comparable HCP's in Northern California and is the author of the 1997 Fort Ord Habitat Management Plan. The initial contract was for \$85,445 and covers revisions to Draft HCP chapters, resulting from agency comments and FORA staff concurrence. An amendment to this contract for additional tasks and budget to recombine State and Federal HCP's was approved at a previous Board meeting. The approved FY 06-07 and FY 07-08 budgets included additional funding for this purpose.

Jones & Stokes have identified a window of opportunity to expedite permit issuance. As noted, Jones & Stokes have proposed recombining the truncated State and Federal HCP processes into one HCP document and one combined public review period, which would

result in a shorter timeframe for federal and state permit issuance and a stronger HCP document. Significant progress on the State HCP made in the last year should allow Jones & Stokes to complete the necessary federal HCP chapters on an expedited basis. This allows FORA to use the HCP document for both Federal National Environmental Policy Act ("NEPA") and State of California Environmental Quality Act ("CEQA") permit applications.

On May 23, 2007, FORA hosted an HCP working group meeting among Jones & Stokes, FORA, CDFG, USFWS, University of California ("UC"), Bureau of Land Management ("BLM"), and State Parks to discuss agency comments on the Draft HCP Funding Chapter. The HCP working group identified issues and discussed probable solutions to improve the Draft HCP funding section. A follow-up conference call occurred May 31, 2007. To expedite agency review of the Draft HCP, Jones & Stokes suggested that USFWS and CDFG prepare comment letters on Draft HCP chapters reviewed to date and that the agencies offer oral comments on the remaining chapters. This approach was well received and was discussed in further detail during a strategy session among FORA, USFWS, and CDFG held in early June. On July 12, 2007, the HCP working group met, reviewed past comments received from USFWS and CDFG, reviewed Jones & Stokes' technical memo proposing revisions to the draft HCP, and reviewed Jones & Stokes' draft costing model. On August 29, 2007, the HCP working group held another meeting, in which the group: provided additional feedback on the draft costing model, requested feedback from working group members on Draft HCP sections, addressed questions on the Early Transfer/ Environmental Services Cooperative Agreement, and asked for feedback from USFWS and CDFG on inclusion of the proposed alignment of the Multi-Modal Corridor along Intergarrison Road in lieu of a previous alignment bisecting the UC Fort Ord Natural Reserve. On November 15, 2007 the working group reviewed a draft HCP Implementing Agreement, a required HCP document.

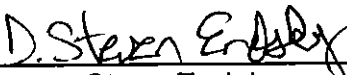
On October 1, 2007, Mayors Russell, Mettee-McCutchon, and Rubio met with State of California Resources Secretary Mike Crisman and CDFG Interim Director John McCamman and, as a consequence, a letter was drafted demonstrating CDFG support for FORA's Early Transfer/ Environmental Services Cooperative Agreement activities. In December 2007 Jones & Stokes personnel met with USFWS in Ventura regarding staff transition and other issues. Jones & Stokes are drafting a progress memo to be shared at the next working group meeting in January 2008.

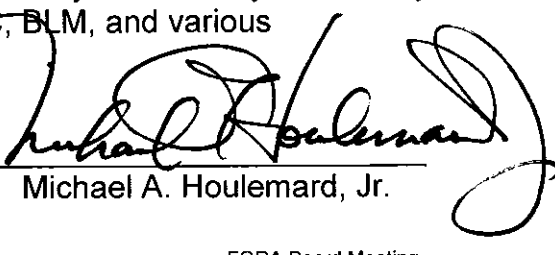
### **FISCAL IMPACT:**

In September 2007, the FORA Board amended the initial \$85,445 Jones & Stokes Contract resulting in a combined budget authority not to exceed \$236,550. Funding for this amount was designated in the fiscal year 06-07 and carried over into the 07-08 budget.

### **COORDINATION:**

Executive Committee, Administrative Committee, Legislative Committee, Coordinated Resources Management and Planning Team, City of Marina, County of Monterey, U.S. Army, USFWS and CDFG personnel, Denise Duffy & Associates, UC, BLM, and various development teams.

Prepared by   
Steve Endsley

Approved by   
Michael A. Houlemard, Jr.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## OLD BUSINESS

<b>Subject:</b>	Base Reuse Plan reassessment – update	
<b>Meeting Date:</b>	January 11, 2008	<b>INFORMATION</b>
<b>Agenda Number:</b>	6b	

### RECOMMENDATION:

Receive a Base Reuse Reassessment Planning update.

### BACKGROUND/DISCUSSION:

The Fort Ord Reuse Authority ("FORA") Board of Directors approved the Fort Ord Base Reuse Plan ("BRP") on June 13, 1997. As a consequence of the terms in BRP 1998 Sierra Club litigation Settlement Agreement, FORA adopted Chapter 8 into its Master Resolution. Chapter 8 includes the following three provisions that trigger BRP reassessment: 1) prior to and allocation of augmented potable water; 2) upon issuance of the 6,001<sup>st</sup> building permit; or 3) by January 1, 2013.

The Marina Coast Water District ("MCWD") Board, in 2005, reported that desalinated water could be available for delivery in the 2009/2010 timeframe, if needed for anticipated projects. However, recent market conditions have changed, which defers the desalinated water project phasing. As a result, FORA does not need to reassess the BRP for some time. Prior to market changes, the FORA Board approved fiscal year 07-08 funding for a new Senior or Principal Planner position and \$800,000 to begin the Base Reuse Reassessment Planning process. FORA staff is deferring these expenditures.

A working subgroup of the FORA Administrative Committee met informally to discuss the BRP. In addition, FORA Authority Counsel made arrangements to secure the services of special counsel to provide additional advice. To respond to FORA Board members' inquiries about the Base Reuse Planning process, including the successor-in-interest to FORA issue, FORA staff is working with the jurisdictions to schedule and program a workshop for Board members (next Spring) solely devoted to this topic.

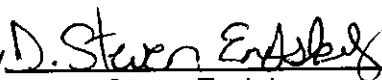
### FISCAL IMPACT

No fiscal impact, project deferred.

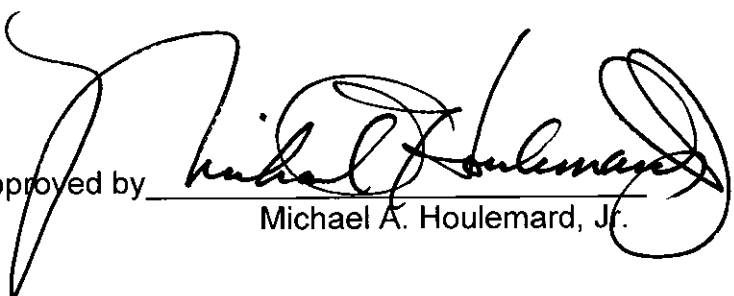
### COORDINATION:

Administrative Committee, Executive Committee, Base Reuse Plan Working Group

Prepared by

  
Steve Endsley

Approved by

  
Michael A. Houlemard, Jr.



# FORT ORD REUSE AUTHORITY BOARD REPORT

## OLD BUSINESS

Subject:	Environmental Services Cooperative Agreement – update	
Meeting Date:	January 11, 2008	INFORMATION
Agenda Number:	6c	

### RECOMMENDATION:

Receive a status report on the Fort Ord Reuse Authority ("FORA") Environmental Services Cooperative Agreement ("ESCA") Remediation Program ("RP").

### BACKGROUND:

In Spring 2005, the Army and FORA entered into negotiations to execute an Army-funded ESCA leading to the Early Transfer ("ET") of 3,500 acres of former Fort Ord property prior to regulatory environmental sign-off. In early 2007, the Army awarded FORA a \$100 million ESCA Grant to perform munitions cleanup on the ESCA parcels and FORA also entered into an Agreement on Consent ("AOC") with U.S. Environmental Protection Agency ("U.S. EPA") and California Department of Toxic Substance Control ("DTSC"), defining conditions under which FORA assumes responsibility for the Army remediation of the parcels. FORA then entered into a Remediation Services Agreement ("RSA") with LFR, Inc. to provide Munitions and Explosives of Concern ("MEC") remediation services and for Pollution Legal Liability and Cost-Cap insurance policies for this remediation work. FORA will receive the property after U.S. EPA approval and concurrence by the Governor.

### DISCUSSION:

Since the ESCA work began in early 2007, FORA and its MEC remediation team (LFR/Weston/Westcliffe) have been working and meeting with Regulators, the Army and the Jurisdictions on the necessary documentation and site preparation to commence ESCA MEC field work and conduct public outreach to the community. These are detailed in the attached ESCA Quarterly Grant Report.

Noteworthy items in this report are the following:

- FORA ESCA RP team has engaged in 53 Technical and 104 Community Outreach tasks and activities.
- Seaside residents and schools near the former Fort Ord were notified of pending remedial activity.
- Fieldwork for Change Order # 2 began late November 2007.
- FORA organized cleanup of illegal dumping south of Inter-Garrison Road on future ESCA property.
- ESCA Community Orientation meeting – Public meeting introducing the public to the ESCA Remediation Program: objectives; goals; location; components; impacts and schedule.
- Discovery and safe removal of 60 mm rocket during LFR site preparation work.
- Received ESCA access corridors concurrence (for bikers, hikers and equestrians) from US EPA.

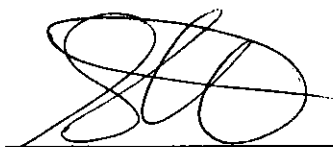
### FISCAL IMPACT:

All ESCA work is covered by approved budget items and/or the grant award from the US Army.

### COORDINATION:

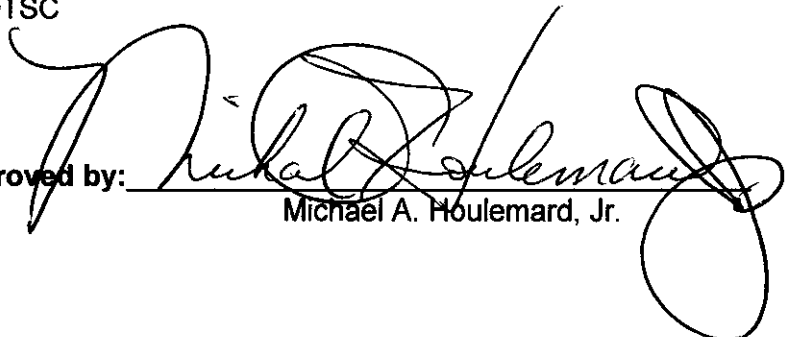
Administrative Committee, Executive Committee, FORA Negotiating Team, Special and Authority Counsel, LFR, Inc., Weston Engineers, U.S. EPA, and DTSC

Prepared by:



Stan Cook

Approved by:



Michael A. Houlemard, Jr.

## QUARTERLY PROJECT REPORT

### Environmental Services Cooperative Agreement

**Report No:** 3

**Reporting Period:** October 1, 2007 to December 31, 2007

**Grant Recipient:** Fort Ord Reuse Authority

**Agreement No:** W9128F-07-2-0162

**PR No:** W59XQB70879961

**Effective Date:** March 30, 2007

**Grant Officer:** Doug Hadley  
Contracting Officer/Grants Officer  
U.S. Army Corps of Engineers, Omaha District  
Phone: 402-221-3045  
Fax: 402-221-4199

**Compiled by:** Stan Cook  
ESCA Remediation Program, Program Manager  
Fort Ord Reuse Authority  
100 12<sup>th</sup> Street  
Building 2880  
Marina, CA 93933  
Phone: 831-883-3672  
Fax: 831-883-3675

**Submitted to:** Gail Youngblood  
Fort Ord BRAC Environmental Coordinator  
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Monterey, CA 93944  
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*This report is submitted per the requirements in the Cooperative Agreement Award, Attachment E.1, Technical Services and Requirement Statement, Section 3.1. Project Progress Reports.*

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## **Background/Scope and Purpose**

### **Background.**

The Federal Government, for and on behalf of the citizens of the United States of America, acts as the steward of certain real property on which it operates and maintains military facilities necessary for the defense of the United States of America. Certain military facilities are no longer required for that mission, and the Department of Defense (DoD) closed and plans to dispose of certain real and personal property at those facilities in accordance with the authority of the Defense Base Closure and Realignment Act of 1990, Public Law 101-510 (10 U.S.C. Section 2687 note, as amended). DoD is authorized to dispose of real and personal property on the former Fort Ord to the Fort Ord Reuse Authority (FORA). Under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. Section 9620(h)(3)(C), federal property may be transferred prior to the completion of all remedial action necessary to protect human health and the environment. Under this early transfer authority, DoD may transfer portions of Fort Ord to the FORA, which may assume responsibility for certain environmental response activities (Environmental Services).

The property to be transferred and the geographic area in which work will be performed under the ESCA are identified herein as the Areas Covered by Environmental Services, (ACES). The environmental response activities required of the FORA under the Environmental Services Cooperative Agreement (ESCA) are identified herein as the Environmental Services. The ESCA provides the funding, specifications and requirements for the FORA's performance and completion of the Environmental Services in the ACES. Cleanup of the ACES is governed by CERCLA, the National Contingency Plan (NCP), the Administrative Settlement Agreement and Order on Consent (AOC), and other applicable laws and regulations. The Army has conducted investigations and site characterization under its own authorities under CERCLA, the Defense Environmental Restoration Program (DERP), and other applicable laws and regulations, and has identified both contaminated areas as well as uncontaminated areas. Additional site characterization and investigations are to be performed. Following the early transfer of the ACES, FORA will be obligated to comply with the AOC under the oversight of the United States Environmental Protection Agency (US EPA) and the Department of Toxic Substances Control (DTSC). As provided in the ESCA, the Parties agree that the FORA's performance of the Environmental Services must satisfy certain obligations of the Army under CERCLA and the NCP. If inconsistencies are found between the ESCA and the AOC after the ESCA has been signed, the Parties will work toward a resolution, in accordance with Section D.9 of the ESCA. The ESCA is of mutual benefit to the Army and FORA because it will facilitate early transfer and the immediate reuse of the ACES by allowing FORA to perform the Environmental Services in conjunction with redevelopment activities. The ESCA, executed in anticipation of an early transfer, will allow FORA full access to the ACES in order to implement the Environmental Services and redevelop the ACES. The ESCA does not reduce or alter in any way the responsibilities and obligations of the Army

under CERCLA, the NCP, or Section 330 of Public Law 102-484 ("Section 330"), except as otherwise provided in the ESCA.

