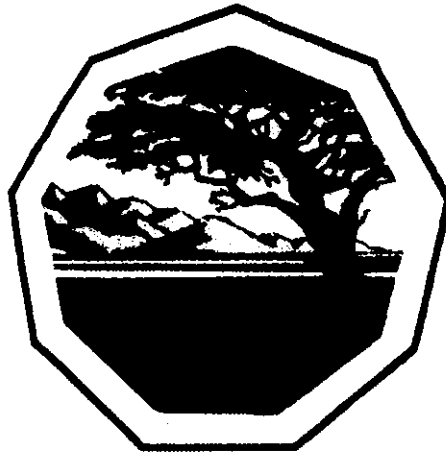


Fort Ord  
Reuse Authority



Board Packet  
For  
Board Meeting  
September 10, 2010



# Fort Ord Reuse Authority

100 12<sup>th</sup> Street, Building 2880, Marina, CA 93933

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

## BOARD OF DIRECTORS MEETING

Friday, September 10, 2010

3:30 p.m. 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, ANNOUNCEMENTS AND CORRESPONDENCE
4. PUBLIC COMMENT PERIOD: Members of the audience wishing to address the Board on matters within the jurisdiction of the Authority, but not on this agenda, may do so during the Public Comment Period. Public comments are limited to a maximum of three minutes. Public comments on specific agenda items will be heard at the time the matter is under Board consideration.
5. CONSENT AGENDA ACTION
  - a. August 13, 2010 Joint FORA/MCWD Board meeting minutes
  - b. August 13, 2010 FORA Board meeting minutes
6. OLD BUSINESS INFORMATION
  - a. Environmental Services Cooperative Agreement - update
  - b. Resolution fixing the employer's contribution under the Public Employees' Medical and Hospital Care Act ACTION
7. NEW BUSINESS ACTION
  - a. CONSISTENCY DETERMINATION: Marina's General Plan Amendment and Rezone for Monterey Peninsula College Marina Satellite Campus
8. EXECUTIVE OFFICER'S REPORT INFORMATION
  - a. Administrative Committee Report INFORMATION
  - b. Capital Improvement Program – work plan status report INFORMATION
  - c. Habitat Conservation Plan – status report INFORMATION
9. ITEMS FROM MEMBERS INFORMATION
10. CLOSED SESSION – Preston Park Sale Negotiating Authority ACTION
11. REPORT OUT OF CLOSED SESSION BY AUTHORITY COUNSEL
12. ADJOURNMENT

*Information about items on this agenda or persons requesting disability related modifications and/or accommodations can contact the Deputy Clerk at: 831-883-3672 \* 100 12<sup>th</sup> Street, Building 2880, Marina, CA 93933 by 5:00 p.m. one business day prior to the meeting. Agendas can also be found on the FORA website: [www.fora.org](http://www.fora.org)*

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# Assembly California Legislature



**WILLIAM W. MONNING**  
ASSEMBLYMEMBER, TWENTY-SEVENTH DISTRICT

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September 7, 2010

Fort Ord Reuse Authority  
100 12<sup>th</sup> Street, Building 2880  
Marina, CA 93933

Dear Members of the FORA Board:

First, let me apologize for not being able to attend this meeting personally. I have another meeting scheduled during this time period and it could not be moved.

Please know that I wish I could be there to personally acknowledge and recognize the hard work of FORA's board members and staff and all the local jurisdictions for your support of Assembly Bill 1791. The redevelopment plan envisioned in the Fort Ord Base Reuse Plan is truly commendable and the realization of the redevelopment piece of this plan will serve our communities for years to come. Thank you for your vision to develop the former base in a manner that will be sustainable and economically viable.

Today I am pleased to report that AB 1791, which will allow for specified redevelopment projects within the former Fort Ord Base to utilize direct assistance for development, successfully passed the Assembly and Senate. The legislation is currently on the Governor's desk awaiting action. Governor Schwarzenegger has until September 30<sup>th</sup> to either sign the measure into law or veto the bill.

The bipartisan support garnered for AB 1791 serves as testament to your hard work and dedication. I also want to acknowledge the strong commitment of my colleagues, Assemblymember Anna Caballero and Senators Blakeslee and Denham for their support of AB 1791.

Thanks to each and all of you for your work in support of AB 1791. I look forward to working with you during the redevelopment and conversion of the former Fort Ord military base to the service of our communities.

Sincerely,

**M**

WILLIAM W. MONNING  
Assemblymember, 27<sup>th</sup> District

WWM:rog

**MINUTES**  
of the  
**FORT ORD REUSE AUTHORITY**  
**BOARD OF DIRECTORS' MEETING**  
Fort Ord Reuse Authority Conference Facility/Bridge Center  
September 10, 2010

1. CALL TO ORDER

With a quorum present Chair/Mayor Ralph Rubio called the September 10, 2010 Board of Directors meeting to order at 3:30 p.m.

Voting members present:

Supervisor Jane Parker (County of Monterey)	Mayor Sue McCloud (City of Carmel-by-the-Sea)
Chair/Mayor Ralph Rubio (City of Seaside)	Mayor Jerry Edelen (City of Del Rey Oaks)
Councilmember Jim Ford (City of Marina)	Councilmember Ian Oglesby (City of Seaside)
Mayor David Pendergrass (City of Sand City)	Councilmember Alan Cohen (City of Pacific Grove)
Councilmember Nancy Selfridge (City of Monterey)	Mayor Pro-Tem Ken Gray (City of Marina)

Absent: Councilmember Janet Barnes (City of Salinas), 2<sup>nd</sup> Vice Chair/Councilmember McCall. Arriving after the roll call were: 1<sup>st</sup> Vice Chair/Supervisor Dave Potter (County of Monterey) and Jim Cook (County of Monterey).

Ex-Officio members present:

Dr. Bruce Margon (University of California Santa Cruz), John Marker (California State University Monterey Bay), Dr. Doug Garrison (Monterey Peninsula College), COL Darcy Brewer (United States Army), Gail Youngblood (Base Realignment and Closure), Kenneth Nishi (Marina Coast Water District), Don Bachman (Transportation Agency of Monterey County).

Absent were representatives from the 17<sup>th</sup> Congressional District, the 15<sup>th</sup> State Senate District, the 27<sup>th</sup> State Assembly District, and the Monterey Peninsula Unified School District. Arriving after the roll call was Hunter Harvath (Monterey Salinas Transit).

2. PLEDGE OF ALLEGIANCE – Chair Rubio asked Councilmember Ford, who agreed, to lead the Pledge of Allegiance.
3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE – Chair Rubio announced that he wanted to close the meeting in memory of John Fisher - an activist was and very supportive of FORA. Chair Rubio noted that Mr. Fisher will be missed in the community. In addition, Chair Rubio noted receipt of the Association of Defense Communities (“ADC”) 360 Report newsletter which was distributed and discusses future base closures.
4. PUBLIC COMMENT – None
5. CONSENT AGENDA – A correction to the minutes of the FORA Board meeting was made as Councilmember Alan Cohen, City of Pacific Grove, was not in attendance as stated. **Motion to approve the Consent Agenda as corrected was made by Mayor McCloud, seconded by Supervisor Parker, and carried.**

## 6. OLD BUSINESS

Item 6a - Environmental Services Cooperative Agreement ("ESCA") Field work update – Executive Officer Houlemard announced to the Board that FORA Real Property & Facilities Manager/ESCA Program Manager Stan Cook and LFR Consultant Kristie Reimer would give a multifaceted presentation regarding the progress on the ESCA project remedial activities since last reported. Mr. Cook gave a quarterly report "power point" presentation regarding the ESCA program grant. He reported that FORA has received approximately \$100M from the US Army to remediate munitions and explosives on 3,348 acres on the former Fort Ord. Mr. Cook noted that FORA was currently working in the field on quality assurance from Gigling Road to 8<sup>th</sup> Avenue south-east of the Department of Defense building, as well as active field work removing any anomalies at the corner of Parker Flats Road, south of Veterans Cemetery property, north of the water towers.

Ms. Reimer reported that the Fort Ord project was mentioned in three of the ten sessions on Base Reuse at ADC conference held in San Francisco, August 7-11, 2010. Ms. Reimer recognized Executive Officer Houlemard's participation in the Regulatory Roundtable which was held at the event further noting that FORA was exemplified in the Risk Management session and the final program of the event was dedicated to the Fort Ord project called "Ranges to Residences, Fort Ord's successful privatization program," which was very well attended. Ms. Reimer stated that there is positive interest from the ADC community on the work being done at the former Fort Ord. The quarterly ESCA newsletter was distributed to members of the Board and Ms. Reimer stated that this version of the newsletter was dedicated to the Residential Quality Assurance ("RQA") process. Ms. Reimer reminded the audience that the reason for the RQA process was that there were regulatory concerns about the adequacy of the MEC (Munitions and Explosives of Concern) clearance for residential use.

Mr. Cook announced ESCA recent and upcoming events and noted resources available to the public including the website [www.fora-esca-rp.com](http://www.fora-esca-rp.com) and weekly updates hotline: (831) 883-3506.

In appreciation for the User's Group volunteer efforts, each was presented with a commendation. Mr. Cook noted that the User's Group has met over the past three years providing input about access issues on the former Fort Ord such as trail closure, illegal dumping, security, and property management.

Mr. Cook introduced the Fort Ord Recreational Trail ("F.O.R.T.") friends Steering Committee as follows: Central Coast CycloCross Association; Monterey Bay Youth Camp; Monterey County Search & Rescue Dogs; Monterey Horse Park/Monterey Downs; Monterey Off-Road Cycling Association; Wednesday Night Laundry Runners. Mr. Houlemard thanked the FORT Friends for their efforts and their advocacy in protecting and keeping 'open space' for habitat conservation. Mr. Houlemard also thanked the U.S. Army for their commitment in keeping the former Fort Ord open and accessible. Chair Rubio also thanked the User's Group praising the ESCA program as a model for the nation, stating people are paying attention to and duplicating this effort around the country.