**Purpose.**

The provisions of the ESCA establish the terms and conditions necessary for the completion of the Environmental Services required to obtain Site Closeout and the execution of Long-Term Obligations associated with Site Closeout. The AOC and Technical Specifications Requirements Statement (TSRS) establish the process for obtaining Site Closeout within the ACES. By execution of the ESCA, the Army and FORA concur with the AOC and TSRS. The ESCA in no way restricts the Parties from modifying the Covenant to Restrict the Use of Property (CRUP) or the Environmental Protection Provisions (EPP), and documents referenced therein, before or after the Environmental Services at the ACES have begun. However, any such modifications shall not eliminate or change FORA's or Army's obligations under the ESCA unless a concurrent modification is made to the ESCA in accordance with Section D.21.

**Scope.**

FORA shall cause to be performed the Environmental Services, in consideration of the payment of a fixed sum by the Army in accordance with and subject to the provisions of the ESCA. The Environmental Services, to the extent required to be performed under the ESCA, shall satisfy the requirements of CERCLA and the NCP by satisfying the requirements provided in the AOC and TSRS. The Environmental Services will be performed in furtherance of the FORA's approved Reuse Plan and integrated with redevelopment activities, all as more particularly described in the TSRS.

The AOC establishes the process for obtaining Site Closeout within the ACES. By the execution of the ESCA, the Army concurs with the process set forth in the AOC, and all documents and approvals referenced therein; however, this concurrence in no way limits the FORA's ability to complete Environmental Services that go beyond the requirements of CERCLA and Resource Conservation and Recovery Act (RCRA) for the ACES by satisfaction of the AOC. Furthermore, the ESCA in no way restricts the parties to the AOC from modifying the AOC and documents referenced therein, pursuant to the terms thereof, before or after the Environmental Services at the ACES have begun; however, any such modifications will be coordinated with the Army and shall not eliminate or change FORA's or Army's obligations under the ESCA unless otherwise agreed in a writing signed by the Parties. In addition to providing the specified funding, the Army will retain the responsibilities and liabilities specified within the ESCA and attachments. The Army's program oversight shall ensure that the remedies implemented by the FORA pursuant to the AOC and TSRS are consistent with CERCLA and the NCP, Department of Defense Explosives Safety Board (DDESB) requirements, and other applicable laws and/or regulations. The Parties agree that the implementation of the AOC must be consistent with remedy requirements of CERCLA, the NCP, and other applicable laws and regulations, and that future modifications to the AOC will likewise be consistent with such remedy requirements. FORA agrees to achieve Site Closeout and perform the required remedial actions in accordance with and subject to the provisions of the ESCA. In accordance with 42 U.S.C.

9620(h)(3)(C)(iii), after all response actions necessary to protect human health and the environment on the ACES, or portions thereof, have been taken, the Army will grant to the FORA the CERCLA warranty that all necessary response actions have been taken.

### **Document Technical Progress or Work Completed**

In this Quarter, FORA and FORA's Remediation Team (LFR, Weston Engineers & Westcliffe Engineering) continued: Program Management including mobilization and equipment procurement; preparation of the Community Involvement Outreach Plan, in consultation with the EPA, DTSC, and Army; continued preparation of the Program Management Plan based on input from the Scoping Meeting; continued preparation of the Summary of Existing Data Report (SEDR) based on input from the Scoping Meeting; and, preparation of the Remedial Investigation Work Plan Amendment for the Seaside 1 – 4 parcels.

FORA's critical dates, technical progress, or work completed within this Quarter are:

October 1, 2007 Weekly Teleconference meeting between FORA and FORA's Remediation Team.

October 1, 2007 Met with BRAC to amend the Right-of-Entry for General Jim Moore Boulevard and Eucalyptus and add the three parcels north of Eucalyptus (E20c.1.1.1, E20.1, E20c.2).

October 1, 2007 Met with BRAC on the status of the FOSET 5 document; currently coordinating the DDESB review.

October 2, 2007 FORA Remediation Team delivered draft chapters 1-4 of the Summary of Existing Data Report for review and comments.

October 3, 2007 Conference call with DTSC and EPA regarding Seaside Work Plan Amendment.

October 3, 2007 Met with Army for In Progress Review (IPR).

October 4, 2007 Created draft map of access routes through the ESCA property using paved roads for interim users based on input from Regulators, Public Safety Providers and Users.

October 4, 2007 Telephone conference with BRAC regarding language to Rights-of-Entry amendment about the ongoing Army munitions and explosives investigation on the ESCA parcels and the need for continued coordination in relation to the Seaside 1-4 work.

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October 9, 2007 FORA Executive Officer executed the Right-of-Entry amendment for Seaside 1-4 work.

October 10, 2007 Meeting with regulators (DTSC and EPA) to review Seaside Work Plan Amendment and addressed questions on who will perform the Quality Assurance for the MEC work.

October 11, 2007 Meeting with DTSC regarding final revisions to the Memorandum of Agreements with the Jurisdictions on DTSC LUC Reporting Requirements.

October 18, 2007 Received the latest version of the FOSET 5 and CRUP Environmental Protection Provisions (EPP) which contains the land use restrictions for the ESCA properties to ensure that the restrictions will allow proper access during the deferral period. Also forwarded the EPPs to FORA counsel for their review.

October 22, 2007 Weekly Teleconference Meeting between FORA and FORA's Remediation Team to discuss October 25<sup>th</sup> Pre-Planning meeting, presentation schedule for Seaside 1-4 to Seaside City Council and other issues.

October 24, 2007 Discussion regarding Quality Assurance issues with BRAC for the ESCA program.

October 24, 2007 Discussion with County of Monterey and DTSC regarding the sequence of approving the various ESCA related MOAs, FOSET 5 and CRUP documents.

October 25, 2007 Telephone conference with FORA Remediation Team to ensure access to the Ammo Supply Point for invasive species weed abatement

October 26, 2007 Meeting with FORA Engineering regarding Monterey Peninsula Water Management District MEC remediation coordination at ASR injection well site located in Seaside 1-4 (east of General Jim Moore Boulevard) in an ESCA Special Case Area.

October 31, 2007 Preparation for meeting with Monterey Peninsula Water Management District on 11/5/07 regarding MEC remediation coordination at ASR injection well site located in Seaside 1-4, an ESCA Special Case Area.

November 1, 2007 Meeting with LFR and Seaside Fire Department to review Seaside 1-4 Work Plan.

November 1, 2007 Worked with FORA Planning staff to create maps for DTSC Land Use Covenants Reporting requirements.

November 2, 2007 Received draft Addendum to the Seaside 1-4 Work Plan from FORA Remediation Team for review.

November 2, 2007 Telecon with representative for U.S. EPA requesting copy of draft Addendum to the Seaside 1-4 Work Plan for review.

November 5, 2007 Telecon with FORA Remediation Team regarding clarification for fence installation, fire breaks and gates.

November 5, 2007 Discussion with FORA Remediation Team regarding proposed work schedule

November 5, 2007 Discussion with U.S. Army regarding status of FOSET 5 and FOST 10 Master Deed review.

November 5, 2007 Meeting with Monterey Peninsula Water Management District, CalAm Water and FORA Remediation Team to discuss coordinating ESCA MEC remediation with Aquifer Recharge Storage (ASR) site expansion.

November 8, 2007 Request for clarification from BRAC regarding specifics of public comment period for Seaside 1-4 Site Specific Work Plan recently posted in the Administrative Record.

November 9, 2007 Forwarded ESCA property Covenants Restricting Use of Property (CRUPs) from DTSC and BRAC to County of Monterey and Monterey Peninsula College for their records.

November 13, 2007 Day long meeting with regulators (DTSC and EPA) in Emeryville, CA regarding updates on FOSET 5 transfer, access corridor map, community relations and public outreach, habitat issues for Seaside 1-4 and Munitions and Explosives Quality Assurance contractor.

November 14, 2007 Meeting with FORA Remediation Team, CalAm Water, Seaside and Monterey Peninsula Water Management District regarding conflicts between the ESCA remediation efforts and the Aquifer Recharge Storage well expansion and existing supply pipeline.

November 19, 2007 Response from EPA regarding submission of Institutional Controls (IC) implementation plan for Parker Flats below the cash-line.

November 20, 2007 Meeting with FORA Remediation Team to discuss Aquifer Recharge Storage well site expansion site improvements for Monterey Peninsula Water District.

November 26, 2007 Meeting with FORA Remediation Team to coordinate and receive updates on ESCA RP progress.



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November 26, 2007 Letter to DTSC and EPA regarding access corridors and map, sign portfolio and support letter from Transportation Agency for Monterey County.

November 27, 2007 Sent letter to Monterey Peninsula Water District about FORA's ability/constraints due to the ESCA MEC remediation work to coordinate with their Aquifer Recharge Storage site expansion project.

November 28, 2007 Meeting with FORA Remediation Team to discuss building removal on ESCA parcels and update on recent meeting with local demolition contractors.

November 30, 2007 Preparation for 12/4/07 Munitions Response and Base Cleanup Team meeting.

November 30, 2007 Quarterly Team Meeting with FORA Remediation Team to discuss and provide updates on comments and review of ESCA Seaside Work Plan by regulators and insurance carrier.

November 30, 2007 Received email from Sheriff's office of the County of Monterey regarding citation information for the "No Trespassing" signs proposed for the ESCA property.

December 3, 2007 Contact signage vendors to secure quotes for prices on signage for access corridors.

December 3, 2007 Received a copy of the Addendum to the Seaside 1-4 Work Plan from FORA Remediation Team and reviewed comments from BRAC.

December 4, 2007 Attended the Army BRAC Munitions Response and Base Cleanup Team meeting.

December 5, 2007 Discussion with BRAC regarding support for Aquifer Storage Recharge well site located in Seaside ESCA properties.

December 7, 2007 ESCA oversight funding reimbursement letter sent to FORA from EPA.

December 10, 2007 Conducted review and approval of FORA Remediation Team Quality Assurance verification section of the SEDR and Safety Plan.

December 10, 2007 Conducted review of maps for the SEDR.

December 11, 2007 Selected ESCA building removal contractor.

December 12, 2007 Day long meeting with regulators (DTSC and EPA) in Emeryville, CA regarding updates on FOSET 5 transfer, access corridor map, community

relations and public outreach, habitat issues for Seaside 1-4 and Munitions and Explosives Quality Assurance contractor.

December 19, 2007 Sent out the Request for Proposal (RFP) for Quality Assurance Oversight professional.

December 18, 2007 Review ESCA inspection communication and tracking procedures.

December 19, 2007 FORA Remediation Team about locate a 60mm rocket in a debris pile in Seaside 1-4 while conducting site preparation field work. Contacted Army BRAC to follow up on disposal of the discarded military munitions and subsequent incident report.

December 20, 2007 Quality Assurance Surveillance Plan (QASP) to regulators (EPA/DTSC).

December 20, 2007 Review of Community Involvement and Outreach Program Plan (CIOP) and provided comments and revisions.

**ESCA Grant Funds Spent - This Quarter - Total to Date**

See the attached Financial Report form 272.

**Upcoming work for the next reporting Quarter**

In the upcoming Quarter FORA and FORA's Remediation team will:

1. Continue Program Management;
2. Begin ESCA MEC Remediation field work;
3. Finalize the Draft Community Involvement and Outreach Plan and submit a preliminary draft to FORA for review and comment;
4. Continue preparation of the Draft Summary of Existing Data Report;
5. Continue preparation of Draft Program Management Plan; and
6. Finalize the Remedial Investigation Work Plan for Seaside parcels.

**Technical or Regulatory issues that may impact project schedule**

N/A

**Status of comments submitted by Army on documents submitted by FORA**

N/A

**Status coordination of MEC documents with DDESB**

N/A

**Corrective Measures Implementation Reports**

N/A

**Corrective Measures Effectiveness Report**

N/A

**Needed notifications in accordance with the ESCA**

N/A

**Changes to the AOC**

N/A

**Summary of Public Participation - This Quarter - Next Quarter**

Public Participation during this Quarter was extensive including continued preparation of the draft Community Involvement and Outreach Plan and preparing an ESCA fact sheet to support outreach at the 2007 Monterey County Fair.

FORA's critical outreach dates and public participation completed within this Quarter are:

October 1, 2007 Thank you letters to the interim users who attended September 27th meeting regarding access issues.

October 2, 2007 Conference call with DTSC regarding coordination issues, invitation list and agenda-setting for upcoming Community Orientation Pre-Planning meeting in late October.

October 2, 2007 Conference call with staff member for Monterey County Herald newspaper. Provided synopsis of Users Group meeting (9/27/07) and forwarded a copy of the agenda for the User's Working Group's first meeting scheduled for 10/10/07.

October 2, 2007 Member of the public telephoned to check on the status of her request for information regarding Mineral Rights on the former Fort Ord. FORA counsel prepared a response.

October 3, 2007 Facilitated Public Safety Meeting at FORA offices to discuss Memorandum of Agreement and status of jurisdiction approval, Fort Ord User Group access issues, upcoming meeting with City of Seaside and Presidio of Monterey emergency services providers.

October 3, 2007 Held Habitat Meeting for City of Seaside regarding Contract Change Order #2.

October 3, 2007 Participated with Army in Community Involvement Workshop practice meeting to receive comments and input on FORA presentation.

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October 4, 2007 Provided a FORA ESCA RP map for the Association for Monterey Bay Area Government's newsletter article regarding the FORA ESCA RP.

October 5, 2007 Telephone conference with FORA Community Relations and Public Outreach consultant and FORA Engineering on presentation for Community Involvement Workshop.

October 5, 2007 Request made by Monterey Peninsula Water Management District (MPWMD) for presentation regarding the ESCA RP to their Board of Directors. Commence work on presentation with MPWMD staff member.

October 5, 2007 FORA contacted member of the public to address her concerns about FORA conducting a prescribed burn this year under the ESCA.

October 5, 2007 Coordinated with FORA Board Chair to provide information to the Sea Otter Classic regarding access issues on ESCA property .

October 5, 2007 Created timeline of ESCA events and activities to update FORA Board members.

October 9, 2007 Finalized summary notes from 9/27/07 User's Group meeting and emailed to participants on the distribution list (approximately 125).

October 9, 2007 Finalized the Community Involvement Workshop PowerPoint Presentation.

October 9, 2007 E-mailed the Agenda for the 10/10/07 Users Working Group meeting to all who have expressed interest in participating in the working group (approximately 20).

October 9, 2007 Meeting with FORA Remediation Team and FORA Community Relations/Public Outreach Consultant to develop a flyer for the Seaside Sparkler and Marina Air Faire to provide information on the upcoming filed work starting November in the Seaside 1-4 parcels.