Item 6b - Resolution fixing the employer's contribution under the Public Employees' Medical and Hospital Care Act – Mr. Houlemard reported that a current resolution was needed by the California Public Employees' Retirement System ("CalPERS") in order to codify actions taken by the Board since 1999. He further noted that a resolution is required by CalPERS as the official document to formally adjust the employer portion of the health insurance benefits contribution and informed the Board that there was no fiscal impact to this Board item. FORA Controller Ivana Bednarik confirmed that the 11% increase in insurance benefit cost beginning January 2011 would be

assumed by the employee. **Motion to adopt the resolution was made by Councilmember Ford, seconded by Supervisor Potter, and carried unanimously.**

7. NEW BUSINESS

Item 7a - CONSISTENCY DETERMINATION: Marina's General Plan Amendment and Rezone for Monterey Peninsula College ("MPC") Marina Satellite Campus - FORA Senior Planner Jonathan Garcia reported that the City of Marina had submitted its General Plan and zoning amendments for consistency determination and these changes would implement the previous approval by the Board for the property swap agreement with MPC. Mr. Garcia stated that the city completed a thorough consistency analysis of these adjustments according to the base reuse plan. Mr. Garcia confirmed the Administrative Committee's recommendation that the FORA Board concur with the city's consistency determination. **Motion to adopt the resolution and to concur in the City of Marina's determination of consistency was made by Supervisor Parker, seconded by Mayor McCloud, and carried unanimously.**

8. EXECUTIVE OFFICER'S REPORT

Item 8a - Administrative Committee Report - Mr. Houlemard noted the Administrative Committee draft minutes which outlined the previous report given by Mr. Garcia, regarding the Consistency Determination recommendation. Item 8b - Capital Improvement Program ("CIP") - Mr. Houlemard stated that the FORA Board (and specific requests from Council members Gray and McCall, and Supervisor Potter) has asked staff to engage in several items related to the CIP and a selection of a consultant would be made shortly to support those requests. He noted that progress has been made and a full report will be made to the Board in January. Item 8c - Habitat Conservation Plan ("HCP") - Mr. Houlemard stated that the U.S. Fish and Wildlife Service has provided FORA staff with updates and they have made progress by completing their comments on several of the chapters and a meeting has been scheduled for the end of October.

9. ITEMS FROM MEMBERS - None

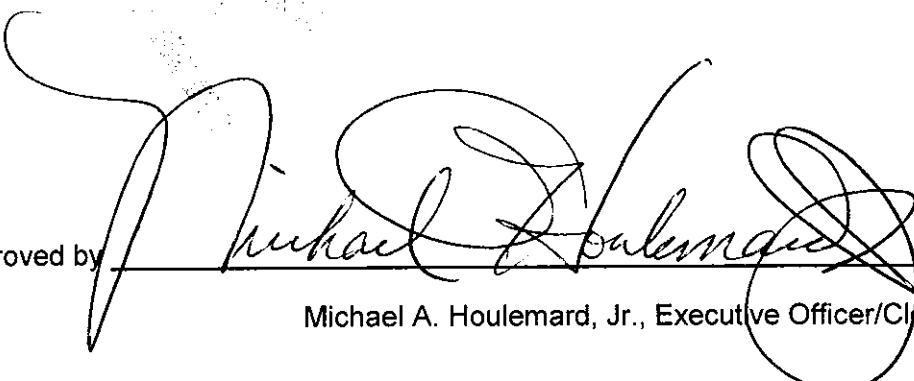
10. CLOSED SESSION - Preston Park Safe Negotiating Authority

11. REPORT OUT OF CLOSED SESSION BY AUTHORITY COUNSEL - The Board heard from and gave direction to the negotiating team.

12. ADJOURNMENT - There being no further business, Chair Rubio adjourned the meeting at 4:50 p.m.

Minutes prepared by Daylene Alliman, Deputy Clerk

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

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

# FORT ORD REUSE AUTHORITY BOARD REPORT

## OLD BUSINESS

**Subject:** Environmental Services Cooperative Agreement – update

**Meeting Date:** September 10, 2010

**Agenda Number:** 6a

**INFORMATION**

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

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

### **BACKGROUND:**

In Spring 2005, the U.S. Army ("Army") and FORA entered into negotiations to execute an Army-funded Environmental Services Cooperative Agreement ("ESCA") leading to the transfer of 3,340 acres of former Fort Ord prior to regulatory environmental sign-off. In early 2007, the Army awarded FORA approximately \$98 million to perform munitions cleanup on the ESCA parcels. FORA also entered into an Administrative Order on Consent ("AOC") with U.S. Environmental Protection Agency ("EPA") and California Department of Toxic Substance Control ("DTSC"), defining conditions under which FORA undertakes responsibility for the Army remediation of the ESCA parcels.

In order to complete the AOC defined work; FORA entered into a Remediation Services Agreement ("RSA") with LFR Inc. (now ARCADIS) to provide Munitions and Explosives of Concern ("MEC") remediation services and executed a Cost-Cap insurance policy for this remediation work through American International Insurance Group. FORA was to receive the property after EPA approval and concurrence by the Governor.

The ESCA RP has been underway for approximately 3 years. In August 2008, Governor Arnold Schwarzenegger concurred in the transfer of the ESCA parcels under a Finding of Suitability for Early Transfer. The ESCA property was subsequently transferred to FORA ownership on May 8, 2009. Current ESCA RP field work is focused in the Parker Flats area of the former Fort Ord.

On December 17, 2008 FORA received the fourth and final ESCA Grant fund payment of approximately \$28 million. Per the AOC, the majority of these funds have been transferred to AIG for payment to ARCADIS under the terms of the insurance policies and related agreements. FORA administrative costs and oversight, including third-party quality assurance work are also funded by the ESCA grant.

### **DISCUSSION:**

ESCA field crews are conducting investigations for MEC in the Parker Flats area of the former Fort Ord. Work area notices are posted at trail heads during working hours. Maps of the work areas have been distributed electronically to local bicycle shops; members of the Fort Ord Users Group; and, posted on the FORA and dedicated ESCA RP websites. The ESCA RP Team continues to work with the Monterey County Illegal Dumping Task Force to curtail illegal dumping on the ESCA properties.

Since the ESCA work began in early 2007, FORA and the ESCA RP Team have been coordinating with Regulators, the Army and the jurisdictions on the necessary documentation, public outreach and site preparation to support the ESCA MEC field work.

The ESCA RP activities from April to June 2010 are detailed in **Attachment A, the ESCA Quarterly Grant Report.**

Noteworthy items from this report are:

- ESCA RP team has engaged in approximately 141 Technical and 112 Community Outreach tasks from April to June 2010;
- Continued hosting monthly Fort Ord Users Working Group meetings and Emergency Services Coordination meetings;
- Continued participation with the Army in their Community Involvement Workshops, Technical Review Committee meetings and Fort Ord Open House/Bus Tours;
- Continued participation in Veteran Cemetery Citizens Advisory Committee meetings;
- ESCA property tours for officials, jurisdiction representatives and community groups; and
- Participation in community events such as Informal Community Workshops, 2010 Sea Otter Classic and Future Youth Camp Site Cleanup & Restoration Day,

The Fort Ord Users Group ("Users Group") consists of representatives from local hikers, cyclists, runners, equestrians, botanists and other recreational users who have volunteered their time to understand the remediation of ESCA properties and have worked with FORA and the ESCA RP Team to minimize the impact of the ESCA remediation field work on habitat, trails, trail users and jurisdictions. The Users Group have acted as stewards of Fort Ord's back country and have volunteered their expertise to assist the ESCA RP in managing the 3,340 acres of the ESCA and the adjoining properties. The assistance of this group has contributed greatly to reducing illegal dumping activities on Fort Ord.

The Fort Ord Users Group have become part of an integral first alert system for illegal activities that feeds through FORA to the Jurisdiction's emergency service providers. Their assistance has resulted in an increase in safety in the Fort Ord back country and in successful land management at a minimal cost to FORA, the ESCA RP Team and the jurisdictions. In October 2009, they provided the organizational backbone and much of the manpower for a 225-person volunteer trash pick up day on Fort Ord. FORA and the ESCA RP Team want to formally thank the Users Group for volunteering their time, expertise and labor to help manage the ESCA properties and the Fort Ord back country.

**FISCAL IMPACT:**

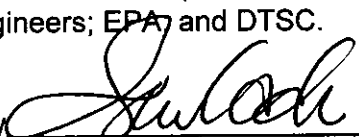
Reviewed by FORA Controller 

Staff time for this item is included in the approved FY 10-11 budget. ESCA work is covered by the grant award from the U.S. Army and included in the approved operating budget.

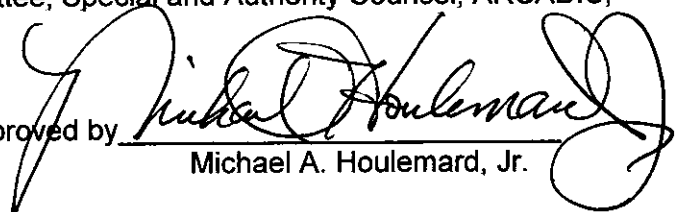
**COORDINATION:**

Administrative Committee; Executive Committee; Special and Authority Counsel; ARCADIS; Weston Engineers; EPA and DTSC.

Prepared by

  
Stan Cook

Approved by

  
Michael A. Houlemard, Jr.



## QUARTERLY PROJECT REPORT

### Environmental Services Cooperative Agreement

**Report No:** 13

**Reporting Period:** April 1, 2010 to June 30, 2010

**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  
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**Submitted to:** Gail Youngblood  
Fort Ord BRAC Environmental Coordinator  
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Presidio of Monterey  
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. 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) have: preformed Program Management including mobilization and equipment procurement; participated in Community Involvement Outreach, consulted with the EPA, DTSC, and the Army; drafted various Work Plans, and field work related documents, managed the ESCA Independent Third-Party Quality Assurance Surveillance Program and the Quality Assurance Surveillance Program Implementation Plan; and, performed field work in Seaside, Parker Flats, and other ESCA parcels.

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

April 1, 2010: ESCA staff attended the weekly General Jim Moore Boulevard (GJMB) Construction meeting to address any UXO Construction Support needs.

April 1, 2010: Communication with Environmental Protection Agency (EPA) about the documentation requirements for the Eucalyptus Road extension proposal being made by the FORA Engineering Department.

April 1, 2010: Reviewed and provided comments to Arcadis ESCA Field Manager on the proposed final Community Safety Plan for Parker Flats and the associated Traffic Plan.

April 1, 2010: Coordinated with Arcadis ESCA Field Manager on the plan to delineate the County North Boundary so that it can be differentiated from the rest of the ESCA properties when in the field.

April 5, 2010: Approved the Army 131<sup>st</sup> Para-Rescue MOUT use application.

April 5, 2010: Coordination with Arcadis to schedule a meeting with the County of Monterey to discuss the transfer of the County North Track 1 property.

April 6, 2010: Coordination with Fort Ord Environmental Cleanup Program/BRAC for a visit by DTSC representatives to review their video project about the former Fort Ord with the ESCA team, FORA Executive Officer, BRAC and the Presidio of Monterey (POM) Public Relations Officer.

April 7, 2010: Sent out the Draft Group 3 Remedial Investigation/Feasibility Study (RI/FS) Work Plan Report to the Regulators.

April 7, 2010: Coordination with ESCA team and DTSC representative for ESCA site tour for April 14<sup>th</sup>.

April 8, 2010: Weekly field update from Arcadis ESCA Field Manager.

ESCA Quarterly Report:  
Number 13

- April 8, 2010: Sent the latest field reports from the ESCA Quality Assurance Oversight Professional (QAOP) for the ESCA Third-Party Quality Assurance (QA) to the Regulators.
- April 8, 2010: Weekly General Jim Moore Boulevard (GJMB) construction meeting for construction support issues in the ESCA properties.
- April 9, 2010: Sent EPA and DTSC the monthly AOC report for March 2010.
- April 13, 2010: Monthly ESCA Regulatory meeting.
- April 13, 2010: Attended and presented an ESCA progress report at the monthly MR BCT Meeting.
- April 13, 2010: Meeting with DTSC on their video project and preparation for their tour of the ESCA properties.
- April 14, 2010: Field update from Arcadis ESCA Field Manager. .
- April 15, 2010: ESCA staff attended the weekly General Jim Moore Boulevard (GJMB) Construction meeting.
- April 20, 2010: Bi-weekly teleconference call with ESCA RP team.
- April 21, 2010: Field update from Arcadis ESCA Field Manager.
- April 21, 2010: Inquiry from Arcadis ESCA Field Manager about the steps required for a Department of Conservation geologist to visit an old Army sand pit located at one of the Laguna Seca Parking areas that is an ESCA property.
- April 23, 2010: Coordination with ESCA team to respond to a request by Cal AM Water for access to the ESCA properties to site reservoirs at Watkins Gate and GJMB.
- April 26, 2010: Meeting with FORA Authority Counsel on a ROE for access to the County North Track 1 property.
- April 26, 2010: Communication from FORA Engineering Department that Marina Coast Water Management District (MCWD) may have had soil from the ASR well site moved to the ESCA property outside the ASR well site.
- April 26, 2010: Arranged a site visit with ESCA UXO contractors to mark out the current location of the soil from the ASR site.
- April 26, 2010: Inquiry from BRAC regarding receipt by FORA of the of FOSET 5 deed amendments that were signed by Army Corps.

ESCA Quarterly Report:  
Number 13

- April 27, 2010: Site meeting to locate and mark out the current location of the soil from the ASR site.
- April 27, 2010: Communication with FORA Engineering Department regarding the current location of the ASR soils.
- April 27, 2010: Communication with FORA Engineering and the ESCA team regarding the location of the Top Grade equipment storage yard, and the ground asphalt in the soil in the yard.
- April 28, 2010: Field update from Arcadis ESCA Field Manager.
- April 29, 2010: Telephone conferences with EPA and DTSC to explain the plan to provide the Army with AC grindings from GJMB for the Army to stabilize the blue-line road.
- April 29, 2010: Coordination with ESCA team to provide the Army with permission to receive AC grindings from the WOW in GJMB to stabilize the blue-line road.
- April 29, 2010: Communication with ESCA team (UXO technicians) about providing the Army with AC grindings from GJMB to stabilize the blue-line road
- May 2, 2010: Communication with Supervisor Jane Parker's office on a way to efficiently communicate information on aspects of the ESCA Cleanup.
- May 2, 2010: Communication with Quality Assurance Oversight Professional (QAOP) representative on the status of his review of the Digital Geophysical Mapping (DGM) work for Parker Flats.
- May 2, 2010: Received email from ESCA contractor that two men that were caught by our field crews trespassing and using metal detectors on the CSUMB site.
- May 2, 2010: Communication with Presidio of Monterey (POM) Police requesting they be on the lookout for, and stop two men that were caught by our field crews trespassing and using metal detectors on the California State University Monterey Bay (CSUMB) site. The County and CSUMB police were also advised to look for and stop these two men.
- May 2, 2010: Meeting with ESCA contractor (Project Manager) to receive a status on project changes.
- May 2, 2010: Reviewed the first 5 sections of the Draft Residential Quality Assurance (RQA) Pilot Study Report and provided comments for ESCA team review.
- May 4, 2010: Received QAOP's rough draft report on the Quality Assurance (QA) DGM work for the Parker Flats habitat trail area.

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- May 4, 2010: Bi-weekly teleconference call with ESCA RP team.
- May 5, 2010: Meeting with Monterey County Redevelopment staff to discuss the upcoming County North Track 1 property transfer so that they understand the transfer process, land use restrictions and habitat monitoring requirements after the transfer.
- May 5, 2010: Meeting with Cal AM and Seaside to understand their Terminal Site Reservoir project to be located on the Seaside ESCA project and provide them with information on the requirements and restrictions imposed by ESCA remediation of these properties.
- May 6, 2010: ESCA staff attended the weekly GJMB construction meeting to coordinate the projects needs for UXO construction support.
- May 6, 2010: Received and reviewed the Department of Toxic Substances Control (DTSC) Cost Recovery Invoice for work performed from January 1, 2010 to March 31, 2010.
- May 6, 2010: Received information/requirements from ESCA contractor on the requirements to access the proposed Cal AM Reservoir site in Seaside that is on ESCA property.
- May 6, 2010: Sent RBF Consulting information (on behalf of Cal AM) on the requirements to access the proposed Cal AM Reservoir site in Seaside that is on ESCA property.
- May 6, 2010: Coordination with ESCA contractors to receive a copy of their insurance certificate and provide them with a Right of Entry (ROE) for biological surveys for the proposed CAL AM Reservoir site in Seaside that is on ESCA property.
- May 7, 2010: Received the Army comments on the Draft Group 3 Remedial Investigation/Feasibility Study (RI/FS) Work Plan documents.
- May 7, 2010: Review and preparation for the Monthly ESCA Regulatory meeting with ESCA team.
- May 10, 2010: Sent EPA and DTSC the monthly AOC report for March 2010.
- May 10, 2010: Approved a ROE for the MOUT use by the POM.
- May 11, 2010: Monthly ESCA Regulatory meeting.
- May 12, 2010: Attended the monthly Army Munitions Response Base Cleanup Team (MRBCT) meeting and presented an update on the ESCA.



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- May 13, 2010: Communication with Army BRAC office to report two trespassers found at the MOUT facility inside the inland range fence.
- May 13, 2010: ESCA staff attended the weekly GJMB construction meeting to coordinate the projects needs for UXO construction support.
- May 13, 2010: Weekly field update with Arcadis ESCA Field Manager and to visit the MOUT site.
- May 17, 2010: Reviewed and edited sections 5 thru 10 of the rough draft RQA Pilot Report with ESCA team.
- May 18, 2010: Coordination work with BRAC and POM for MOUT for brush cutting of the perimeter fuel break around the MOUT.
- May 19, 2010: Request to ESCA contractor to assist Parsons Consulting in locating the line between the Seaside "park" and "residential" development areas in the southern most portions of the Seaside ESCA properties.
- May 19, 2010: Field update with ESCA contractor (Field Manager).
- May 19, 2010: Meeting with ESCA contractors to discuss upcoming remediation activities and planning for the next few months.
- May 20, 2010: ESCA staff attended the weekly GJMB construction meeting to coordinate the projects needs for UXO construction support.
- May 20, 2010: Coordination work with ESCA contractors to determine the next steps for getting an additional 3,400 ft. of Eucalyptus Road prepared for grading.
- May 24, 2010: Approved MOUT use application for the POM Police Department.
- May 24, 2010: Approved MOUT use application for the POM Para-Rescue group.
- May 24, 2010: Coordination work with ESCA contractor to get the latest Monterey Horse Downs design for evaluation to determine how the plan matches the ESCA remediation.
- May 25, 2010: Bi-weekly teleconference call with ESCA RP team.
- May 25, 2010: Received a copy of the scope future work on the Seaside ESCA parcels in support of the Cal AM Terminal Reservoir project from ESCA contractors.
- May 25, 2010: Coordinating a response to the description presented by ESCA contractors of the subsequent work they have requested for the Cal AM Terminal Reservoir project on the ESCA site in Seaside.

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- May 25, 2010: Coordination work with ESCA contractors to produce a ROE for Whitson Engineers to reconnoiter the Veteran's Cemetery and East Side Road properties for future geotechnical access.
- May 26, 2010: Forwarded information on the acreages of DGM investigation performed by ESCA contractors in Parker Flats and reviewed QAOP's Third-Party QA Geophysical report.
- May 26, 2010: Created an agenda with ESCA team for a meeting scheduled for Thursday, May 27<sup>th</sup> about the ESCA and Non-ESCA construction support needs for the Eucalyptus Road Extension Project.
- May 26, 2010: Teleconference field update with LFR/Arcadis ESCA Field Manager.
- May 26, 2010: Received the Monterey Horse Down's latest land use plan for review and forwarded a copy to ESCA team.
- May 27, 2010: Received the tables for QAOP's draft Third-Party QA Geophysical Report and conducted a review and provided comments.
- May 27, 2010: ESCA staff attended the weekly GJMB construction meeting to coordinate the projects needs for UXO construction support.
- May 27, 2010: Received a field update from Army that crews are cutting the fire break at the MOUT site.
- May 27, 2010: Meeting with FORA Engineering Department to discuss the Eucalyptus Road Extension Project and define items that are included in the ESCA as well as items that will not be covered by the ESCA.
- May 27, 2010: Communication with ESCA contractors and the Army asking for assistance in stopping speeding or reckless driving on the Fort Ord back country roads based on an email received from a member of the public.
- June 1, 2010: Reviewed the Laguna Seca Spirit West Coast traffic and parking plan to find potential impacts for the ESCA property.
- June 1, 2010: Worked with Quality Assurance Oversight Professional (QAOP) to complete the review of the latest In-Depth Digital Geophysical Mapping (DGM) Quality Assurance (QA) work in Parker Flats and sent them maps of the Weston DGM areas for their review.
- June 1, 2010: Bi-weekly teleconference call with ESCA RP team.
- June 1, 2010: Email communication received from RBF about the California American Water Co. (CalAM) Terminal Reservoir Project and contracting for items outside the ESCA scope of work to support the project.