October 9, 2007 Meeting with Army Base Cleanup Team and presented update on the ESCA RP. Discussed ESCA Quarterly Report #2, September 12<sup>th</sup> User Group Meeting, Users Working Group meeting, commencement of field work in November, and public outreach at the Seaside Sparkler and Marina Air Faire.

October 9, 2007 Forwarded Community Involvement Workshop PowerPoint presentation with the Regulators and Army BRAC for their feedback and comments prior to the workshop.

October 10, 2007 Meeting with Users Working Group to create the working group and work on ESCA access and information distribution.

- October 10, 2007 Participated in Community Involvement Workshop (CIW) practice presentation session with Army to present the CIW PowerPoint presentation and get editorial feedback for final version.
- October 10, 2007 Delivered a presentation on the status of ET/ESCA Remediation Program at the U.S. Army Community Information Workshop at the Holiday Inn Express in Marina, CA. .
- October 11, 2007 Meeting with FORA Community Relations/Public Outreach consultants to discuss Public Outreach and CERCLA requirements and housekeeping issues related to the ESCA outreach needs.
- October 11, 2007 Meeting with CSUMB Otter Realm newspaper to provide information on ESCA and impacts on CSUMB faculty, staff and students.
- October 11, 2007 Meeting with Technical Review Committee, Army and the various local regulatory agencies to a PowerPoint presentation providing ESCA RP updates.
- October 17, 2007 Telephoned members of the Users Working Group and LULAC to extend a Pre-Planning Meeting invitation (follow-up via email).
- October 17, 2007 Met new Congressional District Director for the Monterey/Santa Clara area and forwarded information and resources regarding the ESCA RP.
- October 17, 2007 Meeting with FORA ESCA/FORA Remediation Team for Seaside Police and Fire Dept./Presidio of Monterey Police and Fire Depts. to review the amendment to the Army work plan and safety requirements for the MEC removal work.
- October 17, 2007 Provided FORA Administrative Committee with an update on the ESCA RP. Presented DTSC's proposed addition to the Memorandum of Agreement on monitoring and reporting to the Committee. Also, provided the notes from the September 27, 2007 Interim Users meeting.
- October 18, 2007 Telephone conference with LULAC Board member about his desire to participate in the Pre-Planning meeting. He was unable to attend due to a previous engagement, but forwarded a letter of introduction expressing his interest in the upcoming Community Orientation meeting and included items he believes should be addressed on the meeting agenda. LULAC wishes to include their sister organizations that represent other minority groups.
- October 18, 2007 Telephone conference with FORA Remediation Team regarding moving forward launching the ESCA website, procurement of effective public outreach promotional items (such as rubber "stress-relief hand grenades with

FORA ESCA RP logo) and submitted agenda items for FORA Remediation Team weekly conference call.

October 19, 2007 Site visit/meeting with member of User Working Group in the field to look at access point(s) to Bureau of Land Management lands for CSUMB Housing and others off of Inter-Garrison Road.

October 22, 2007 Provided the User Working Group with the map of the potential access routes based on in the field review of the potential access point(s) to BLM lands for CSUMB Housing and others off of Inter-Garrison Road.

October 22, 2007 Created a draft sign portfolio for use on the ESCA access corridors.

October 22, 2007 Meeting with CSUMB staff update them on the ESCA RP and access issue and to explore working together in the future.

October 23, 2007 Telephone conference with EPA and DTSC to coordinate for the pre-planning meeting scheduled for 10/25/0 scheduled for 10/25/07.

October 23, 2007 Sent out a reminder/confirmation email to those invited to the October 25<sup>th</sup> Pre-Planning meeting.

October 23, 2007 Discussion with City of Seaside staff on schedule to present Seaside 1-4 to Seaside City Council.

October 24, 2007 Met with Bureau of Land Management staff regarding using their signage catalogs and supplier information to support the ESCA .

October 24, 2007 Created photo mock up of a ESCA RP promotional item (vibrating rubber Stress-Ball grenade) for use at events at CSUMB and with active/younger audiences.

October 24, 2007 Meeting with Users Working Group and discussed proposed access points for current users, signage for routes, dissemination of information, and known illegal activities on the ESCA properties(dumping garbage, 4-wheeling, etc).

October 25, 2007 Telephone conference with interim user and member of the Triathlon Club and Big Sur Marathon. Provided update on access issues on Fort Ord. He will contact Big Sur staff to discuss the Mud Run that has been held on ESCA properties in the past.

October 25 2007 Discussion with Bureau of Land Management to coordinate a meeting to create a plan for BLM, FORA and the County to work together on signage, patrolling, permitting etc.

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October 25 2007 Meeting with FORA Community Relations/Public Outreach consultant to prepare for the evening's Community Orientation Pre-Planning meeting.

October 26, 2007 ESCA staff conducted a tour of the former Fort Ord for Monterey Herald newspaper staff and delegation from Africa.

October 29, 2007 Weekly Teleconference Meeting between FORA and FORA's Remediation Team to discuss presentation to City of Seaside Council on November 15<sup>th</sup>.

October 30, 2007 Meeting with FORA Community Relations/Public Outreach consultant and completed summary notes of the Pre-Planning meeting and sent them out via email to EPA and DTSC for their review and comments.

October 30, 2007 Sent Users Working Group notes (along with draft sign portfolio) from the last meeting via email to all listed on the users' distribution list (approximately 125).

October 31, 2007 Meeting with FORA Administrative Committee and provided update on the 2<sup>nd</sup> ESCA Quarterly Report and a project update. Discussed the MOA for jurisdictions to manage property during the ESCA remediation period.

October 31, 2007 Meeting with FORA Executive Committee and presented and the 2<sup>nd</sup> ESCA Quarterly Report and a project update.

October 31, 2007 Commence compiling price quotes from local vendors for ESCA signage for the access routes on ESCA property.

November 1, 2007 Commence work on the creation of informational cards for [fortordusers@googlegroups.com](mailto:fortordusers@googlegroups.com) for the interim users. This site was developed by the Users Group to disseminate accurate information on the access requirements through ESCA properties.

November 1, 2007 Developed a PowerPoint presentation for 11/5/07 with CSUMB Science Department staff on the ESCA and property closures.

November 1, 2007 Purchase request for ESCA promotional items for public outreach purposes approved today and will order from vendor.

November 2, 2007 Insurance certificates and insurance requirements requested from Bureau of Land Management and Sea Otter Classic representatives for adaptation for future permitted events on access corridors through ESCA properties .

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- November 2, 2007 Received telephone call from Del Rey Oaks Mayor referring community member interested in access questions on ESCA property to ESCA Program Manager.
- November 2, 2007 Preparations for 11/15/07 Seaside City Council about ESCA Remediation Program.
- November 2, 2007 Preparations for 11/05/07 meeting with Monterey Peninsula Water Management District.
- November 5, 2007 Delivered PowerPoint presentation on the status of ESCA Remediation Program and access issues to CSUMB Science faculty and staff.
- November 6, 2007 Commence preparation of agenda and materials for 11/8/07 Public Safety Providers meeting.
- November 6, 2007 Telecon with FORA Remediation Team to review Execution Plan for ESCA Community Orientation meeting.
- November 6, 2007 Met with member of the community on potential access corridors on ESCA property.
- November 6, 2007 Preparations for Monterey Herald Meeting and Tour.
- November 7, 2007 Created invitation/announcement to upcoming Community Orientation Meeting and emailed to CSUMB, the Army, FORA website and to users group to inform the public of the meeting.
- November 7, 2007 Meeting with Army BRAC Cleanup Team and provided an update on the ESCA RP. Received updates on status of FOSET 5, notification of upcoming Army prescribed burn, and public outreach activities.
- November 8, 2007 Teleconference with FORA Remediation Team to review proposed Agenda and other logistics for the upcoming Community Orientation Meeting scheduled for 12/3/07.
- November 8, 2007 Comments provided to FORA Remediation Team of poster outline/format on access and site closure issues for Community Orientation Meeting.
- November 8, 2007 Teleconference with FORA Remediation Team to review proposed meeting format and other logistics for the upcoming Community Orientation Meeting scheduled for 12/3/07.
- November 8, 2007 Meeting with Public Safety providers. Presented revised draft ESCA Access Corridor map and distributed to Bureau of Land Management and Public



Safety providers for review and feedback. Discussed Facilities Use Agreement and legal language requirements on signage for enforcement.

November 15, 2007 Delivered PowerPoint presentation on the status of ESCA Remediation Program and field work commencement in Seaside 1-4 Special Case Areas to Seaside City Council and community members.

November 16, 2007 Created PowerPoint presentation to American Public Workers Association/City of Seaside scheduled for 11/28/07 about the ESCA Remediation Program and upcoming field work in Seaside 1-4 Special Case Areas.

November 16, 2007 Drafted Agenda and coordinated materials and handouts for Users Working Group meeting scheduled for 11/20/07.

November 16, 2007 Prepared 850 flyers for Army BRAC/FORA ESCA RP mailing campaign to inform public on upcoming Community Orientation meeting scheduled for 12/3/07.

November 16, 2007 Meeting with editor/reporter for The CSUMB Otter Realm newspaper regarding cleanup standards, regulatory oversight, regulatory approval of access corridors and access to ESCA property.

November 20, 2007 Meeting with Users Working Group regarding revision of access corridors maps, enforcement issues and information dissemination.

November 21, 2007 Reviewed ESCA Community Orientation Meeting PowerPoint presentation with FORA Remediation Team.

November 21, 2007 Discussion with DTSC and user community member requesting review of existing Mud Run course and options to reroute the event. Forwarded a copy of the map outlining existing Mud Run course to DTSC for review and direction.

November 26, 2007 Meeting with user working group member to an alternate location for his bicycle trail race so that it would not be on ESCA property. Discussion regarding insurance requirements and liability and site visit to proposed race route. Devised an alternate race route that would not require use of ESCA property and advised user that FORA ESCA RP would support a request to Bureau of Land Management for use of their property for the bicycle trail race.

November 27, 2007 Research to locate dumpsters/trucks to support the cleanup of ESCA property by California Conservation Corp during the week of December 17, 2007.

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November 28, 2007 Sent letter to Granite Construction Company regarding use of accumulated FORA credit in exchange for vehicles and services in a cleanup of illegal dumping on .

November 28, 2007 Sent proposed map of illegally dumped trash cleanup area on ESCA property to Army BRAC office.

November 28, 2007 Meeting with FORA Remediation Team and FORA Executive Officer to review PowerPoint presentation and to discuss logistics for the upcoming Community Orientation Meeting.

November 30, 2007 Received Right of Entry from Army BRAC to clean up illegal dumping on ESCA property south of Inter-Garrison Road

December 3, 2007 Discussion with GIS consultant regarding getting a GIS layer of access corridors and Bureau of Land Management trails for Geo-cache users.

December 3, 2007 Discussion and coordination with Granite Construction regarding illegal dumping cleanup on ESCA property with assistance from California Conservation Corp and completed dump fee waivers from the Monterey County Illegal Dumping Task Force.

December 3, 2007 ESCA Community Orientation Meeting from 6:30 to 9:00 p.m. Meeting for General Public to inform them and receive their input on the ESCA Remediation Project. Included an overview presentation, focused information on the first field stages of work in Seaside, break out time with 8 poster-stations where individual questions could be answered on various aspects of the ESCA project from History, to techniques, to access restrictions and then wrapped up with a general question and answer session..

December 3, 2007 Provided a tour of the ESCA properties for the editors of the Monterey County Herald newspaper of the ESCA parcels and discussed the ESCA time schedule for MEC cleanup and access control issues.

December 4, 2007 Discussion with user community member who made a suggestion to review the BLM gate access system just off Reservation Road as an example for use at ESCA access corridors.

December 5, 2007 Planned and coordinated the process for providing 30-day notifications to Seaside residents along General Jim Moore Boulevard scheduled for 12/6/07.

December 5, 2007 Meeting with Public Safety providers. Provided updates on the status of: FOSET/CRUPs approval and schedule of property transfer, Seaside field work on General Jim Moore Boulevard (work schedule, safety plan and

outreach), November Users Working Group meeting, and presented copy of a letter to regulators requesting concurrence on access corridors.

December 5, 2007 Meeting with Monterey Peninsula College, BRAC and Seaside Police Dept. regarding the need for a place to train a regional SWAT team composed of members of law enforcement from the Peninsula. Discussion on when the MOUT site might be available and suggested alternative sites for training.

December 7, 2007 FORA ESCA staff distributed 30-day notifications (flyers) door-to-door to residences in Seaside whose homes have backyards tangent with the Ft. Ord boundary. FORA ESCA staff recorded the residences visited including Fitch Middle School and Peninsula Adventist School.

December 7, 2007 FORA mailed out 30-day notifications (350) via mail campaign to Seaside residents along General Jim Moore Boulevard.

December 10, 2007 Communication with City of Monterey staff member regarding expected transfer date for City of Monterey ESCA parcels.

December 10, 2007 Communication with City of Seaside Mayor and City Manager regarding distribution of 30-day notifications of the commencement of MEC cleanup field work to Seaside residents.

December 11, 2007 Communication with City of Del Rey Oaks Mayor, emergency services providers, users working group and Bureau of Land Management regarding distribution of 30-day notifications of the commencement of MEC cleanup field work to Seaside residents and closure of Eucalyptus Road to Parker Flats to cyclist, hikers and dog-walkers.

December 17, 2007 Worked with Monterey County Health Dept. staff and Marina Regional Waste Management District in completing final details and paperwork associated with the cleanup of illegal dumping on the south side of Inter-Garrison Road.

December 17, 2007 Communication with Veterans Administration Clinic regarding distribution of 30-day notifications of the commencement of MEC cleanup field work in Seaside and closure of Eucalyptus Road and Parker Flats area. Forwarded informational materials and coordination of presentation to VA Clinic staff for January 2008.

December 18, 2007 Communication with Monterey Peninsula Unified School District Transportation Dept. and Monterey-Salinas Transit regarding distribution of 30-day notifications of the commencement of MEC cleanup field work in Seaside and closure of Eucalyptus Road and Parker Flats area. Forwarded informational materials.

December 18, 2007 Communication with Army BRAC office regarding status of MOUT site and potential future use.

December 19, 2007 Provided a tour of the ESCA properties to reporter/representative of the Monterey County Coast Weekly newspaper.

December 19, 2007 Provided an update to the Administrative Committee regarding ESCA field work activities, community relations and public outreach efforts.

December 20, 2007 Prepared an Agenda for the upcoming Emergency Services Coordination meeting scheduled for 1/10/08 and emailed to participants.