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- June 1, 2010: Email communication received from ESCA contractor rescheduling the next monthly ESCA Regulatory meeting to Fort Ord.
- June 2, 2010: Created a draft contract for the Fort Ord Reuse Authority (FORA) to provide Cal AM with ESCA coordination for their Terminal Reservoir Project for services that are not covered by the ESCA funds.
- June 2, 2010: Field update with ESCA contractor (Field Manager).
- June 3, 2010: Received the surveys from the County's surveyor, Whitson Engineering for the County North MRA which is in the process of being released from the ESCA.
- June 3, 2010: ESCA staff attended the weekly GJMB construction meeting to coordinate the UXO construction support.
- June 3, 2010: Attended ESCA & Eucalyptus Road Extension Project coordination meeting.
- June 3, 2010: Provided a Residential Quality Assurance (RQA) Pilot Study Report briefing with FORA Executive Officer.
- June 7, 2010: Created a draft letter to Environmental Protection Agency (EPA) and Department of Toxic Substances Control (DTSC) for their input on the ground asphalt and Aquifer Storage Reservoir (ASR) well site soil management issues in Seaside.
- June 7, 2010: Field update with ESCA contractor (Field Manager).
- June 7, 2010: Preparation for monthly ESCA Regulatory meeting with ESCA team.
- June 7, 2010: Reviewed the Future East Garrison ESCA property's burn evaluation report.
- June 8, 2010: Request for a draft memorandum from FORA Engineering Department outlining the timeline for the Eucalyptus Road Extension Project to share with the Regulators at the monthly Regulatory meeting.
- June 8, 2010: Monthly ESCA Regulatory meeting.
- June 8, 2010: Provided a draft letter to Environmental Protection Agency (EPA) and Department of Toxic Substances Control (DTSC) on the ground asphalt and Aquifer Storage Reservoir (ASR) well site soil management issues in Seaside.
- June 8, 2010: Received and reviewed EPA's comments on the draft Group 3 Remedial Investigation/Feasibility Study (RI/FS) Work Plan.

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- June 9, 2010: Coordination with ESCA team and FORA Engineering Department to draft a memorandum outlining the project timeline anticipated for the: 1) Eucalyptus Road Extension; 2) ESCA RQA; and, 3) Interim Action Range work.
- June 9, 2010: Provided comments to QAOP's Third-Party Geophysical QA report for the Parker Flats Habitat areas.
- June 9, 2010: Sent letter via U.S. Mail to Regulators describing the soil management issue discovered in Seaside and the remedies used to correct the situation.
- June 9, 2010: Meeting with ESCA contractor to coordinate RQA Pilot Study report presentation to FORA Executive Officer, ROE requests, Eucalyptus Road extension, and the Horse Park review.
- June 9, 2010: Provided ESCA contractor (field crew) with new vehicle access permits.
- June 10, 2010: Approved the Army request to use the MOUT site.
- June 10, 2010: Sent a letter to the Army alerting them to the dry grass that is in the MOUT facility and that their activities could be an ignition source. The POM Fire Department approves all Army activities at the MOUT and provides support for these activities.
- June 10, 2010: ESCA staff attended the weekly GJMB construction meeting to coordinate the projects needs for UXO construction support.
- June 10, 2010: Weekly meeting with FORA Engineering about the Eucalyptus Road Extension project. Provided FORA Senior Engineer with revisions to the project timeline anticipated for the: 1) Eucalyptus Road Extension; 2) ESCA RQA; and, 3) Interim Action Range work.
- June 10, 2010: Presentation to FORA Executive Officer about the RQA Pilot Study Report contents.
- June 10, 2010: Coordination with ESCA team to provide CalAM with ESCA coordination for their Terminal Reservoir Project and contracts for services that are not covered by the ESCA funds.
- June 10, 2010: Meeting with ESCA contractor about providing information to Monterey County to build storm drain improvements on the future CSUMB property so that water does not enter the Whispering Oaks site north of Inter-Garrison Road.
- June 10, 2010: Sent EPA and DTSC the monthly AOC report for May 2010.
- June 14, 2010: Meeting with ESCA contractor to organize for the multiple requests for access to the ESCA properties by the jurisdictions.

- June 15, 2010: Received the notes from the Kick-off meeting on the Central Coast Veterans' Cemetery/East Side Road Planning project.
- June 15, 2010: Telephone conference with EPA and DTSC to discuss the process to obtain approval for installing the storm drain system on CSUMB property to prevent drainage under Inter-Garrison Road into the future MST parcel.
- June 15, 2010: Meeting with ESCA contractor and Monterey County to discuss the path forward in the event the County wants to install storm drains on the CSUMB property to prevent run off into the MST parcel.
- June 15, 2010: Bi-weekly teleconference call with ESCA RP team.
- June 16, 2010: Received the latest ESCA QAOP Third-Party QA Report.
- June 16, 2010: EPA and DTSC provided information on the past approvals for perk ponds on Fort Ord in areas with ground water Land Use Covenants (LUCs) and forwarded that information Monterey County.
- June 16, 2010: Sent EPA and DTSC a copy of the latest ESCA Third-Party QA Report from QAOP.
- June 16, 2010: Received and reviewed the response to comments for the draft Group 4 RI/FS.
- June 16, 2010: Received and reviewed the changes to the draft Group 4 RI/FS.
- June 16, 2010: Conference call field update with ESCA contractor (Field Manager).
- June 17, 2010: Received DTSC's comments on the latest ESCA Third-Party QA Report from QAOP and forwarded them to QAOP for revision.
- June 17, 2010: ESCA staff attended the weekly GJMB construction meeting to coordinate the projects needs for UXO construction support.
- June 17, 2010: Attended the Eucalyptus Road Extension meeting to cover coordination with ESCA activities and support where applicable.
- June 17, 2010: Meeting with ESCA team to discuss the progress of the review of the Horse Park site plan.
- June 17, 2010: Meeting with ESCA team and Authority Counsel to discuss coordination between the Cal AM Water Terminal Reservoir Project and the ESCA.
- June 17, 2010: Meeting with FORA Executive Officer and Authority Counsel to brief them on the review of the Horse Park site plan.

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June 25, 2010: Attended the monthly Army Munitions Response Base Cleanup Team (MRBCT) meeting and presented an update on the ESCA.

June 28, 2010: Sent QAOP's revisions to the latest ESCA Third-Party QA Report to EPA and DTSC which included DTSC's comments.

June 28, 2010: Conference call with ESCA contractor to confirm that they are reviewing the request for access to the CCVC/East Side Road planning area, and to prepare for the Eucalyptus Road Extension project and the Cal AM Terminal Reservoir project meeting.

June 28, 2010: Reviewed and provided annotations to the agenda for the ESCA Bi-weekly conference call.

June 29, 2010: Bi-weekly teleconference call with ESCA RP team.

June 29, 2010: Reviewed the draft agenda for the upcoming ESCA Regulatory meeting.

June 29, 2010: Communication with DTSC requesting a status of the DTSC comments on the Draft Group 3 RI/FS Report.

June 29, 2010: Reviewed the FORA/Whitson request for a Right of Entry to perform survey and biological work on impacts of the proposed scope of work, the cost to their project, and information for the geotechnical investigation that will disturb the ground more than the survey or biological work for the ESCA properties affected by the Veterans Cemetery and Eastside Road planning effort.

June 30, 2010: Meeting with ESCA contractor to prepare for meetings with Monterey County/Monterey Horse Downs team and the Cal AM Water team.

June 30, 2010: Meeting with Monterey County Horse Downs team to present the ESCA team's evaluation of the proposed horse park site plan.

June 30, 2010: Meeting with the Cal AM Water Company about their Terminal Reservoir Project to be located in the Seaside portion of the ESCA properties to discuss access, ownership, contracting requirements to move forward.

June 30, 2010: Conference call with ESCA contractor (Field Manager) to receive a field update.

**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. Continue Residential Quality Assurance Pilot Study activities.
3. Continue Munitions and Explosives of Concern Remediation in habitat and development areas of Parker Flats.
4. Work on various Documents for ESCA Group 2, ESCA Group 3 properties, ESCA Group 4 properties, the Residential Quality Assurance Pilot Study report and in support of the Army's Track One Approval Memorandum.

**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 Administrative Order on Consent**

N/A

**Summary of public participation – This Quarter- Next Quarter**

Public Participation during this Quarter was extensive including; hosting ESCA Property Users Group monthly meetings, hosting Emergency Service provider monthly meetings to focus on ESCA parcel management, providing Informal Community Workshops to deliver ESCA updates to the community and other jurisdiction representatives, developing agreements between FORA, the Army Presidio of Monterey and Army Defense Language School, the Universities and the jurisdictions so they can continue to operate existing programs that were initiated under Army ownership of the ESCA properties (such as use of the MOUT site). Continue to participate with the Army in their Community Involvement Workshop and Technical Review Committee meetings, and provided updates to the FORA Board.

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

April 1, 2010: Teleconference with Monterey Off-Road Cycling Association (MORCA) to share news and ideas on the process that is unfolding to finalize and transfer the County North Track 1 property to the County of Monterey.

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- April 1, 2010: Teleconference with Monterey Central Coast Cyclo-Cross (CCCX) to share news and ideas on the process that is unfolding to finalize and transfer the County North Track 1 property to the County of Monterey.
- April 2, 2010: ESCA Hotline updates.
- April 2, 2010: ESCA updates for CSUMB, Fort Ord Google Users Group listserv and Twitter general distribution.
- April 4, 2010: Finalized the Emergency Service Providers meeting notes and sent them to all participants.
- April 5, 2010: Meeting with Sea Otter Classic representatives to provide their staff with Vehicle Access Permits to set-up for the Sea Otter Classic annual event.
- April 5, 2010: Coordination with California State University Monterey Bay (CSUMB) Professor Lars Pierce to schedule Vehicle Access Permits for biological monitoring on ESCA property that he conducts on a yearly basis for FORA in Parker Flats.
- April 5, 2010: Sent CSUMB and the County Illegal Dumping Task Force a notice of illegal dumping on the ESCA property that is the future CSUMB site.
- April 5, 2010: Sent the County Illegal Dumping Task Force a notice of illegal dumping on the ESCA property that is located at 7<sup>th</sup> Avenue and Gigling Road.
- April 6, 2010: Meeting with Marina Equestrian Center representative to receive their recommendation for the best way for Equestrians to cross Inter-Garrison Road to reach the PG&E Pipeline right-of-way that is an approved ESCA Access Corridor for their upcoming ride commemorating the City of Marina's Birthday.
- April 6, 2010: Coordination with CSUMB Professor Suzanne Worchester to get her class to access the ESCA Parker Flats area for their annual biological monitoring.
- April 6, 2010: Coordination with Monterey County Illegal Dumping Task Force to convey information (location and ownership) on two new dumping reports.
- April 7, 2010: Sent out the Draft Group 3 RI/FS Report to the Regulators and the select group of community organizations.
- April 8, 2010: Weekly call with Fort Ord Trail System Working Group representative about their concerns in the County North Track 1 parcel and other ESCA parcels.
- April 8, 2010: Provided Veterans Cemetery Citizens Advisory Committee (CAC) representative an update on their ESCA parcel.



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April 8, 2010: Monthly Veterans Cemetery (CAC) meeting.

April 9, 2010: ESCA Hotline updates.

April 9, 2010: ESCA updates for CSUMB, Fort Ord Google Users Group listserv and Twitter general distribution.

April 9, 2010: FORA Executive Officer and Controller provided the FORA Board with information on the proposal for FORA to be self-insured for a portion of the ESCA to receive Board guidance.

April 12, 2010: Meeting with Monterey County on property management for the properties they will receive from FORA including the ESCA Track 1 County North property and the Veterans Cemetery.

April 12, 2010: Received Monterey County Emergency Service Providers' Special Events Medical Operations form..

April 14, 2010: Provided vehicle access permits for Lars Pierce of CSUMB so that he and his crew can access the Parker Flats ESCA properties to do the annual post-burn habitat monitoring under his FORA contract.

April 14, 2010: Provided an ESCA Program update at the Quarterly Army CIW meeting at the Marina Community Library.

April 14, 2010: ESCA site tour of the ESCA properties for DTSC representatives.

April 14, 2010: Monthly Emergency Services Coordination meeting.

April 15, 2010: Provided an ESCA Program update at the Quarterly Army Technical Review Committee (TRC) meeting at the BRAC office

April 15-16, 2010: Staffed a public information booth at the Sea Otter Classic 2010 and provided attendees with information on the ESCA activities occurring on the adjacent properties.

April 16, 2010: Coordination with ESCA team to address a report from the Fort Ord Community Advisory Group (FOCAG) of tree removal in Parker Flats.

April 16, 2010: ESCA Hotline updates.

April 16, 2010: ESCA updates for CSUMB, Fort Ord Google Users Group listserv and Twitter general distribution.

April 19, 2010: Continued with ESCA team to address a report from the Fort Ord Community Advisory Group (FOCAG) of tree removal in Parker Flats. It was determined that Army workers were cleaning up limbs that they had trimmed

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from trees about a month ago along Parker Flats so that Army truck drivers could see the pedestrians and bikers along Parker Flats.

- April 19, 2010: Communication with Supervisor Jane Parker's office about a report of tree removal in Parker Flats which was confirmed to be the Army picking up limbs that they had trimmed from trees overhanging Parker Flats Road.
- April 20, 2010: Request from Cal AM representative for a site visit by them and Seaside staff to look at a proposed location for three reservoirs on the ESCA property.
- April 20, 2010: Communication with Supervisor Jane Parker's office on rumors of tree removal on Fort Ord in Parker Flats that investigation show to be limb trimming to maintain the width of Parker Flats Road.
- April 21, 2010: Amended the ROE for CCCX, adding two additional days to their existing ROE.
- April 21, 2010: Teleconference with MORCA representative on future access to the Track 1 County North property.
- April 23, 2010: Presentation to the County Supervisor's Fort Ord Sub-Committee on the ESCA property management program.
- April 23, 2010: ESCA Hotline updates.
- April 23, 2010: ESCA updates for CSUMB, Fort Ord Google Users Group listserv and Twitter general distribution.
- April 24, 2010: Participated with the Army in their public Inland Range nature walk.
- April 26, 2010: Coordination RBF to schedule a meeting to share with the ESCA Team the nature, timing and extent of the proposed MRWMD Terminal Reservoir project that they want to install east of GJMB at Watkins Gate Road. The ESCA team needs this information to coordinate with the ESCA insurance provider and provide support for their field activities.
- April 28, 2010: Monthly Users Working Group meeting.
- April 29, 2010: Spoke with MORCA representative about future access to County North Track 1 property.
- April 30, 2010: ESCA Hotline updates.
- April 30, 2010: ESCA updates for CSUMB, Fort Ord Google Users Group listserv and Twitter general distribution.

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- May 4, 2010: Attended the Laguna Seca Post- event and Pre-event meeting for the Sea Otter event and the American Lemans Race. Laguna Seca will use the parking lots and Barloy Canyon Road which are ESCA properties.
- May 6, 2010: Informal Community Workshop dry run and meeting with ESCA team.
- May 6, 2010: Communication with member of the FORT (Fort Ord Recreational Trail) Friends Group about future access and the Fort Ord trail system.
- May 6, 2010: Finalized the Emergency Service Providers meeting notes and sent them to all participants.
- May 7, 2010: Informal Community Workshop final poster station review with ESCA team.
- May 7, 2010: Meeting with ESCA contractor (Community Involvement and Public Outreach contractor) about how the ESCA team can better communicate with Supervisor Jane Parker's office on aspects of the ESCA Cleanup.
- May 7, 2010: Meeting with the President of the Monterey Off-Road Cycling Association (MORCA) representatives to sign a trial ROE to hold club rides through the County North Track 1 property after work and weekends throughout the summer of 2010.
- May 7, 2010: Meeting with Supervisor Jane Parker's office on a way to better communicate information on aspects of the ESCA.
- May 7, 2010: ESCA Hotline updates.
- May 7, 2010: ESCA updates for CSUMB, Fort Ord Google Users Group listserv, Facebook and Twitter general distribution.
- May 10, 2010: Communication from Fort Ord Environmental Cleanup Program (Army) advising that the normal ESCA email coverage for Informal Community Workshops did not appear to be transmitting. ESCA staff conducted diagnostics, discovered the source of the issue and corrected it.
- May 11, 2010: Conference call with Monterey County representative to discuss the horse park and understand the proposed land uses..
- May 12, 2010: Monthly Emergency Services Coordination meeting.
- May 12, 2010: Meeting with Monterey County representative and Fort Ord Reuse Authority (FORA) Engineering Department to identify the County's survey needs for the County North- Track 1 and the Parker Flats Phase 1 ESCA properties.

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- May 12, 2010: ESCA Informal Community Workshop. ESCA team presented updates on the ESCA work, introduced the Track 3 and 4 documents and changes made to them, and provided community members with the opportunity to ask questions of the ESCA team.
- May 13, 2010: Monthly Veterans Cemetery (CAC) meeting.
- May 14, 2010: Weekly call with Fort Ord Trail System Working Group representative about their concerns in the ESCA parcels.
- May 14, 2010: ESCA Hotline updates.
- May 14, 2010: ESCA updates for CSUMB, Fort Ord Google Users Group listserv, Facebook and Twitter general distribution.
- May 17, 2010: Super JTI kick-off conference call.
- May 17, 2010: Coordination with SB Racing representative to complete a subordinate access permit through ESCA property to provide access for an event they have arranged with the Bureau of Land Management (BLM).
- May 18, 2010: Extended the Vehicle Access Permits for FORA's contract with CSUMB Professor Lars Pierce for two weeks due to delays in completing the biological surveys caused by rain.
- May 18, 2010: Teleconference with Parsons Consulting representative requesting the location of the line between residential and development property at the south end of the ESCA properties in Seaside.
- May 18, 2010: Provided EPA representative with requested edits and comments to Super JTI document.
- May 19, 2010: Completed the ROE for Monterey County Search and Rescue Dogs (MCSARD) for use of the ESCA Track 1 County North properties.
- May 21, 2010: ESCA Hotline updates.
- May 21, 2010: ESCA updates for CSUMB, Fort Ord Google Users Group listserv, Facebook and Twitter general distribution.
- May 26, 2010: Monthly Users Working Group meeting.
- May 26, 2010: Received the signed Right of Entry from Whitson Engineering to access the ESCA properties for reconnaissance for future geotechnical surveys.

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May 26, 2010: Sent a letter to ESCA contractor explaining the support the ESCA can provide and cannot provide during their biological surveys for the Cal AM Terminal Reservoir Project.

May 28, 2010: ESCA Hotline updates.

May 28, 2010: ESCA updates for CSUMB, Fort Ord Google Users Group listserv, Facebook and Twitter general distribution.

May 27, 2010: Teleconference with FORT Friends representative.

May 27, 2010: Meeting with Monterey County representative who requested contact information for the Fort Ord Users so that the County can outreach to them to better understand their concerns and ask for their guidance about the Fort Ord property the County will be receiving.

May 27, 2010: Provided MORCA with an amendment to their ROE for a club ride on Memorial Day for County North area.

June 1, 2010: Provided Marina Equestrian Center (MEA) with an amendment to their Right of Entry (ROE) for a club ride for the Humane Society on June 13, 2010.

June 1, 2010: Received the certificate of insurance for the Monterey County Search and Rescue Dogs, Inc. (MCSARD) ROE on ESCA property known as County North Track 1 property and the adjacent FOST 10 property.

June 2, 2010: Communication with Monterey County Laguna Seca staff advising completion of my review for the upcoming Spirit West Coast Traffic plan and did not find conflicts between the event and the ESCA project activities.

June 2, 2010: Provided County Laguna Seca staff with a copy of the FORA/County ROE to use the Laguna Seca parking lots, Barloy Canyon and South Boundary Road which are ESCA properties so they could coordinate the requirements with the Spirit West Coast event.

June 2, 2010: Provided California State University Monterey Bay (CSUMB) Professor Lars Pierce with a Vehicle Access Permit (VAP) so he could continue the biological monitoring he is doing for FORA.

June 2, 2010: Approved the Central Coast CycloCross (CCCX) request to remove the dates of June 12-13 from the existing FORA/CCCX ROE by email.

June 4, 2010: ESCA Hotline updates.

June 4, 2010: ESCA updates for CSUMB, Fort Ord Google Users Group listserv, Facebook and Twitter general distribution.

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June 8, 2010: Communication with the Monterey County Parks Department to discuss the preparedness and status of the County Parks Department receiving property on Fort Ord.

June 8, 2010: Communication with Monterey County Redevelopment Department to discuss the Fort Ord Users Group and their role in helping the ESCA manage access on Fort Ord.

June 9, 2010: Monthly Emergency Services Coordination meeting.

June 9, 2010: Participated in the Monthly EPA Super JTI conference call.

June 10, 2010: Attended the Central Coast Veterans' Cemetery/East Side Road Planning kick-off meeting to provide an overview of the limitations and restrictions for activities in the ESCA parcels.

June 10, 2010: 2010: Monthly Veterans Cemetery (CAC) meeting.

June 11, 2010: ESCA Hotline updates.

June 11, 2010: ESCA updates for CSUMB, Fort Ord Google Users Group listserv, Facebook and Twitter general distribution.

June 14, 2010: Coordination with Army in preparation for the Army Open House and Bus Tour event on June 26<sup>th</sup>. The team drove the proposed bus route and covers many ESCA properties.

June 14, 2010: Received comments from Mr. Mike Weaver of the Fort Ord Community Advisory Group (FOCAG).

June 14, 2010: Meeting with Carlos Noriega of Laguna Seca to provide ESCA vehicle access permits and to check the roads and prepare for the Moto GP race event.

June 15, 2010: Approved the CCCX request to add the following dates to the existing FORA/CCCX Right of Entry for fall 2010: August 8<sup>th</sup>, September 9<sup>th</sup> and October 2<sup>nd</sup> (all dates occur on Saturday).