December 20, 2007 Received public records request from Monterey County Coast Weekly newspaper reporter. Meeting with FORA principals to review protocol to fulfill this request.

**Project Updates to Coordinated Resource Management Planning (CRMP) meeting**

FORA's critical dates, CRMP updates completed within this Quarter are:

October 22, 2007 Reviewed responses to the County's letter on the Habitat Conservation Plan to determine if there are any conflicts with the ESCA RP.

November 15, 2007 Presentation to the Fort Ord CRMP on the progress of the ESCA RP.

# Community Involvement and Outreach Program:

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**ACCORD**

**A**cknowledge

**DIVERSE VIEWS AND VOICES**

**C**ommunicate

**REGULARLY WITH STAKEHOLDERS**

**C**omprehensive

**EDUCATION AND INFORMATION**

**O**ppportunity

**FOR ACTIVE COMMUNITY PARTICIPATION**

**R**esponsive

**TO PERSONAL COMMUNICATION AND INQUIRIES**

**D**edicated

**TO INCLUSIVE COMMUNITY INVOLVEMENT AND OUTREACH**



*the future of Fort Ord*

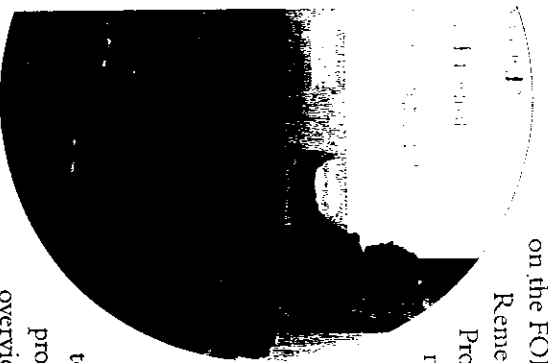
QUARTERLY UPDATE ON THE  
ENVIRONMENTAL SERVICES COOPERATIVE AGREEMENT

OUTREACH ⇌ REMEDIATION ⇌ DOCUMENTATION = CLOSURE

**FORT ORD REUSE  
AUTHORITY**  
100 12th Street, Bldg. 2880  
Marina, CA 93933

## FORA HOLDS COMMUNITY ORIENTATION MEETING

On December 3rd FORA held a Community Orientation Meeting on the FORA ESCA Remediation Program. The meeting was well attended and



introduced the program to the public providing an overview of the munitions remediation work taking place over the next 6-7 years. FORA Executive Officer Michael Houlehard explained the main goals of the FORA ESCA Remediation Program and highlighted a strong and committed Community Involvement and Outreach Program (CIOP). The CIOP provides the public with timely and accurate project information and the opportunity to

provide input on the coming cleanup activities and property access.

At dedicated poster stations meeting participants spoke with staff experts about the various components of the cleanup work, the regulatory process being followed, future land use for the ESCA parcels, how work will impact local residents and recreational users, and how FORA and the Army entered into the ESCA. Copies of the complete presentations and posters can be viewed on the FORA website: [www.fora.org](http://www.fora.org)

Citizen participants also actively engaged FORA and their contractors with specific questions or concerns regarding the planned munitions remediation work and the potential impacts. Specific concerns ranged from the amount of time certain areas would be closed to traffic or recreational activities to whether vegetation burning was planned for any of the ESCA properties.

Representatives from the Army, the Environmental Protection Agency

(EPA), and the California Department of Toxics and Substances Control (DTSC) were also present. Prior to the meeting FORA worked with EPA, DTSC and members of Community Groups to identify important community issues and concerns. To the extent possible, the Orientation Meeting was designed to address those topics.

As remediation activities begin, FORA will provide the local community with more detailed information about specific projects, the timing of the work, potential impacts and other important facts. This information will come in the form of quarterly newsletters, technical fact sheets as appropriate, updates at Army BRAC Office Community Involvement Workshops, and via the FORA ESCA Hotline (831-883-3506). Public meetings will accompany the release of major project documents throughout the life of the project to ensure citizens understand project recommendations and decisions.

*To find out more about the*

*Environmental Services Cooperative*

*Agreement, or to request that you be added to our database, please send an*

*email to [esca@fora.org](mailto:esca@fora.org) or visit the FORA website at [www.fora.org](http://www.fora.org)*



the FORA cleanup team

## Ongoing Coordination Between FORA and the Army

FORA is responsible for munitions remediation work on the 3,340 acres that make up the ESCA parcels. The Army continues to be responsible for the environmental cleanup and remediation of the remaining lands on the former Fort Ord. The map below identifies the FORA ESCA Remediation Program sites.

The Army and FORA will be working closely to make sure that all community outreach and involvement activities are coordinated and that remediation work schedules do not conflict for both cleanup efforts. Examples of the partnering efforts that have already occurred include cross participation in community meetings, coordination on the timing of submission of documents to regulators, quarterly staff meetings, and participation in regulatory coordination meetings.

It is important for the community to be aware that the Army and FORA programs are separate and distinct. Citizens may always call the FORA ESCA Remediation Program Hotline (831) 883-3506 or send an email to [esca@fora.org](mailto:esca@fora.org) with any questions.

## access, site closure and

# SAFETY

During the remediation work on the ESCA parcels FORA is coordinating with local safety agencies and emergency personnel. This is particularly important in areas such as Seaside 1-4 that borders residential communities along General Jim Moore Boulevard.

Restricted access and site closures will occur during the time munitions remediation work is taking place (M-F 7:00 AM to 5:00 PM). To the extent possible FORA will minimize these restrictions and closures and identify alternate routes and detour so as to limit recreational and transit closures. For the safety of citizens and workers FORA will work with local

transportation agencies and recreational users to provide notification well in advance of any disruptions.

In December FORA provided a presentation to the Seaside City Council offering an overview of the work to be executed in this area. FORA has been meeting with Seaside and Presidio of Monterey Police and Departments to go over project goals, temporary

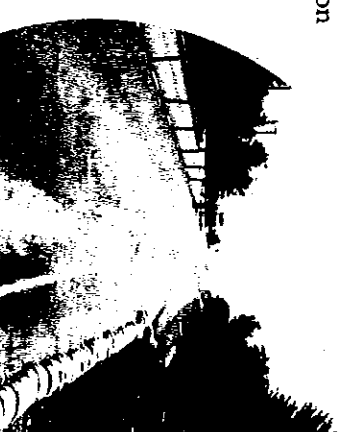
**Remediation Work Begins in Seaside**  
IN DECEMBER 2007 FORA BEGAN SITE PREPARATION WORK IN THE SEASIDE 1-4 MUNITIONS RESPONSE SITE (MRS)

Site preparation consists of brush cutting and removing debris piles, existing structures (such as latrines and weather stations), and old fencing. New fencing will be erected to restrict access, increasing safety for citizens and workers.

Once site preparation work is complete, munitions remediation work will begin and continue through summer, with work crews in the field between 7 a.m. and 5 p.m. on weekdays. Any work impacting traffic flow will be conducted between 9 a.m. and 3 p.m. and traffic signs will be posted in the area to ensure safety. No public access is permitted in areas under remedial/removal work.

FORA's contractors have established a safety zone extending west of General Jim Moore Boulevard into residential Seaside. As a consequence, some Seaside residents (and others who work or travel through the area) may experience periodic disruptions. This could include minor short-term traffic delays, temporary road closure, and potential/periodic detonation.

In the event munitions are found in this safety zone, temporary evacuations could be necessary. Such short term evacuations, if required, will only occur between 7 a.m. and 5 p.m. FORA is working with Seaside officials, public safety agencies, and the affected public so that all parties are kept informed. FORA maintains a hotline (831-883-3506) to provide daily updates on work activities. We encourage people to call the hotline and email the FORA ESCA Remediation Program ([esca@fora.org](mailto:esca@fora.org)) with any questions or concerns.



THE SIX ESSENTIAL PRINCIPLES:

ACCORD

**ACKNOWLEDGE**  
*Diverse Views and Voices*

**COMMUNICATE**  
*Regularly with Stakeholders*

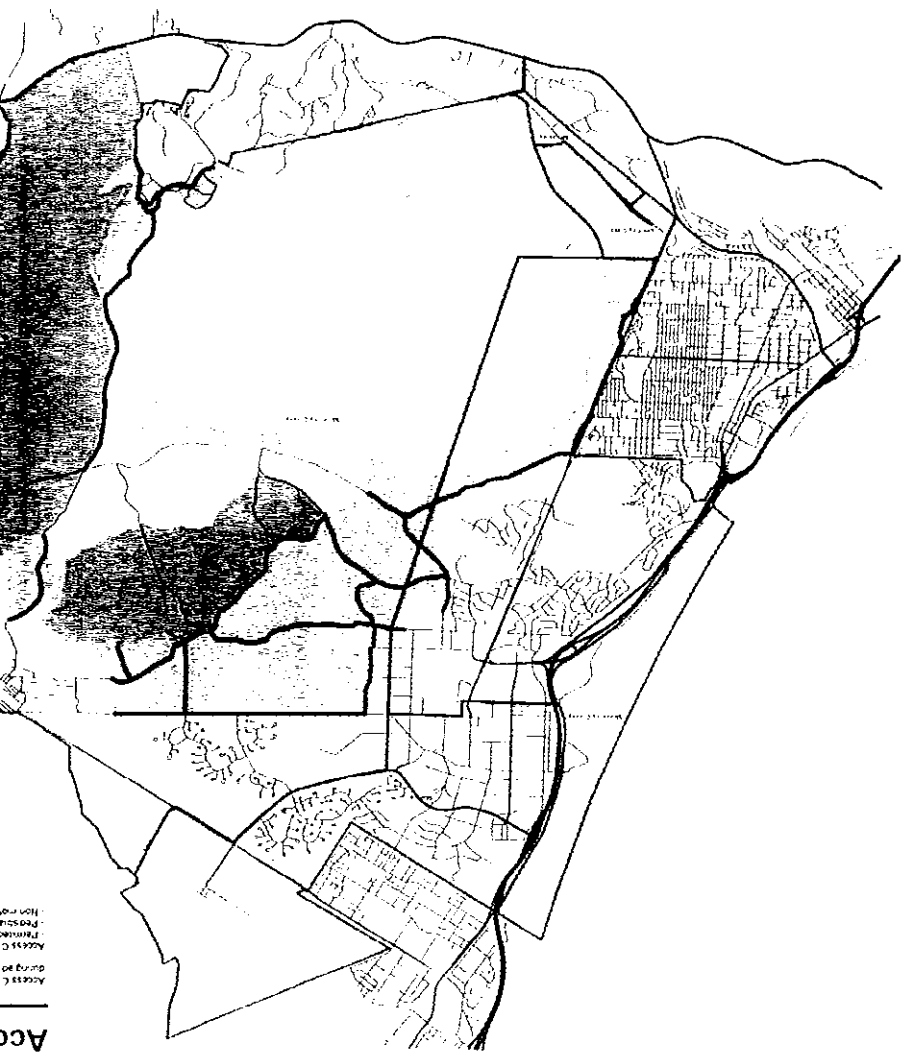
**COMPREHENSIVE**  
*Education and Information*

**OPPORTUNITY**  
*For Active Community Participation*

**RESPONSIVE**  
*To Personnel Communications and Inquiries*

**DEDICATED**  
*To Inclusive Community Involvement and Outreach*

THESE ACCORD PRINCIPLES REFLECT FORA'S COMMITMENT TO LISTEN AND RESPOND TO COMMUNITY NEEDS AND CONCERNS THROUGHOUT THE LIFE OF THE FORA ESCA REMEDIATION PROGRAM.



Access to  
during  
Access to  
Preserve  
from

Leg



# FORT ORD REUSE AUTHORITY BOARD REPORT

## OLD BUSINESS

<b>Subject:</b>	Imjin Office Park Project – adoption of the 07-08 Budget	
<b>Meeting Date:</b>	January 11, 2008	<b>ACTION / INFORMATION</b>
<b>Agenda Number:</b>	6d	

### RECOMMENDATIONS:

1. Receive a status report on the Imjin Office Park ("IOP") project;
2. Approve the attached fiscal year ("FY") 07-08 IOP budget;
3. Authorize the Executive Officer to enter into a reimbursement agreement with the Carpenter Union for FORA's portion of preconstruction services and site grading costs;
4. Authorize staff to identify a developer to purchase FORA's interest and building lot in the project either informally or through a Request for Proposals ("RFP") process; and
5. Authorize staff to negotiate a price with a developer to purchase FORA's interest and building lot in the IOP project, allowing FORA to recover eligible project spending incurred to date.

### BACKGROUND/DISCUSSION:

FORA offices are currently located on a portion of a prime opportunity site within the City of Marina's University Village Specific Planning area. The FORA Board authorized staff to proceed with relocation from the current FORA Compound site by jointly participating with several other entities in the construction of a new office complex - the "Imjin Office Park." FORA owned approximately 4.75 acres located at the northeast corner of Imjin Parkway and 2<sup>nd</sup> Avenue. All agreed it would serve as the site for the Imjin Office Park ("IOP") after other sites were explored with the City of Marina ("Marina"). The IOP is a four-building-lot commercial office subdivision, which will be developed jointly by FORA, Carpenters Local 605 ("Carpenters"), the Association of Monterey Bay Area Governments ("AMBAG"), and the Builders Exchange of the Central Coast ("Builders Exchange").

In June 2007, the FORA Board Authorized the Executive Officer to execute sales contracts with AMBAG, Builders Exchange, and Carpenters in order for each organization to purchase their building lot. In November 2007, these organizations purchased the property from FORA. If the City of Marina concurs with FORA's transaction summary, FORA will receive \$57,290.88 in sales cost reimbursement. FORA and Marina will each receive \$480,805.54 in land sales proceeds immediately along with three annual payments of \$32,634.79 from AMBAG in 2008, 2009, and 2010, which is consistent with the FORA-Marina Implementation Agreement.

Also during November 2007, FORA staff received news that Marina was not able to pursue a financing agreement with FORA to develop the FORA office building. As a result FORA would have to obtain financing for the remaining the remaining 6½ years. Such short-term financing would require FORA to budget additional funds to the IOP project, funds that have yet to be identified. FORA must also consider the recent

housing market decline, other economic recessionary factors, and the related impact on FORA's budget. FORA has not collected any Community Facilities District fees forecasted by the jurisdictions in the 07-08 Capital Improvement Program. FORA's revenues from land sales will likely also be delayed due to economic conditions.

When the FORA Board approved the FORA fiscal year ("FY") 07-08 budget in June 2007, the line item for the IOP project was designated as "TBD" (or "to be determined"). FORA staff have prepared an FY 07-08 IOP project budget (attached) for FORA Board adoption. This budget limits project expenses to the completion of two tasks: completed building plans and completed site grading. Completion of these two tasks takes advantage of economies of scale (each partner is contributing funds to create a Leadership in Energy and Environmental Design certified project and complete site grading on all four building lots).

FORA's participation in the project up to this point limits FORA's expenditures by avoiding building construction costs of approximately \$2.5 million. FORA Board approval of recommendations 2 and 3 would adopt the attached FY 07-08 IOP project budget and allow the Executive Officer to execute a reimbursement agreement with the Carpenters to pay for FORA's portion of Ausonio's preconstruction services and site grading costs. FORA Board approval of recommendations 4 and 5 would allow staff to identify a developer interested in developing the office building on FORA's building lot either informally or through an RFP process and negotiate a price for purchasing FORA's interest, plans, and building lot in the IOP project.

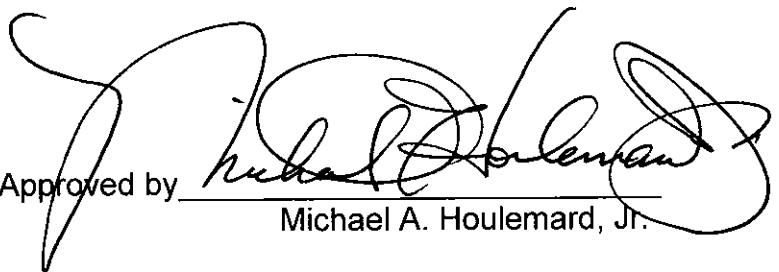
### **FISCAL IMPACT**

The attached FY 07-08 IOP project budget would limit project expenses to \$852,077.22 of which 281,723.75 is reimbursable from AMBAG, Builders Exchange, and Carpenters, for a total cost to FORA of \$570,353.47, significant portions of which are already contractual obligations of FORA. If FORA succeeds in identifying a developer, this \$570,353.47 and previous project expenses would be returned in the purchase price for the project.

### **COORDINATION:**

FORA Administrative Committee and FORA Executive Committee.

Prepared by   
Steve Endsley

Approved by   
Michael A. Houlemard, Jr.

FY 07-08 IOP Budget	Total Budget	Contract Signed
<b>Previously authorized 07-08 budget items</b>		
PDP - Building Design Work (2 contract amendments)	\$215,859.50	yes
Enovity - IOP LEED Commissioning	\$20,415.50	pending
PDP - Site Design Work (contract amendment)	\$55,828.50	yes
FORA-AMBAG interim financing agreement for site grading	\$150,000.00	yes
FORA-Marina Subdivision Improvement Agreement - Escrow check to Stewart	\$111,000.00	yes
Reimburse Carpenters for Ausonio - Preconstruction Services (FORA's 25%)	\$4,375.00	authorized
<i>Previous 07-08 budget items subtotal:</i>	<b>\$557,478.50</b>	
<b>City Plan Check and Inspection Fees</b>		
Tree Removal Permit and Inspection	\$1,380.00	yes
Demolition Permit and Inspection	\$0.00	yes
Building Permit Coordination	\$1,400.00	yes
Construction Plan Check/Inspection	\$8,080.00	yes
Fire Plan Check/Inspection	\$8,280.00	yes
Infrastructure and Grading Permit and Inspection	\$8,080.00	yes
<i>City Plan Check Fees Subtotal</i>	<b>\$27,220.00</b>	yes
Building Plan Check Fees	\$8,904.72	
<i>City Fees Subtotal</i>	<b>\$36,124.72</b>	
<b>Other Fees</b>		
MCWD Connection Fees (estimate)	\$6,128.00	
PG&E Connection Fees (estimate)	\$40,000.00	
State Water Resources Control Bd NOI	\$365.00	
<b>Other Fees Subtotal</b>	<b>\$46,493.00</b>	
<b>Site Improvements/Construction</b>		
Tree Removal contract (estimate):	\$4,000.00	
Reimburse Carpenters for Ausonio - Site Work (FORA's 30%) (estimate):	\$207,981.00	
<b>Site Improvements Subtotal</b>	<b>\$211,981.00</b>	
<b>Total Proposed Budget</b>	<b>\$852,077.22</b>	
Eligible Reimbursements from IOP Partners	(\$281,723.75)	
<b>Total cost to FORA</b>	<b>\$570,353.47</b>	

## FORT ORD REUSE AUTHORITY BOARD REPORT

### OLD BUSINESS

<b>Subject:</b>	Central Coast Veterans Cemetery - update	
<b>Meeting Date:</b>	January 11, 2008	<b>INFORMATION</b>
<b>Agenda Number:</b>	6e	

### RECOMMENDATION:

Receive an update regarding Veterans Cemetery funding.

### BACKGROUND:

At it's November 9, 2007 meeting, the Fort Ord Reuse Authority ("FORA") Board approved the following actions:

1. Authorized the Executive Officer to execute a reimbursement agreement with the County of Monterey for up to a loan of \$191,000 for the preparation of a Veterans Cemetery Master Development Plan on the former Fort Ord, and
2. Authorized the Executive Officer to coordinate with the County of Monterey Military and Veterans Affairs Office to obtain financial participation from jurisdictions and other interested parties for the \$191,000 loan, plus interest.

The required agreement has been circulated by the Executive Officer to Monterey County, Monterey County Redevelopment Agency, and FORA jurisdictions have been requested to consider sharing a portion of the FORA advance.

FORA has long supported establishment of the Central Coast Veterans Cemetery on former Fort Ord. FORA supported adoption of AB 3035, authored by Assemblymember John Laird, which calls for creation of an endowment fund into which donations would be deposited to fund cemetery operations costs. At the May 11, 2007 FORA Board meeting, it was announced that Seaside Councilmember Tom Mancini would be FORA's representative to the Monterey County Cemetery Citizen's Advisory Committee ("CAC") and Mayor Ila Mettee-McCutchon would serve as an alternate.

The CAC has established a staff working group and several subcommittees to facilitate the process for planning and funding the Central Coast Veterans Cemetery. The staff working group held a Request for Proposals ("RFP") to select a consultant to perform the Veterans Cemetery Master Development Plan. The firm Royston, Hanamoto, Alley, and Abey Landscape Architects and Planners was selected to negotiate a scope of work. Their scope of work consists of three phases. In Phase I, the consultant is to perform public outreach/scoping, culminating with the creation of alternative development options. In Phase II, the consultant calculates operational and on-site construction costs and develop a plan for funding the State fund for cemetery operations costs. In Phase III, the consultant develops a Final Veterans Cemetery Master Development Plan. The cost of their work would be \$191,000.

**DISCUSSION:**

On September 14, 2007, FORA received a letter from the CAC, urging FORA support in providing funds for the consultant's contract. On October 15, 2007, FORA received a letter from State Senator Abel Maldonado, supporting the funding request for \$191,000. The FORA Administrative Committee reviewed these funding requests on October 3<sup>rd</sup>, 17<sup>th</sup>, and 30<sup>th</sup>. The FORA Administrative Committee supported the CAC's planning effort. On October 17<sup>th</sup>, they considered the possibility of obtaining the planning funds on a jurisdiction by jurisdiction basis, but concluded that receiving funds from one source was preferred, directing FORA staff to provide a report on FORA's ability to provide the funds. The FORA Administrative Committee reviewed the fiscal impact in this staff report and recommended that FORA staff include this item for FORA Board consideration on November 9, 2007. An invoice has been circulated to all FORA jurisdictions requesting that they assist FORA in this program. To date at least two jurisdictions have committed to reimbursing FORA \$25, 000 apiece with more expected to follow suit.

**FISCAL IMPACT:**

FORA will advance \$191,000 in funds on an interim basis to finance the project, paying itself back through anticipated reimbursements from member agencies. The cost of preparing the Master Plan, approximately \$52,000 of the \$191,000, may be recoverable from a Federal Government grant for construction of the Veterans Cemetery. FORA would need approximately \$139,000 to be made whole.

**COORDINATION:**

CAC, State Senator Abel Maldonado, Executive Committee and Administrative Committee

Prepared by D. Steven Endsley  
Steve Endsley

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

**MEMORANDUM OF AGREEMENT  
AMONG THE FORT ORD REUSE AUTHORITY, THE COUNTY OF MONTEREY AND  
THE REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY  
CONCERNING PRE-DEVELOPMENT FUNDING  
RELATED TO THE CENTRAL COAST VETERANS' CEMETERY**

THIS AGREEMENT is dated for reference as of January \_\_, 2008, and is approved and executed by and among the FORT ORD REUSE AUTHORITY ("FORA"), the COUNTY OF MONTEREY ("County") and the REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY ("Agency").

**RECITALS**

A. In June 1997, the FORA Board adopted a Final Environmental Impact Report ("FEIR") and a Fort Ord Base Reuse Plan ("BRP"). Among the uses permitted in the BRP is cemetery use, and pursuant to the California Military and Veterans Code, a proposed Central Coast Veterans' Cemetery at Fort Ord ("CCVC") is currently designated to be developed on property, described in Exhibit \_\_, and as shown on Exhibit \_\_ (the "Property").

B. In 2006, the State of California adopted Military and Veterans Code Sections 1452, et seq., providing for the establishment of a California Central Coast State Veterans' Cemetery at Fort Ord Endowment Fund, which would facilitate the development of the CCVC.

C. A Monterey County Cemetery Citizen's Advisory Committee ("CAC") has been established by the Agency, in order to coordinate funding efforts, and provide assistance in the development of a Business Plan and Implementation Program for the development of the CCVC.

D. The County is willing to engage the services of one or more consultants to prepare a Veterans' Cemetery Master Development Plan, as part of its staffing duties to the CAC, but does not have sufficient funds to pay for such work.

E. FORA is willing to advance funds to the County to pay for the CAC's consultant preparing the Veterans' Cemetery Master Development Plan, upon the terms and conditions set forth below.

**NOW, THEREFORE, IT IS MUTUALLY AGREED AMONG THE PARTIES HERETO AS FOLLOWS:**

1. FORA Advance of Funds.

1.1 Principal Amount. Within thirty (30) business days from the date of this Agreement, as set forth above, FORA shall advance to the County up to the amount of One Hundred Ninety-One Thousand Dollars (\$191,000) (the "Advance"). Payments shall be made based upon invoices transmitted to FORA from the County, and not as a lump sum. As set forth below in Section 1.3, it is anticipated that FORA will receive funds from local jurisdictions and other interested parties to pay consultant invoices, and FORA shall use those funds first in any Advance. If the funds from local jurisdictions and other interested parties are not sufficient to cover an invoice, FORA shall use FORA funds for the difference between the invoice amount

and the amount of available funds from local jurisdictions. FORA will advance funds to pay the County's invoice(s) within thirty (30) days of receipt.

1.2 Interest. The Agency agrees to pay FORA interest on the unpaid balance of the amount of FORA (not local jurisdiction) funds advanced at a rate not to exceed the amount paid by FORA to a third party lender for such advance. The interest on the unpaid balance shall accrue until such time as FORA receives full payment for the unpaid balance.

1.3 Repayment. The Agency agrees to coordinate with the CAC to seek contributions from the individual member jurisdictions of FORA to repay the amount advanced herein. Some portion of the amount advanced may be funded by other governmental or private entities. As a final resort, some of the Advance may be repaid from the Agency's share of land sale proceeds of a portion of the Property. The amount of the Advance, together with accrued interest, if any, may be repaid in whole or in part prior to the sale of the Property.

2. Security for the FORA Advance.

2.1 Advanced Secured by Property. When FORA receives title to the Property it may place a lien on the Property, as security for the Advance, and any accrued interest. Any conveyance to an underlying jurisdiction shall be subject to such lien.

2.2 Non Recourse. FORA's Advance is made for the purposes of assisting the CAC in the development of a Business Plan and Implementation Plan that facilitates the development of the CCVC, and on the understanding that repayment of the Advance will come from individual contributions or land sale proceeds. FORA agrees not to look to the County or Agency for repayment.

3. Use of Funds. The County shall use the Advance solely for the payment of consultant services related to the Veterans Cemetery Master Development Plan and Implementation Program.

4. Reporting Requirements. The County and Agency agree to provide quarterly reports to FORA on the progress of the CAC and the development of the Veterans Cemetery Master Development Plan and Implementation Program. The first quarterly report shall be due on or about the January 10, April 10, July 10 and October 10 of each year, following the execution of a contract with the consultant.

5. Amendment by Written Recorded Instrument. This Agreement may be amended or modified in whole or in part, only by a written instrument executed by both of the parties.

6. Governing Law. This Agreement shall be governed by and interpreted by and in accordance with the laws of the State of California.

7. Entire Agreement. This Agreement, along with any exhibits and attachments hereto, constitutes the entire agreement between the parties hereto concerning the subject matter hereof.

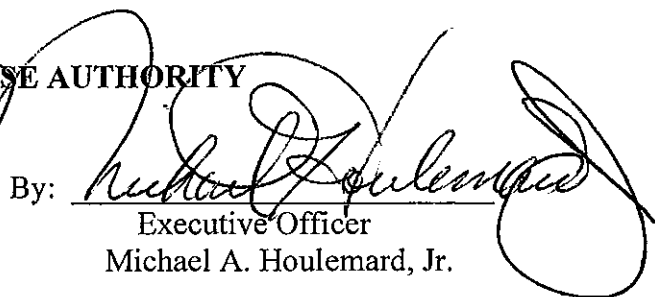
8. Interpretation. It is agreed and understood by the parties hereto that this Agreement has been arrived at through negotiation and that neither party is to be deemed the party which prepared this Agreement within the meaning of Civil Code Section 1654.

9. County and Agency Approvals. The Director of Housing and Redevelopment, or his or her designee, is authorized to act on behalf of the County and the Agency as to matters of administration and interpretation of this Agreement, except for matters expressly required in this Agreement to be acted upon by the County's Board of Supervisors or the Agency's Board of Directors. The Director of Housing and Redevelopment, or designee, in his or her sole discretion, may refer any matter under this Agreement to the County Board of Supervisors or the Agency Board of Directors for action in a timely manner under this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set out opposite their respective signatures.

**FORT ORD REUSE AUTHORITY**

Date: DECEMBER 26, 2007

By:   
Executive Officer  
Michael A. Houlemard, Jr.