June 16, 2010: Provided Monterey County with information from EPA, DTSC and the ESCA team about the process to obtain approval for installing the storm drain system on CSUMB property to prevent drainage under Inter-Garrison Road into the future MST parcel.

June 17, 2010: Conference call with MORCA/Users Group/FORT Friends member to discuss access coordination on ESCA property.

June 18, 2010: ESCA Hotline updates.

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June 18, 2010: ESCA updates for CSUMB, Fort Ord Google Users Group listserv, Facebook and Twitter general distribution.

June 23, 2010: Monthly Users Working Group meeting.

June 25, 2010: ESCA Hotline updates.

June 25, 2010: ESCA updates for CSUMB, Fort Ord Google Users Group listserv, Facebook and Twitter general distribution.

June 28, 2010: Reviewed the Traffic Plan for the Laguna Seca Moto GP event and requested that the buses from CSUMB use Parker Flats Cut-Off.

June 29, 2010: Meeting with Monterey Horse Downs representatives to discuss plans for the horse facility and to provide vehicle access permits for access to the Youth Camp and BLM properties.

June 30, 2010: Finalized the Emergency Service Providers meeting notes and sent them to all participants.

June 30, 2010: Provided a Vehicle Access Permits to California Native Plant Society representatives.

June 30, 2010: Provided City of Seaside representative a Vehicle Access Permit for use in providing a prospective developer with access to Eucalyptus and Parker Flats Cut-Off.

Below is a listing of the total number of calls the ESCA Hotline received at (831) 883-3506 and ESCA-dedicated email for the second quarter of 2010. Members of the community called/emailed reporting new trash piles/illegal dumping on ESCA property (referred to Monterey County Illegal Dumping Task Force); requests for information on authorized access corridors to ride bicycles through ESCA property; questions about when Vehicle Access Permits are required; and to RSVP for the Users Working Group meetings and Informal Community Workshops, reports of illegal dumping locations on ESCA property, questions about employment opportunities on former Fort Ord and requests for general information about the ESCA RP, website and hotline information.

	<u>ESCA Hotline</u>	<u>ESCA e-mail</u>	<u>ESCA website hits</u>
April 2010	4	165	3,552
May 2010	5	203	4,624
June 2010	<u>8</u>	<u>228</u>	<u>3,029</u>
<b>TOTAL</b>	<b>17</b>	<b>596</b>	<b>11,205</b>

**Project Updates to Coordinated Resource Management Planning meeting**

FORA's critical dates, Coordinated Resource Management Planning meeting updates completed within this Quarter are:

June 24, 2010: ESCA Biologist attended the Quarterly Fort Ord Weed Meeting which is a specialized subcommittee of the Fort Ord Coordinated Resource Management Planning meetings.



# FORT ORD REUSE AUTHORITY BOARD REPORT

## OLD BUSINESS

<b>Subject:</b>	Resolution fixing the employer's contribution under the Public Employees' Medical and Hospital Care Act	
<b>Meeting Date:</b>	September 10, 2010	<b>ACTION</b>
<b>Agenda Number:</b>	6b	

### RECOMMENDATIONS:

Adopt the attached resolution updating the Fort Ord Reuse Authority's (FORA) contribution to employees' health premium under the Public Employees' Medical and Hospital Care Act (PEMHCA) (**Attachment 6b-1**).

### BACKGROUND:

Under PEMHCA, eligible agencies may contract with CalPERS to provide health care benefits for their employees and annuitants. In 1999, FORA elected to participate in the CalPERS Health Benefits Program and adopted the attached resolution 99-2. The resolution established FORA contributions for employees and annuitants as required by PEMHCA (**Attachment 6b-2**).

### DISCUSSION:

Since adopting the 99-2 resolution, FORA's contributions have been modified by Board action over several years. The current contribution amounts were approved with the FY 09-10 budget. No catch up with health insurance premium was approved in the FY 10-11 budget, therefore, the following FY 09-10 contribution amounts remain in effect.

1 party (employee)	up to	\$ 508.74
2-party (employee+1 dependent)	up to	\$ 1,017.48
Family (employee+ 2 or more dependents)	up to	\$ 1,322.72

During recent conversations with CalPERS staff, they have requested a resolution to designate the change in the employer contribution for employees.

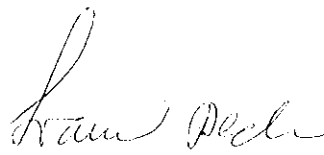
### FISCAL IMPACT:

None. The employer contributions as specified above are already included in the approved FY 10-11 budget. The cost of contributions for annuitants will be addressed in future budgets should some employees retire prior to June 2014 and during the FORA "sunset" process.

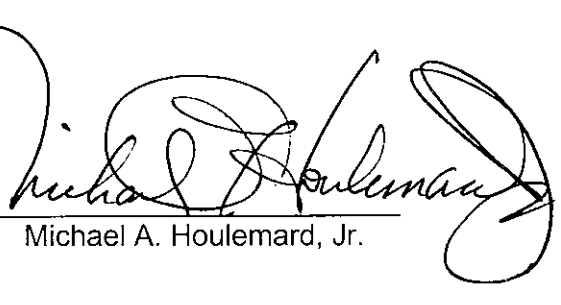
### COORDINATION:

Executive Committee

Prepared by

  
Ivana Bednarik

Approved by

  
Michael A. Houlemard, Jr.

**FORT ORD REUSE AUTHORITY**  
**RESOLUTION No. 10-13**

**RESOLUTION FIXING THE EMPLOYER'S CONTRIBUTION UNDER THE  
PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT**

- WHEREAS, (1) Government Code Section 22892(a) provides that a local agency contracting under the Public Employees' Medical and Hospital Care Act shall fix the amount of the employer's contribution at an amount not less than the amount required under Section 22892(b)(1) of the Act, and
- WHEREAS, (2) Government Code Section 22892(c) provides that a contracting agency may fix the amount of the employer's contribution for employees and the employer's contribution for annuitants at different amounts, provided that the monthly contribution for annuitants is annually increased to equal an amount not less than the number of years the contracting agency has been subject to this subdivision multiplied by 5 percent of the current monthly contribution for employees, until such time as the amounts are equal; and
- WHEREAS, (3) **Fort Ord Reuse Authority**, hereinafter referred to as Public Agency is the local agency contracting under the Act; now, therefore be it
- RESOLVED, (a) That the employer's contribution for each employee shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members in a health benefits plan or plans up to a maximum of \$508.74 per month with respect to employee enrolled for self alone, \$1017.48 per month for an employee enrolled for self and one family member, and \$1322.72 per month for an employee enrolled for self and two or more family members per month, plus administrative fees and Contingency Reserve Fund Assessments; and be it further,
- RESOLVED, (b) That **Fort Ord Reuse Authority** has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above.

Adopted at a regular meeting of the Fort Ord Reuse Authority Board  
at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 2010.

Signed: \_\_\_\_\_  
Chair

Attest: \_\_\_\_\_  
Clerk to the Board



# Fort Ord Reuse Authority

## RESOLUTION 99- 2

RESOLUTION ELECTING TO BE SUBJECT TO PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT FIXING THE EMPLOYER'S CONTRIBUTION FOR EMPLOYEES AND THE EMPLOYER'S CONTRIBUTION FOR ANNUITANTS AT DIFFERENT AMOUNTS

- WHEREAS, 1. Government Code Section 22850 provides the benefits of the Public Employees' Medical and Hospital Care Act to employees of local agencies contracting with the Public Employees' Retirement System on proper application by a local agency; and
- WHEREAS, 2. Government Code Section 22857 provides that a contracting agency may fix the amount of the employer's contribution for employees and the employer's contribution for annuitants at different amounts provided that the monthly contribution for annuitants shall be annually increased by an amount not less than 5 percent of the monthly contribution for employees, until such time as the amounts are equal; and
- WHEREAS, 3. Fort Ord Reuse Authority, hereinafter referred to as Public Agency is a local agency contracting with the Public Employees' Retirement System; and
- WHEREAS, 4. The Public Agency desires to obtain for its employees and annuitants the benefit of the Act and to accept the liabilities and obligations of an employer under the Act and Regulations; now, therefore, be it
- RESOLVED, (a) That the Public Agency elect, and it does hereby elect, to be subject to the provisions of the Act; and be it further
- RESOLVED, (b) That the employer's contribution for each employee shall be the amount necessary to pay the full cost of his enrollment, including the enrollment of his family members in a health benefits plan up to a maximum of : \$170.00 – 1 Party, \$275.00 – 2 Party, \$410.00 – 3 Party per month; and be it further
- RESOLVED, (c) That the employer's contribution for each annuitant shall be the amount necessary to pay the cost of his enrollment, including the enrollment of his family members, in a health benefits plan up to a maximum of \$1.00 per month; and be it further
- RESOLVED, (d) That the employer's contribution for each annuitant shall be increased annually by 5% percent of the monthly contribution for employees, until such time as the contributions are equal;
- And that the contributions for employees and annuitants shall be in addition to those amounts contributed by the Public Agency for Administrative fees and to the Contingency Reserve Fund; and be it further
- RESOLVED, (e) That the executive body appoint and direct, and does hereby appoint and direct, the Executive Officer to file with the Board of Administration of the Public Employees' Retirement System a verified copy of this Resolution, and to perform on behalf of said Public Agency all functions required of it under the Act and Regulations of the Board of Administration; and be it further
- RESOLVED, (f) That coverage under the Act be effective on 5/1/1999.

Adopted at a regular/special meeting of the Fort Ord Reuse Authority Board at 4 PM this 12<sup>th</sup> day of March 1999.

Signed: *Edith Johnson*  
Chair

Attest: *Michael Houlihan*  
Secretary or appropriate officer

# FORT ORD REUSE AUTHORITY BOARD REPORT

## NEW BUSINESS

<b>Subject:</b>	CONSISTENCY DETERMINATION: Marina's General Plan Amendment and Rezone for Monterey Peninsula College Marina Satellite Campus	
<b>Meeting Date:</b>	September 10, 2010	<b>ACTION</b>
<b>Agenda Number:</b>	7a	

### RECOMMENDATION(S):

Approve Resolution 10-12 (**Attachment A**), concurring in the City of Marina's ("Marina") legislative land use consistency determination that the Marina General Plan and Zoning Map amendments are consistent with the Fort Ord Base Reuse Plan ("BRP").

### BACKGROUND:

Marina submitted the General Plan and Zoning Map amendments for consistency determination on August 23, 2010 (**Attachment B**). Marina requested a Legislative Land Use Decision review of the General Plan and Zoning Map amendments in accordance with section 8.02.010 of the FORA Master Resolution. Under state law, (as codified in FORA's Master Resolution) legislative land use decisions (plan level documents such as General Plans, Zoning Codes, Specific Plans, Redevelopment Plans, etc.) must be scheduled for FORA Board review under strict timeframes. This item is included on the Board agenda because the General Plan and Zoning Map amendments are legislative land use decisions, requiring Board approval.