**COUNTY OF MONTEREY**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Chair of Board of Supervisors

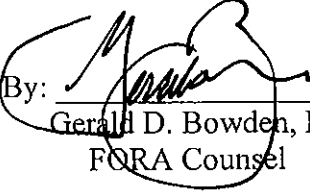
**REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Chair of Board of Directors

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
County Counsel

By:   
Gerald D. Bowden, Esq.  
FORA Counsel



# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

<b>Subject:</b> Administrative Committee Report	
<b>Meeting Date:</b> January 11, 2008	
<b>Agenda Number:</b> 8a	<b>INFORMATION</b>

### RECOMMENDATION:

Receive a report from the Administrative Committee.

### BACKGROUND/DISCUSSION:

The Administrative Committee met on October 31 and December 5, and 19, 2007, and January 2, 2008. Attached are the approved minutes of the first three meetings. The minutes of the January 2<sup>nd</sup> meeting have not yet been prepared. The November 14<sup>th</sup> meeting was canceled.

### FISCAL IMPACT:

None

### COORDINATION:

Administrative Committee

Prepared by Linda L. Stiehl Approved by Michael A. Houlemard, Jr.

Linda L. Stiehl

Michael A. Houlemard, Jr.

# FORT ORD REUSE AUTHORITY

100 12<sup>th</sup> Street, Building 2880

Marina, CA 93933

(831) 883-3672 (TEL) · (831) 883-3675 (FAX) · www.fora.org

## ACTION MINUTES

### OF THE

### ADMINISTRATIVE COMMITTEE MEETING

Wednesday, October 31, 2007

# APPROVED

#### 1. Call to Order

Co-Chair Doug Yount called the meeting to order at 8:20 a.m. The following representatives from the land recipient jurisdictions, representing a quorum, were present:

- \*Jim Cook – County of Monterey
- \*Les R. Turnbeaugh – City of Monterey
- \*Tony Altfeld – City of Marina
- \*Ray Corpuz - City of Seaside
- \*Dick Goblirsch - City of Del Rey Oaks

Also present, as indicated by the roll sheet signatures, were:

- Jim Arnold – FORA
- Stan Cook – FORA
- \*Rob Robinson – BRAC
- Tom Tuttle - RCI
- Bob Schaffer – Marina Community Partners
- Kevin Wolf – Federal Development
- Jennifer Coile – City of Marina
- Bob Holden – MRWPCA
- David Gazek – Federal Development
- \*Graham Bice – UC MBEST
- \*Mehul Mody - CSUMB
- Laura Baldwin – FORA
- Doug Yount – City of Marina
- Suresh Prasad - Marina Coast Water District
- Diana Ingersoll – City of Seaside
- \*Alec Arago – 17<sup>th</sup> Congressional District
- (\*)Rich Guillen – City of Carmel-by-the-Sea
- \*Jim Heitzman – Marina Coast Water District
- \*Debbie Hale - TAMC
- Vicki Nakamura – Monterey Peninsula College
- William Merry – MRWMD
- Michael Houlemard - FORA

\*Administrative Committee members; (\*) voting member

Voting board member jurisdictions not represented at this meeting were Sand City, Salinas, and Pacific Grove.

#### 2. Pledge of Allegiance

Co-Chair Yount asked Debbie Hale to lead the Pledge of Allegiance.

#### 3. Acknowledgements, announcements and correspondence

Executive Officer Houlemard reported on the official grand opening of the Marina Dunes Shopping Center on October 27<sup>th</sup> and said he had been in Washington, DC, yesterday and learned from Special Counsel George Schlossberg that the Seaside/Army land swap was expected to come down from the Hill in the very near future. He also noted the 2:00 p.m. meeting today of the Local Hosts Committee for the Association of Defense Communities 2008 Annual Conference, which will be held in Monterey next August. Ray Corpuz announced that the Bad Ass Coffee Company had opened in the new shopping center in central Seaside.

4. **Public comment period - None**

5. **Approval of October 17, 2007 meeting minutes**

**Motion to approve the October 17, 2007 meeting minutes was made by Jim Cook, seconded by LesTurnbeaugh, and carried without objection.**

6. **Review of the draft November 9, 2007 FORA board meeting agenda**

Executive Officer Houlemard summarized each of the items and remarked that all known Action items to the end of the year were probably on this agenda, which might result in the Executive Committee canceling the December board meeting.

7. **Old Business**

Item – Veterans Cemetery – funding of the Master Development Plan: Associate Planner Jonathan Garcia reported that FORA’s best option to provide the upfront funding was by borrowing, since Contract Change Order #2 had depleted FORA’s reserves. He suggested that it would be best if the funds borrowed were reimbursed by the stakeholders. Alec Arago noted that some of these costs were reimbursable by the federal government but he would have to seek additional information as to the specifics. A discussion of the definition of “stakeholders” followed. Executive Officer Houlemard remarked that the structure of the agreement between FORA and the County be considered. Confirmation that the City of Marina would contribute was received. Monterey County Military and Veterans Affairs Director Rich Garza recommended that the jurisdictions provide funding assistance to FORA and that the FORA Board be asked to approve securing a loan. These changes will be incorporated in the board report. **Motion to authorize the Executive Officer to execute (1) a reimbursement agreement with the County of Monterey for a loan not to exceed \$191,000 to be used for the preparation of a Veterans Cemetery Master Development Plan on the former Fort Ord, and (2) coordinate with the County of Monterey Military and Veterans Affairs Office to obtain financial participation from jurisdictions and other interested entities regarding reimbursement of this loan, including interest, was made by Tony Altfeld, seconded by Ray Corpuz, and carried.**

Item 7b – Environmental Services Cooperative Agreement (“ESCA”) update: (i) Public Safety Memorandum of Agreement (“MOA”) – status report and (ii) Interim Users Working Group – Access to ESCA Property: Real Property and Facilities Director Stan Cook said a meeting of the Emergency Services Providers will be held on Thursday, November 8<sup>th</sup> from 12:30 – 1:30 p.m. at FORA. He called attention to Dan Ward’s changes to the MOA, saying that most appeared to be non-substantive. Executive Officer Houlemard said he would talk to Mr. Ward and will keep the jurisdictions that must approve this document informed.

Item 7c – Base Reuse Planning – update: Jim Cook asked for more details about the board retreat in January or February 2008 and the meeting with the special CEQA attorney next week, and Executive Officer Houlemard responded that he will suggest the retreat to the Executive Committee and anticipates that the date would likely move to early spring. Mr. Cook also asked when the confidential memo from the attorney to the jurisdictions could be expected, because the info will be needed before dialogue with the stakeholders can begin. Mr. Houlemard replied that this memo is still being drafted and will be distributed as soon as it is received. **A motion that an item regarding a status report of the base reuse**

**planning process be added to the Executive Officer's Report on the November board agenda was made by Rich Guillen, seconded by Dick Goblirsch, and carried.**

Item 7d – Army/Seaside Property Exchange: FORA concurrence: Executive Officer Houlemard said that the main points in the agreement were summarized in Special Counsel George Schlossberg's memo dated 10/5/07 and were essentially the business terms. He said the appraisals must still be done. **Motion to concur with the agreement terms between the City of Seaside, the U.S. Army, FORA, California State Parks and American Youth Hostels and recommend board approval was made by Dick Goblirsch and seconded by Jim Cook.** Mr. Cook commended staff for their work on this property exchange. Alec Arago said the document is still at the Pentagon but Congressman Farr is ready to support it in Congress. Ray Corpuz said that the City of Seaside is already providing fire services to Army facilities on former Fort Ord, amounting to an annual savings to the Army of \$3.5 million. He noted that the terms of the property exchange agreement are on the table until 12/31/07. The latest word from the Pentagon is that the Army is waiting for FORA's action on the agreement before moving forward. Rich Guillen requested a map showing the property exchanges. Mr. Corpuz announced that Special Counsel Schlossberg would be attending the November 9<sup>th</sup> board meeting. **The motion carried.**

Item 7e – Recycled Water Augmentation Program – report from ad hoc committee: Associate Planner Jonathan Garcia called attention to the two letters in the meeting packet, one to Marina Coast Water District ("MCWD") and the other to Monterey Regional Water Pollution Control District ("MRWPCA"), supporting the negotiations between the two agencies. He said another meeting to continue discussion on the deal points and changes in the market has been scheduled for 8:30 a.m. on November 16<sup>th</sup> at FORA. MCWD General Manager Jim Heitzman reported that his board had voted overwhelmingly to move ahead and has asked him to be available whenever needed to keep the negotiations on track. Bob Schaffer asked if MRWPCA had indicated the same commitment (yes).

Item 7f – Preston Park Management Agreement: Executive Officer Houlemard said that Alliance Residential, the management company chosen, has a different management structure and risk coverage, along with lower management fees, all of which had ranked them first in the selection process. **Motion to recommend FORA Board concurrence of this agreement was made by Ray Corpuz, seconded by Tony Altfeld, and received unanimous approval.**

## **8. New Business**

Item 8a – Marina Coast Water District rate study - status report: MCWD General Manager Jim Heitzman reported that the peer review would be finished by week's end, after which input will be solicited and finally action by the MCWD board.

Item 8b – Local Landfill debris disposal agreements - presentation by William Merry, General Manager, Monterey Regional Waste Management District ("MRWMD"): Mr. Merry said the purpose of his presentation was to request that the Administrative Committee recommend that he make a presentation to the FORA Board in an effort to raise the Board's awareness of the non-hazardous waste stream that is being trucked out of the MRWMD waste shed, thereby depriving MRWMD of much needed income. The issues included the fact that successful recycling efforts have also reduced waste flow and, therefore, income. He reported that debris from former Fort Ord buildings and new construction is being trucked to the Bay Area and as far as Stockton, where disposal costs are much lower. He stated that this outflow of the associated disposal dollars also does not support the region's waste disposal infrastructure created through a Joint Powers Agreement ("JPA") with the municipalities, most of which are FORA members, with the exception of the County of Monterey. He said his goal is to strengthen the JPA, a copy of which was included in the meeting packet with areas relevant to the issues highlighted.

Executive Officer Houlemard explained to all that FORA has no authority in this matter and that only the jurisdictions can respond to the request for a change. Discussion followed, including concerns how FORA and its member jurisdictions could encourage the use of the local facilities, the potential impact that increased disposal costs will have on the land sale values of the jurisdictions' projects, the positive financial impact the new MRWMD customers on former Fort Ord will provide in future years, the jurisdictions' and developers' liability issues and the need for MRWMD facilities, the importance of getting the developers and jurisdictional representatives to meet at the table to work out these issues. Mr. Merry said that previous meetings with the entities have not always been productive or encouraging, which is why he would like to bring the issue to the FORA Board.

Doug Yount commented on the importance of partnerships and recommended setting up a meeting with all the developers, the city managers and other interested parties. Tony Altfeld offered Marina's assistance in providing facilitation at such a meeting. Mr. Merry commented that FORA jurisdictions have been handling the disposal of the hazardous materials from Fort Ord very well. **Motion acknowledging that the local landfill debris disposal agreement issues have been reviewed by the Administrative Committee, which has recommended that the individual jurisdictions evaluate the concerns and accept the offer from the City of Marina to facilitate efforts at a meeting of all affected and interested parties, was made by Jim Cook, seconded by Tony Altfeld, and carried without objection.** (It is to be noted that a presentation by MRWMD was on the draft November 9<sup>th</sup> FORA Board agenda.)

## 9. Adjournment

There being no further business, Co-Chair Yount adjourned the meeting at 9:51 a.m.

Minutes prepared by Linda Stiehl, Executive Assistant

**FORT ORD REUSE AUTHORITY**

100 12<sup>th</sup> Street, Building 2880

Marina, CA 93933

(831) 883-3672 (TEL) · (831) 883-3675 (FAX) · www.fora.org

**ACTION MINUTES  
OF THE  
ADMINISTRATIVE COMMITTEE MEETING  
Wednesday, December 5, 2007**

**APPROVED**

**1. Call to Order**

Co-Chair/Executive Officer Michael Houlemard called the meeting to order at 8:16 a.m. The following representatives from the land recipient jurisdictions, representing a quorum, were present:

- \*Jim Cook – County of Monterey
- \*Les R. Turnbeaugh – City of Monterey
- \*Tony Altfeld – City of Marina
- \*Ray Corpuz - City of Seaside
- \*Dick Goblirsch - City of Del Rey Oaks

Also present, as indicated by the roll sheet signatures, were:

- Doug Yount – City of Marina
- Keith McCoy – East Garrison project
- Tom Kouretas – MRWPCA
- Jim Feeney – FORA
- Jim Arnold – FORA
- Jonathan Garcia – FORA
- \*Mehul Mody – CSUMB
- \*Graham Bice – UC MBEST
- Diana Ingersoll – City of Seaside
- Bob Schaffer – Marina Community Partners
- \*Rob Robinson – BRAC
- Steve Endsley – FORA
- Kevin Wolf – Federal Development, Inc.
- David Gazek – Federal Development, Inc.
- \*Vicki Nakamura – Monterey Peninsula College
- Michael Houlemard - FORA

\*Administrative Committee members

Voting board member jurisdictions not represented at this meeting were Sand City, Salinas, Carmel, and Pacific Grove.

**2. Pledge of Allegiance**

Co-Chair Houlemard asked Elizabeth Caraker to lead the Pledge of Allegiance.

**3. Acknowledgements, announcements and correspondence - None**

**4. Public comment period - None**

**5. Approval of October 31, 2007 meeting minutes**

**Motion to approve the October 31, 2007 meeting minutes was made by Tony Altfeld, seconded by Ray Corpuz, and carried without objection.**

## 6. Review of the December 14, 2007 FORA board meeting agenda

Re draft Item 8d (Distribution of final draft of the Memorandum of Agreement (“MOA”) with the Department of Toxic Substances Control): Director of Planning and Finance Steve Endsley called attention to this document in the meeting packet and said that resolution of the concerns expressed by the University of California, Santa Cruz had not yet been achieved. He added that if any substantive changes are recommended, the parties to this agreement would probably have to resubmit the MOA to their policy makers for final approval.