The FORA Administrative Committee reviewed this item at its September 1, 2010 meeting and recommended that the FORA Board concur in Marina's consistency determination.

### DISCUSSION:

Marina staff will be available to provide additional information to the FORA Board on September 10, 2010. In all consistency determinations, the following additional considerations are made and included in abbreviated format in a summary table (**Attachment C**).

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

**LEGISLATIVE LAND USE DECISION CONSISTENCY FROM SECTION 8.02.010  
OF THE FORA MASTER RESOLUTION**

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

(1) Provides a land use designation that allows more intense land uses than the uses permitted in the Reuse Plan for the affected territory;

The General Plan and Zoning Map amendments would not establish a land use designation that is more intense than the uses permitted in the BRP. The land use designation change is from "Village Homes" to "Public Facilities." These changes move the former "Public Facilities" designation from the future Salinas Valley Memorial Healthcare System project site to the future Monterey Peninsula College ("MPC") Marina satellite campus site, consistent with the MPC-Marina property exchange.

(2) Provides for a development more dense than the density of uses permitted in the Reuse Plan for the affected territory;

The General Plan and Zoning Map amendments are consistent with the BRP thresholds. Table 3.3-1 Summary Land Use Capacity: Ultimate Development in the BRP assumes 528 acres of land dedicated to Public Facilities within Marina's area of the former Fort Ord. After subtracting previously approved projects within Marina's portions of former Fort Ord, these changes are well below that threshold.

(3) Is not in substantial conformance with applicable programs specified in the Reuse Plan and Section 8.02.020 of this Master Resolution;

The General Plan and Zoning Map amendments meet applicable program conditions.

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

The General Plan and Zoning Map amendments do not impact open space, recreational, or habitat management areas within FORA's authority.

(5) Does not require or otherwise provide for the financing and/or installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the property covered by the legislative land use decision; and

MPC will pay its fair share of the basewide costs through making a payment for MPC's share of infrastructure improvements, as specified in a 2002 agreement among MPC, FORA, and Monterey County.

(6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan.

The Fort Ord Habitat Management Plan ("HMP") designates certain parcels for "Development," in order to allow economic recovery through development while promoting preservation, enhancement, and restoration of special status plant and animal species in designated habitats. The General Plan and Zoning Map amendments only affect lands that are located within areas designated for "Development" under the HMP. Lands designated as "Development" have no management restrictions placed upon them as a result of the HMP. The General Plan and Zoning Map amendments would not conflict with implementation of the Fort Ord HMP.

**FISCAL IMPACT:**

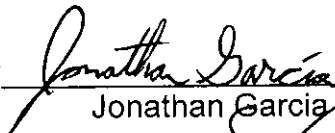

Reviewed by FORA Controller 

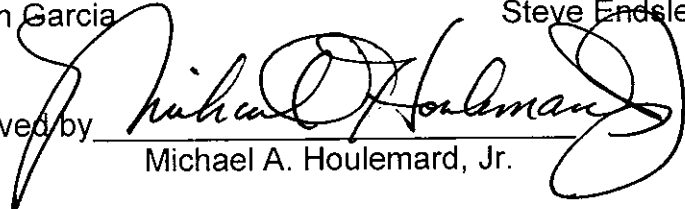
This action is regulatory in nature and should have no direct fiscal, administrative, or operational impact. In addition to points already dealt with in this report, it is clarified that the developments expected to be charged with reuse subject to the General Plan and Zoning Map amendments are covered by an agreement that ensures a fair share payment to mitigate for impacts delineated in the 1997 BRP and accompanying Environmental Impact Report. In a 2002 agreement, MPC agreed to pay its share of basewide infrastructure improvement costs related to its former Fort Ord property development.

Staff time for this item is included in the approved FY 10-11 budget.

**COORDINATION:**

Marina, MPC, Planners Working Group, Administrative Committee, and Executive Committee

Prepared by  Jonathan Garcia      Reviewed by  Steve Endsley

Approved by  Michael A. Houlemard, Jr.

**DRAFT**

Resolution 10-12

<p align="center"><b>ATTACHMENT A</b>  Item 7a  FORA Board Meeting,  September 10, 2010</p>
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Resolution Determining Consistency of )  
City of Marina General Plan and Zoning )  
Map Amendments )

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

- A. On June 13, 1997, the Fort Ord Reuse Authority ("FORA") adopted the Final Base Reuse Plan under Government Code Section 67675, et seq.
- B. After FORA adopted the reuse plan, Government Code Section 67675, et seq. requires each county or city within the former Fort Ord to submit to FORA its general plan or amended general plan and zoning ordinances, and to submit project entitlements, and legislative land use decisions that satisfy the statutory requirements.
- C. By Resolution No. 98-1, the Authority Board of FORA adopted policies and procedures implementing the requirements in Government Code 67675, et seq.
- D. The City of Marina ("Marina") is a member of FORA. Marina has land use authority over land situated within the former Fort Ord and subject to FORA's jurisdiction.
- E. After noticed public meetings on August 4 and August 17, 2010, the City of Marina adopted the General Plan and Zoning Map amendments, affecting lands on the former Fort Ord. The City of Marina also found the General Plan and Zoning Map amendments are consistent with the Fort Ord Base Reuse Plan, FORA's plans and policies and the FORA Act and considered the Fort Ord Base Reuse Plan Environmental Impact Report ("EIR") in their review and deliberations.
- F. On August 23, 2010, the City of Marina recommended that FORA concur in the City's determination that FORA's Final Base Reuse Plan, certified by the Board on June 13, 1997, and the General Plan and Zoning Map amendments are consistent. Marina submitted to FORA its General Plan and Zoning Map amendments together with the accompanying documentation.
- G. Consistent with the Implementation Agreements between FORA and Marina, on August 23, 2010, Marina provided FORA with a complete copy of the submittal for lands on the former Fort Ord, the resolutions and/or ordinance approving it, a staff report and materials relating to the City of Marina's action, a reference to the environmental documentation and/or CEQA findings, and findings and evidence supporting its determination that the General Plan and Zoning Map amendments are consistent with the Fort Ord Base Reuse Plan and the FORA Act (collectively, "Supporting Material"). Marina requested that FORA certify the General Plan and Zoning Map amendments as being consistent with the Fort Ord Base Reuse Plan for those portions of Marina that lie within the jurisdiction of FORA.

- H. FORA's Executive Officer and the FORA Administrative Committee reviewed Marina's application for consistency evaluation. The Executive Officer submitted a report recommending that the FORA Board find that the General Plan and Zoning Map amendments are consistent with the Fort Ord Base Reuse Plan. The Administrative Committee reviewed the Supporting Material, received additional information, and concurred with the Executive Officer's recommendation. The Executive Officer set the matter for public hearing regarding consistency of the General Plan and Zoning Map amendments before the FORA Board on September 10, 2010.
- I. Master Resolution, Chapter 8, Section 8.02.010(a)(4) reads in part: "(a) In the review, evaluation, and determination of consistency regarding legislative land use decisions, the Authority Board shall disapprove any legislative land use decision for which there is substantial evidence supported by the record, that [it] (4) Provides uses which conflict or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property..."
- J. In this context, the term "consistency" is defined in the General Plan Guidelines adopted by the State Office of Planning and Research as follows: "An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment."
- K. FORA's consistency determination must be based upon the overall congruence between the submittal and the Reuse Plan, not on a precise match between the two.

NOW THEREFORE be it resolved:

1. The FORA Board recognizes the City of Marina's August 4, 2010 recommendation that the FORA Board find consistency between the Fort Ord Base Reuse Plan and the General Plan and Zoning Map amendments was appropriate.
2. The Board has reviewed and considered the Fort Ord Base Reuse Plan Final Environmental Impact Report and Marina's environmental documentation is adequate and complies with the California Environmental Quality Act. The Board finds further that these documents are sufficient for purposes of FORA's determination for consistency of the General Plan and Zoning Map amendments.
3. The Board has considered the materials submitted with this application, the recommendation of the Executive Officer and Administrative Committee concerning the application and oral and written testimony presented at the hearings on the consistency determination, which are hereby incorporated by reference.
4. The Board finds that the General Plan and Zoning Map amendments are consistent with the Fort Ord Base Reuse Plan. The Board further finds that the legislative decision made herein has been based in part upon the substantial evidence submitted regarding allowable land uses, a weighing of the Base Reuse Plan's emphasis on a resource constrained sustainable reuse that evidences a balance between jobs created and housing provided, and that the cumulative land uses contained in Marina's submittal are not more intense or dense than those contained in the Base Reuse Plan.



5. The General Plan and Zoning Map amendments will, considering all their aspects, further the objectives and policies of the Final Base Reuse Plan. The Marina application is hereby determined to satisfy the requirements of Title 7.85 of the Government Code and the Fort Ord Base Reuse Plan.

Upon motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing resolution was passed on this 10<sup>th</sup> day of September, 2010, by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

I, Mayor Rubio, Chair of the Board of Directors of the Fort Ord Reuse Authority of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of the said Board of Directors duly made and entered under Item \_\_\_\_, Page \_\_\_\_, of the board meeting minutes of \_\_\_\_\_, 2010 thereof, which are kept in the Minute Book resident in the offices of the Fort Ord Reuse Authority.

DATED \_\_\_\_\_

BY \_\_\_\_\_  
Ralph Rubio  
Chair, Board of Directors  
Fort Ord Reuse Authority

City of



**ATTACHMENT B**  
Item 7a  
FORA Board Meeting, September 10, 2010

City of Marina  
211 HILLCREST AVENUE  
MARINA, CA 93933  
831- 884-1278; FAX 831- 384-9148  
www.ci.marina.ca.us



August 13, 2010

Steve Endsley  
Director of Planning and Finance  
Fort Ord Reuse Authority  
100 Twelfth Street, Building 2880  
Marina, California 93933

**RE: Consistency Determination for General Plan Amendment and Rezone for Monterey Peninsula College Marina Satellite Campus**

---

Dear Mr. Endsley:

This letter is a formal request to the Fort Ord Reuse Authority for a consistency determination for the following described legislative actions at the Administrative Committee on September 1, 2010, and by the Board of Directors on September 10, 2010.

The project implements the terms of an Exchange of Real Property Agreement between the Monterey Peninsula Community College (MPC), the Marina Redevelopment Agency and the City of Marina (City), whereby the City shall have amended its General Plan, Zoning Regulations and other applicable laws and regulations to allow the MPC to use an exchange property, located west of Fourth Avenue, and between Twelfth Street and Imjin Parkway, for the MPC Satellite Center.