Since there were few items on the draft board agenda and only one action item (the minutes of the previous meeting), **Ray Corpuz moved, and Tony Altfeld seconded, a recommendation that the meeting be canceled. There were no objections and the motion carried.**

## 7. Old Business

Item 7a – Central Coast Veterans Cemetery – jurisdictional participation: Tony Altfeld reported that the Marina City Council had approved \$25,000 for the Cemetery’s Master Development Plan. Les Turnbaugh said he would check if/when the item would be brought to the Monterey City Council. Mr. Altfeld stressed that this cemetery is regional cemetery and that contributions to the Plan should be spread among all the FORA members and beyond. Chair/Executive Officer Houlemard suggested sending a letter to all the FORA members and all agreed that he draft one and sign it. Jim Cook announced that the Veterans Citizen Advisory Committee will meet next on December 13th. He said they have lots of energy now and are ready to go out to other groups in the county to further their cause. He also reported that the Mayors’ Group has scheduled a presentation regarding the cemetery’s current status and needs, and the County has drafted an agreement for the \$191,000 loan needed to fund the Master Development Plan. Mr. Altfeld suggested one-on-one contact with the FORA members. Chair/ Executive Officer Houlemard noted that the cemetery parcel is part of the ESCA/FOSET 5 property transfer, which will occur early next year. Mr. Cook commented that he hoped the ESCA cleanup schedule would dovetail well with the cemetery development project.

Item 7b – Base Reuse Plan Reassessment – update: Chair Houlemard reported that the reassessment project is on hold, pending more clarity on the housing market and housing absorption rates. He said a board workshop would probably be scheduled in the Spring, but updated information from the jurisdictions for the Capital Improvement Program will provide a better indication of whether the reassessment process needs to be adjusted or pushed forward in time.

Item 7c – Distribution of final Memorandum of Agreement among FORA and Certain Entities with Department of Toxic Substances Control (DTSC) Regarding Monitoring and Reporting Environmental Restrictions (Land Use Covenants): See comments in Item 6 above.

## 8. New Business

Item 8a – Approval of 2008 Administrative Committee meeting dates: Chair/Executive Officer Houlemard said there appears to be no interference with other meetings or events in the proposed dates, except for TAMC’s Executive Committee meeting which he is aware of. **Motion to approve the 2008 Administrative Committee meeting dates as presented was made by Graham Bice, seconded by Jim Cook, and carried.**

Item 8b – Draft California State University, Monterey Bay, Environmental Impact Report (“EIR”) – schedule: Chair/Executive Officer Houlemard reported that FORA had passed along some revisions to CSUMB regarding the draft EIR and said the document is moving ahead. Mehul Mody stated that the document will be published on December 17th and be followed by a 45-day comment period. Discussion of the document will be agendaized for the December 19th Administrative Committee meeting.

## **9. Adjournment**

Chair/Executive Officer Houlemard made several comments about former Supervisor Jerry Smith and his lifelong connection to the former Fort Ord. Memorial services for Supervisor Smith were held on December 3rd and 4<sup>th</sup>. Chair Houlemard adjourned the meeting in his honor at 8:36 a.m.

Minutes prepared by Linda Stiehl, Executive Assistant



**FORT ORD REUSE AUTHORITY**

100 12<sup>th</sup> Street, Building 2880

Marina, CA 93933

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**APPROVED**

**ACTION MINUTES  
OF THE  
ADMINISTRATIVE COMMITTEE MEETING  
Wednesday, December 19, 2007**

**1. Call to Order**

Co-Chair Doug Yount called the meeting to order at 8:15 a.m. The following representatives from the land recipient jurisdictions, representing a quorum, were present:

\*Nick Nichols – County of Monterey

\*Bill Reichmuth – City of Monterey

\*Tony Altfeld – City of Marina

\*Ray Corpuz - City of Seaside

\*Dick Goblirsch - City of Del Rey Oaks

Also present, as indicated by the roll sheet signatures, were:

Doug Yount – City of Marina

\*Mehul Mody – CSUMB

Bob Holden – MRWPCA

Kevin Wolf – Federal Development

Jonathan Garcia – FORA

Rob Robinson – BRAC

Jim Arnold - FORA

\*Graham Bice – UC MBEST

Diana Ingersoll – City of Seaside

Stan Cook – FORA

Steve Endsley – FORA

Bob Schaffer

\*Gail Youngblood – BRAC

David Gazek – Federal Development

\*Vicki Nakamura – Monterey Peninsula College

\*Jim Heitzman – Marina Coast Water District

Voting board member jurisdictions not represented at this meeting were Sand City, Salinas, Carmel, and Pacific Grove.

**2. Pledge of Allegiance**

Co-Chair Yount asked Nick Nichols, who agreed, to lead the Pledge of Allegiance.

**3. Acknowledgements, announcements and correspondence**

The singing city manager from Marina serenaded Executive Officer Houlemard with a special birthday song. Executive Officer Houlemard said he had an announcement which he would give at the end of the meeting.

**4. Public comment period - None**

**5. Approval of December 5, 2007 meeting minutes**

**Motion to approve the December 5, 2007 meeting minutes was made by Dick Goblirsch, seconded by Tony Altfeld, and carried without objection.**

## 6. Old Business

Item 6a – Central Coast Veterans Cemetery – jurisdictional participation: Executive Officer Houlemard reported that emails and letters had been sent to the FORA’s member jurisdictions and agencies encouraging each to participate in the cost of the cemetery planning and design work. He said that the Marina City Council had approved a \$25,000 contribution and responses of support had been received from Marina Coast Water District, the City of Monterey and the City of Carmel.

Item 6b – Memorandum of Agreement among FORA and Certain Entities with Department of Toxic Substances Control (DTSC) Regarding Monitoring and Reporting Environmental Restrictions (Land Use Covenants) - Update regarding University of California, Santa Cruz concerns: Executive Officer Houlemard reported that the UC counsel had requested adding one sentence. Following discussion with officials at DTSC, the university withdrew its request as it will be handled otherwise. Mr. Houlemard reported that the City of Marina had already executed the agreement; Marina Coast Water District was in the process of approving and executing it; and the County of Monterey had indicated no objections pending county counsel review.

Item 6c – Draft California State University, Monterey Bay (“CSUMB”), Environmental Impact Report (“EIR”): Executive Officer Houlemard reported that Assistant Executive Officer Jim Feeney would review the EIR as soon as it is available, which is now expected to be Friday, December 21<sup>st</sup>. After discussion about the Administrative Committee’s review process, **Ray Corpuz made a motion to establish an ad hoc review committee made up of members of the Administrative Committee that would make recommendations to the Committee. This motion was seconded by Tony Altfeld.** Executive Officer Houlemard offered to notify committee participants and get the process going. **The motion carried.** Mr. Houlemard remarked that some of the issues in the EIR go beyond CSUMB and will be debated in Sacramento, where the legislature may consider these issues.

Item 6d – Environmental Services Cooperative Agreement (ESCA) – update: Real Property and Facilities Director Stan Cook distributed two handouts, which provided updates on ESCA’s technical progress and a summary of the public participation events in November and December 2007, a number of which he pointed out in more detail. He reported that the field work had started, which has included building and trash removal and brush cutting north and south of Eucalyptus Road. Mehul Mody asked if the public access map were complete yet, and Mr. Cook replied that he is awaiting approval by DTSC. Mr. Mody said he plans to email it to students returning to campus in January. Bill Reichmuth asked if the ESCA schedule is cast in stone. Assistant Executive Officer Jim Feeney replied that it can be tweaked but that might be difficult, depending on the change. Executive Officer Houlemard asked the members how often they would like ESCA update reports. During the discussion Nick Nichols suggested monthly for now, when so many events are occurring, but perhaps quarterly when things settle down, as a guideline. There were no objections.

Item 6e – Water Augmentation Program – status report: Executive Officer Houlemard reported on the meeting yesterday with Steve Kasower from the Division of Rate Payers at the California Public Utilities Commission (CPUC), who presented an approach to resolving multiple water issues in the region that is phased, identifies different uses for the various water types available and provides for some economical cost savings. Mr. Houlemard said this regional approach would be discussed further at the ad hoc water issues group meeting following the Administrative Committee today. Bill Reichmuth commented that what many agencies can accomplish working together, one agency could

not do by itself, and the regional concept has potential; however, a major issue is the regional governance involved in this approach. He said he would bring Mr. Kasower's ideas up at Friday's Monterey Bay Area Managers' Group meeting. Diana Ingersoll commented that MRWPCA General Manager Keith Israel had offered to set up a meeting in January to continue this discussion. Co-Chair Yount brought up the Regional Urban Water Augmentation Program (RUWAP) sponsored by Marina Coast Water District ("MCWD") that had been discussed recently at a MCWD board meeting. Jeff Cataneo (MCWD) said the three components of this program (recycled, ground and desalinated water) need to be evaluated before any recommendations can be made. MCWD General Manager Jim Heitzman remarked that the MCWD Board has reached agreement in principal with Monterey Regional Water Pollution Control Agency in the design, construction and delivery of the augmented water program to be provided at the lowest possible cost. He said this is all his agency wants to deal with at this time.

## 7. New Business

Item 7a – 2008-2009 Capital Improvement Program ("CIP") – forecast updates: Assistant Executive Officer Jim Feeny thanked those jurisdictions/agencies that had submitted their updates by the deadline. He said he expects the first cut draft of the CIP to be available by mid-January, at which time a joint Administrative Committee/CIP meeting will be scheduled. He commented that the MCWD rate structure would be an important factor, as well as utilizing the use of ground water in more effective ways. Discussion followed. Items such as the rephrasing and the number of housing units constructed at a time, the need for a beneficial revenue stream to fund infrastructure projects, and water prioritization were discussed. Executive Officer Houlemard remarked that there are many grey areas to be fleshed out before the reprogrammed CIP would be ready for board approval.

Item 7b – Ceremony to celebrate the successful negotiations of FORA's ESCA grant award and the Seaside/Army land transfer agreement, resulting in the ESCA FOSET 5 land transfers and the enhancements at the Fort Ord Dunes State Park – status report: Executive Officer Houlemard reported that the Army was checking the FOSET 5 deeds for consistency and has agreed to remove some recessionary language applicable to some of the Seaside and County ESCA parcels. He said that a Governor's Office Action Request (GOAR) is being submitted to Governor Schwarzenegger's staff, inviting him to participate in a joint ceremony commemorating the FOSET 5 and the transfer of lands to State Parks. This event is tentatively being scheduled for sometime in early February.

Executive Officer Houlemard reported that copies of the Government Accounting Office's review report on the issues resulting from BRAC show that the Army and Air Force are struggling with the costs and changes. He provided comments about the recent Congressional testimony he gave to the House Armed Services Subcommittee on Readiness in Washington, DC, noting that his written testimony and other informative documents are accessible on the web. Mr. Houlemard ended with remarks about the impact of the current market shifts on FORA's CIP, in particular in the housing industry, commenting that a hard year appears on the horizon. He urged all to "lean forward together to get through this period."

## 8. Adjournment: Co-Chair Yount adjourned the meeting at 9:26 a.m.

Minutes prepared by Linda Stiehl, Executive Assistant

Minutes prepared by Linda Stiehl, Executive Assistant

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

<b>Subject:</b> Executive Officer's travel report	<b>INFORMATION</b>
<b>Meeting Date:</b> January 11, 2008	
<b>Agenda Number:</b> 8b	

### RECOMMENDATION:

Receive a report from the Executive Officer concerning business travel on behalf of the Fort Ord Reuse Authority ("FORA").

### BACKGROUND/DISCUSSION:

~ **Association of Defense Communities ("ADC") and FORA-related meetings in Washington, DC, including Congressional testimony to the House Appropriations Subcommittee on Readiness ("HASC/R") regarding BRAC issues (December 10-12, 2007):** Executive Officer Michael Houlemard is the President of ADC and was asked to represent ADC by giving Congressional testimony before HASC/R. He also met with Special Authority Counsel Barry Steinberg and others to discuss FORA-related issues. ADC will reimburse his hotel and airfare expenses, and FORA will reimburse any meals, parking, and other expenses normally covered by the FORA travel policy.

~ **Special ADC project to assist in a Katrina recovery/city renewal project in New Orleans (tentatively January 21-23, 2008):** Executive Officer Michael Houlemard, as a consequence of his experience and background, has been asked to lead a panel of experts in a special International Economic Development Council/ ADC New Orleans recovery project. His travel and lodging expenses will be reimbursed by ADC, and any parking, meals not provided, and other miscellaneous expenses will be reimbursed by FORA according to the FORA travel policy.

~ **ADC Winter Forum in New Orleans, LA (February 9-13, 2008):** Chair Joe Russell may attend the ADC Winter Forum as a FORA Board representative. In the event that he does, all travel-related expenses will be reimbursed by FORA according to the FORA travel policy.

- **2008 BRAC Workforce Summit in Tampa, Florida (March 4-7, 2008):** Executive Officer Houlemard has been invited to present at this summit on the topic of "Linking Entrepreneurship and Job Creation in Base Closure Communities." His airfare and hotel expenses will be reimbursed, and any parking or non-covered meals will be reimbursed by FORA, according to the FORA travel policy.


### FISCAL IMPACT:

All costs described above and not covered by outside agency reimbursements are covered in FORA's approved budget.

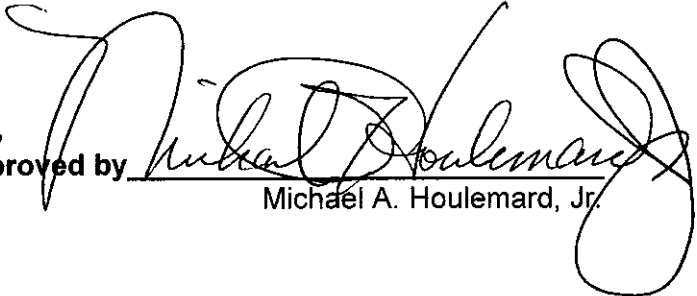
### COORDINATION:

Executive Committee and the FORA Chair

Prepared by

  
Linda L. Stiehl

Approved by

  
Michael A. Houlemard, Jr.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## ELECTION OF FORA OFFICERS FOR 2008

<b>Subject:</b>	Election of FORA Officers for 2008	
<b>Meeting Date:</b>	January 11, 2008	<b>ACTION</b>
<b>Agenda Number:</b>	10	

### RECOMMENDATION:

1. Elect three FORA officers to serve a term of one year (February 2008 – January 2009):
  - ❖ Chair
  - ❖ First Vice-Chair
  - ❖ Second Vice-Chair
2. Confirm the recommendation by the Nominating Committee of two other representatives from the Board, both to serve on the Executive Committee:
  - ❖ A past Chair of the Board
  - ❖ One other member of the Board to serve as a Representative-at-Large

### BACKGROUND/DISCUSSION:

The FORA Master Resolution states that the Authority's three officers shall be elected by the Board at the end of its first regular meeting in January of each year. Those serving on the 2008 Nominating Committee were Mayors Chuck Della Sala (Chair), Joe Russell, Ila Mettee-McCutchon, Ralph Rubio, and David Pendergrass, and Supervisor Potter. The Committee met on December 5<sup>th</sup> and recommended the following slate:

Chair:	Mayor Joe Russell, City of Del Rey Oaks
1 <sup>st</sup> Vice Chair:	Mayor Ralph Rubio, City of Seaside
2 <sup>nd</sup> Vice Chair:	Supervisor Dave Potter, County of Monterey
Past Chair:	Mayor Ila Mettee-McCutchon, City of Marina
Representative-at-Large:	Mayor David Pendergrass, City of Sand City

**VOTING:** A summary nomination covering all offices may be offered by any board member before voting for the individual offices is commenced. In the absence of a summary nomination, the Chair will accept nominations for each office, starting with the Chair, and conduct an election as noted in Attachment A. A simple majority of the total number of votes cast confirms the election.

The Authority officers serve for a term of one year. They may be reelected for no more than one consecutive additional term in the same office. The board policy is that the officers shall rotate on a regular basis among the members of the Board. Succession is from 2<sup>nd</sup> Vice Chair to 1<sup>st</sup> Vice Chair to Chair. Other officers deemed necessary may be appointed by the Board. The three officers, a past chair and a representative-at-large comprise the Executive Committee at this time.

**FISCAL IMPACT:** None

**COORDINATION:** Nominating Committee and Executive Committee

Prepared by Linda L. Stiehl  
Linda L. Stiehl

Approved by

Michael A. Houlemard, Jr.  
Michael A. Houlemard, Jr.

## **VOTING PROCEDURES**

### **Election of Officers**

#### **January 11, 2008 FORA Board Meeting**

1. The Chair (or Acting Chair) opens the election of officers by accepting nominations for each board position in turn. The order of the election shall be the Chair first and then the First Vice-Chair, followed by the Second Vice-Chair. Each position, if voted individually, is voted on before proceeding to the next position. The two representatives to the Executive Committee (one a past Chair of the Board and the other a representative-at-large) may be elected, appointed, or simply confirmed by acclamation by the Board.
2. The Board may also elect the three officers by a summary nomination, wherein a motion to elect all three is made, seconded and carries.
3. If only one nomination is received for a position, a voice vote to elect by acclamation may be accepted by the Chair.
3. If more than one nomination for any position is received, the procedure shall be as follows:
  - Nominees for each position are given the opportunity to make a short statement.
  - Ballots are distributed and then collected by the Executive Assistant.
  - Ballots are tallied by the Executive Officer and the Authority Counsel.
  - Voting results are announced by the Executive Officer before election of the other officers takes place.

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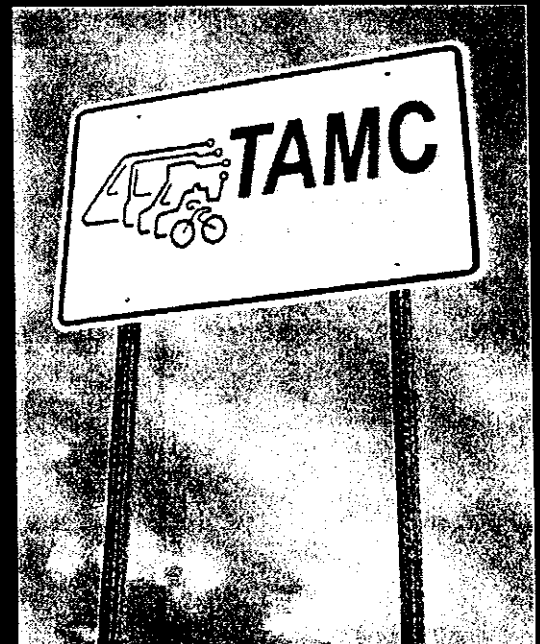


**TUESDAY, JAN. 29, 5:30-7:30 PM**  
Salinas Community Center, Santa Lucia Room  
940 N. Main Street, Salinas

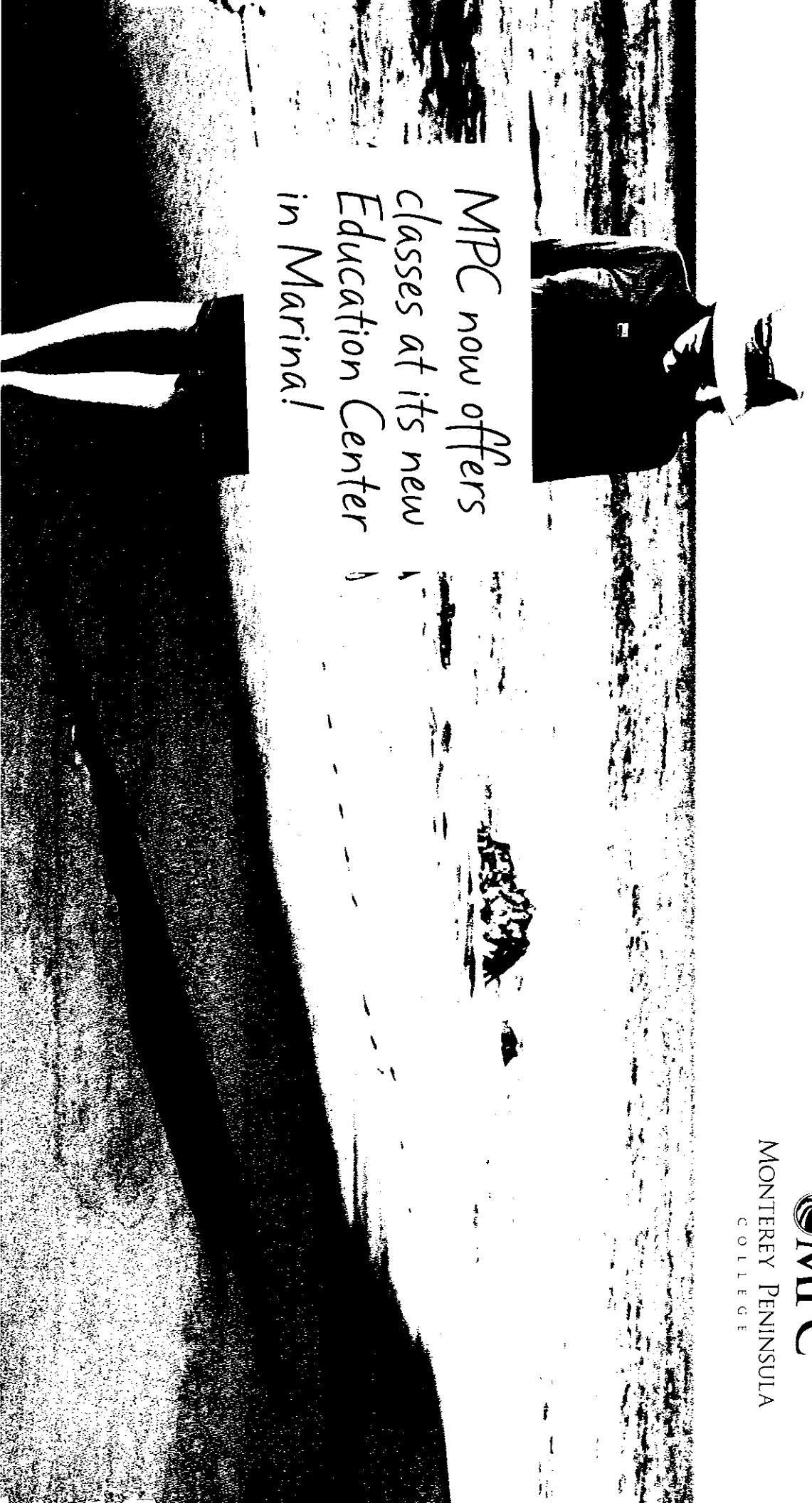
**WEDNESDAY, JAN. 30, 5:30-7:30 PM**  
Castroville Water District Conference Room  
11499 Geil Street, Castroville

**THURSDAY, JAN. 31, 5:30-7:30 PM**  
Lions Hall  
Acacia Street & Park Street, Soledad

**TUESDAY, FEB. 12, 5:30-7:30 PM**  
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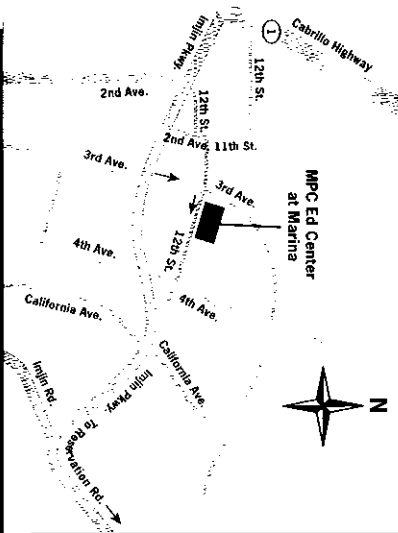
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**ANTHROPOLOGY**

**ANTH 2 — INTRODUCTION TO PHYSICAL ANTHROPOLOGY**  
 5340 TTh 12:00pm-1:30pm MTI 3.0 (Gammer)

**BUSINESS**

**BUSI 20 — INTRODUCTION TO BUSINESS**  
 5117 Th 6:00pm-9:00pm MTI 3.0 (Mellino)  
**BUSI 44 — INTRODUCTION TO BUSINESS OWNERSHIP/MANAGEMENT**  
 5118 T 6:00pm-9:00pm MTI 3.0 (Sobotka)

**CHILD DEVELOPMENT**

**CHDV 55 — CHILD, FAMILY, AND COMMUNITY**  
 5149 M 6:30pm-9:30pm MTI 3.0 (Stoddard)

**ECONOMICS**

**ECON 2 — PRINCIPLES OF ECONOMICS: MACRO**  
 4230 TTh 10:00am-11:30am MTI 3.0 (Morgan)

**ENGLISH**

**\*ENGL 111 — INTRODUCTION TO COLLEGE WRITING**  
 5187 W 6:00pm-9:00pm MT2 3.0 (Van Dam)  
**\*ENGL 301 — ACADEMIC WRITING**  
 5190 M 5:30pm-9:30pm MT2 4.0 (Van Dam)

**ENGLISH AS A SECOND LANGUAGE**

**ENSL 334/434 — INTERMEDIATE CONVERSATION II**  
 5042 W 5:00pm-9:00pm MTI 2.0 (Hart)  
 (02/06-04/02)  
 5213 W 5:00pm-9:00pm MTI 0.0 (Hart)  
 (02/06-04/02)  
 5204 W 5:00pm-9:00pm MTI 2.0 (Hart)  
 (04/09-05/28)  
 5214 W 5:00pm-9:00pm MTI 0.0 (Hart)  
 (04/09-05/28)

NOTE: Courses with this symbol (\*) have prerequisites and/or other requisites. Please check the course listing for details.

**MATHEMATICS**

**\*MATH 16 — ELEMENTARY STATISTICS**  
 4672 TTh 8:00am-10:00am MT2 3.0 (Chovick)

**\*MATH 261 — BEGINNING ALGEBRA**  
 5265 TTh 6:00pm-8:30pm MT2 4.0 (Lord)

**MATH 263 — INTERMEDIATE ALGEBRA AND COORDINATE GEOMETRY**  
 4695 TTh 3:15pm-5:45pm MT2 4.0 (Washburn)

**MEDICAL ASSISTING**

**MEDA 100 — INTRODUCTION TO HEALTH CAREERS**  
 4705 W 2:00pm-4:00pm MTI 1.0 (Bruno)  
 (02/06-04/02)

**MUSIC**

**MUSI 1 — MUSIC APPRECIATION**  
 4735 TTh 11:00am-12:30pm MT2 3.0 (Jones)

**PHILOSOPHY**

**PHIL 2 — INTRODUCTION TO PHILOSOPHY**  
 4819 M 1:30pm-4:30pm MT1 3.0 (Beverluis)

**PSYCHOLOGY**

**PSYC 1 — GENERAL PSYCHOLOGY**  
 4931 MW 10:00am-11:30am MTI 3.0 (Hobbs)  
**PSYC 25 — CHILD AND ADULT DEVELOPMENT**  
 4936 MW 12:00pm-1:30pm MTI 3.0 (Hobbs)  
**PSYC 33 — PSYCHOLOGY OF ADJUSTMENT**  
 5338 TTh 1:00pm-2:30pm MT2 3.0 (Erickson)

**SPEECH COMMUNICATION**

**\*SPCH 1 — INTRODUCTION TO PUBLIC SPEAKING**  
 4971 MW 12:00pm-1:30pm MT2 3.0 (Schmidt)

November 2010

J.S.

P.A.D.

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 EDUCATION

The Imjin Office Park Partners:



**Association of Monterey Bay Area Governments**

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**Builders Exchange of the Central Coast, Inc.**

100 12<sup>th</sup> St., Bldg. 2861, Marina, CA 93933  
Phone: (831) 883-3933 Fax: (831) 582-2356



**Carpenters Local 605**

751 Neeson Rd., Marina, CA 93933  
Phone: (831) 883-1931 Fax: (831) 883-1902



**Fort Ord Reuse Authority**

100 12<sup>th</sup> St., Bldg. 2880, Marina, CA 93933  
Phone: (831) 883-3672 Fax: (831) 883-3672

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## MEMORANDUM

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**Date:** January 8, 2008

**To:** Our Honored Guests

*date changed  
due to weather*

**Subject:** Invitation to Imjin Office Park Project Groundbreaking Ceremony,  
Jan. 25, 2008, 2:15 - 3:15 pm, at the NE corner of Imjin Parkway and 2<sup>nd</sup> Ave.

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After many meetings and collaboration with the City of Marina, the Association of Monterey Bay Area Governments, the Builders Exchange of the Central Coast, the Carpenters Union Local 605, and the Fort Ord Reuse Authority ("Imjin Office Park Partners") are pleased to announce their Groundbreaking Ceremony on January 25, 2008. The Imjin Office Park Partners cordially invite you to join us at this special event to take place from 2:15 pm to 3:15 pm at the Northeast corner of Imjin Parkway and 2<sup>nd</sup> Avenue, in the City of Marina.

Refreshments will be served starting at 2:15 pm and the official ceremony will begin at 2:30 pm.

Please RSVP with Charlotte Ellsworth no later than Monday, January 21st, by calling (831) 883-3672 or emailing [charlotte@fora.org](mailto:charlotte@fora.org).

Sincerely,

  
Nicolas Papadakis  
Executive Director, AMBAG

  
John Anzini  
President, United Brotherhood of Carpenters  
and Joiners of America Local 605

  
Gwendolyn Wells  
Executive Director, Builders Exchange

  
Michael A. Houlemard, Jr.  
Executive Officer, FORA