The project consists of two legislative actions: a General Plan Land Use Map and text amendment (GP 2010-01) to change the land use designation from "Village Homes" to "Public Facilities", amend General Plan Policy 2.23 to include Monterey Peninsula College Marina Satellite Campus, and indicate the subject property on General Plan Figure 2.3, Public Facilities; and a Zoning Map amendment (ZM 2010-01) to change the zoning district from "Multiple Family Residential District (R-4)" to "Public Facility District (PF)", for Army Corps of Engineers Parcels E2c.3.1 and E2c.3.2 (APN's 031-251-015 and 031-251-016) containing approximately  $\pm 7$  acres.

At a special meeting of July 15, 2010, the Marina Planning Commission held a public hearing, made findings and adopted Resolution No. 2010-13 (PC) recommending City Council consideration of General Plan Land Use Map and text amendment GP 2010-01; Resolution No. 2010-14 (PC) recommending City Council consideration of Zoning Map amendment ZM 2010-01; and Resolution No. 2010-15 (PC) recommending that City Council find that the legislative land use approvals are consistent with the Fort Ord Reuse Plan.

At a regular meeting on August 4, 2010, the Marina City Council held a public hearing, made findings and adopted Resolution No. 2010-125 approving General Plan Land Use Map and text amendment (GP 2010-01); introduced the Ordinance approving Zoning Map amendment (ZM 2010-01); and adopted Resolution No. 2010-126 finding that the legislative land use approvals for the project are consistent with the Fort Ord Reuse Plan.

At a regular meeting on August 17, 2010, the Marina City Council adopted Ordinance No. 2010-04 approving Zoning Map amendment (ZM 2010-01).

For the FORA Administrative Committee, a PDF of the documents can be located at the City of Marina website main page under Documents, Forms & Maps/Community Development/Planning Services/MPC Consistency. Thirty CD ROM's will be provided for the Board of Directors meeting. Both contain the following:

- Cover Letter to Mr. Steve Endsley
- August 4 & 17, 2010 staff report to City Council;
- Executed City Council Resolution No. 2010-125 (GP 2010-01)
- Executed City Council Ordinance No. 2010-01 (ZM 2010-01)
- Executed City Council Resolution No. 2010-126 (Consistency Finding).

Thank you in advance and please contact me at (831) 884-1289 if you have questions or if you need additional information.

Sincerely,

  
Theresa Szymanis, AICP  
Planning Services Manager

cc: Doug Yount, Development Services Director  
Christine di Iorio, AICP, Community Development Director

**ATTACHMENT C**

Item 7a

FORA Board Meeting, September 10, 2010

<b>FORA Master Resolution Section</b>	<b>Finding of Consistency</b>	<b>Justification for finding</b>
(1) Does not provide for a land use designation that allows more intense land uses than the uses permitted in the Reuse Plan for the affected territory;	Yes	The General Plan and Zoning Map amendments do not establish land use designations more intense than permitted in the Base Reuse Plan ("BRP").
(2) Does not provide for a development more dense than the density of uses permitted in the Reuse Plan for the affected territory;	Yes	The General Plan and Zoning Map amendments do not allow development to be denser than permitted in the BRP.
(3) Is in substantial conformance with applicable programs specified in the Reuse Plan and Section 8.02.020 of this Master Resolution.	Yes	The General Plan and Zoning Map amendments are in compliance with applicable programs. See Marina's Exhibit A – (a) to (t), pages 1-6.
(4) Does not provide uses which conflict with or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property or which conflict with or are incompatible with open space, recreational, or habitat management areas within the jurisdiction of the Authority;	Yes	No conflict or incompatibility exists between the General Plan and Zoning Map amendments and BRP. See Marina's Exhibit A – (a) to (d), pages 1-2.
(5) Requires or otherwise provides for the financing and/or installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the property covered by the legislative land use decision;	Yes	The General Plan and Zoning Map amendments do not modify Marina or MPC's obligations to contribute to base-wide costs. See Marina's Exhibit A – (n) and (o), page 6.
(6) Requires or otherwise provides for implementation of the Fort Ord Habitat Management Plan ("HMP").	Yes	The General Plan and Zoning Map amendments provide for HMP implementation. See Marina's Exhibit A – (a) to (d), pages 1-2.
(7) Is consistent with the Highway 1 Scenic Corridor design standards as such standards may be developed and approved by the Authority Board.	Yes	The General Plan and Zoning Map amendments are outside of the Highway 1 Scenic Corridor. See Marina's Exhibit A – Other Consistency Considerations, page 6.
(8) Is consistent with the jobs/housing balance requirements developed and approved by the Authority Board as provided in Section 8.02.020(t) of this Master Resolution.	Yes	The General Plan and Zoning Map amendments are consistent with job/housing balance requirements. See Marina's Exhibit A – (t), page 6.
(9) Prevailing Wage	Yes	The General Plan and Zoning Map amendments do not modify prevailing wage requirements. See Marina's Exhibit A – Other Consistency Con., pg. 6.

Resolution 10-12

Resolution Determining Consistency of )  
City of Marina General Plan and Zoning )  
Map Amendments )

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- K. FORA's consistency determination must be based upon the overall congruence between the submittal and the Reuse Plan, not on a precise match between the two.

NOW THEREFORE be it resolved:

1. The FORA Board recognizes the City of Marina's August 4, 2010 recommendation that the FORA Board find consistency between the Fort Ord Base Reuse Plan and the General Plan and Zoning Map amendments was appropriate.
2. The Board has reviewed and considered the Fort Ord Base Reuse Plan Final Environmental Impact Report and Marina's environmental documentation is adequate and complies with the California Environmental Quality Act. The Board finds further that these documents are sufficient for purposes of FORA's determination for consistency of the General Plan and Zoning Map amendments.
3. The Board has considered the materials submitted with this application, the recommendation of the Executive Officer and Administrative Committee concerning the application and oral and written testimony presented at the hearings on the consistency determination, which are hereby incorporated by reference.
4. The Board finds that the General Plan and Zoning Map amendments are consistent with the Fort Ord Base Reuse Plan. The Board further finds that the legislative decision made herein has been based in part upon the substantial evidence submitted regarding allowable land uses, a weighing of the Base Reuse Plan's emphasis on a resource constrained sustainable reuse that evidences a balance between jobs created and housing provided, and that the cumulative land uses contained in Marina's submittal are not more intense or dense than those contained in the Base Reuse Plan.

5. The General Plan and Zoning Map amendments will, considering all their aspects, further the objectives and policies of the Final Base Reuse Plan. The Marina application is hereby determined to satisfy the requirements of Title 7.85 of the Government Code and the Fort Ord Base Reuse Plan.

Upon motion by Director Parker, seconded by Director McCloud, the foregoing resolution was passed on this 10<sup>th</sup> day of September, 2010, by the following vote:

AYES: 12 Directors – Rubio, Parker, McCloud, Edelen, Gray, Ford, Selfridge, Potter, Cook, Kampe, Pendergrass, Oglesby.

NOES: 0

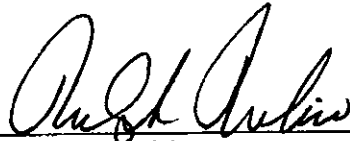
ABSTENTIONS: 0

ABSENT: Director Barnes

I, Mayor Rubio, Chair of the Board of Directors of the Fort Ord Reuse Authority of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of the said Board of Directors duly made and entered under Item 7a, Page 3, of the board meeting minutes of September 10, 2010 thereof, which are kept in the Minute Book resident in the offices of the Fort Ord Reuse Authority.

DATED 10-8-10

BY



Ralph Rubio  
Chair, Board of Directors  
Fort Ord Reuse Authority

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Administrative Committee Report

**Meeting Date:** September 10, 2010

**Agenda Number:** 8a

**INFORMATION**

### RECOMMENDATION(S):

Receive a report from the Administrative Committee

### BACKGROUND/DISCUSSION:

The Administrative Committee met on August 4, 2010. The minutes of the August 4, 2010 meeting were approved on September 1, and are attached.

### FISCAL IMPACT:

Reviewed by FORA Controller 

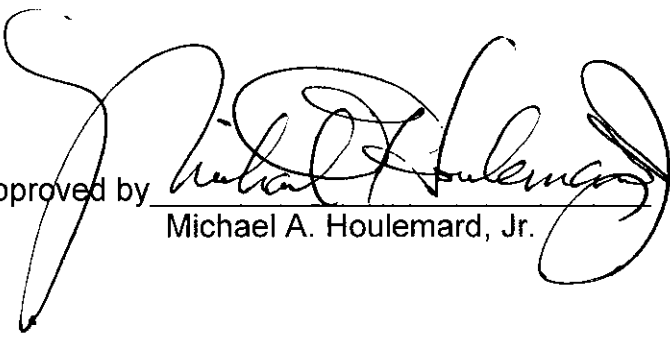
Staff time for this item is included in the approved FY 10-11 budget.

### COORDINATION:

Administrative Committee

Prepared by 

Daylene Alliman

Approved by 

Michael A. Houlemard, Jr.



# FORT ORD REUSE AUTHORITY

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

Marina, CA 93933

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## MINUTES OF THE ADMINISTRATIVE COMMITTEE MEETING Wednesday, August 4, 2010

### 1. Call to Order

Chair Doug Yount called the meeting to order at 8:16 a.m. The following local recipient jurisdiction representatives, establishing a quorum, were present:

\*Jim Cook - County of Monterey

\*Ray Corpuz - City of Seaside

\*Daniel Dawson - City of Del Rey Oaks

\*Elizabeth Caraker - City of Monterey

Also present, as noted by the roll sheet, were:

Jim Arnold - FORA

Kathleen Ventimiglia - CSUMB

Crissy Maras - FORA

\*Mike Gallant - MST

Steve Endsley - FORA

\*Yuki Nakamura - MPC

Jonathan Garcia - FORA

\*Rich Guillen - City of Carmel

\*Graham Bice - UC MBEST

Bob Schaffer - Marina Community Partners

\*Todd Muck - TAMC

\* indicates Administrative Committee membership

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

### 2. Pledge of Allegiance

Chair Yount asked Elizabeth Caraker, who agreed, to lead the Pledge of Allegiance.

### 3. Acknowledgments, Announcements and Correspondence

Executive Officer Michael Houlemard reported that Marina Coast Water District ("MCWD") announced that their contractor has a construction trailer on the future FORA office site and will proceed with building construction. Mr. Houlemard also announced that there are some jurisdictions involved with the Association of Defense Communities (ADC) Conference which is being held in San Francisco this year, August 8-12. A number of presentations will be delivered at the conference, including the FORA Environmental Services Cooperative Agreement (ESCA), Army, and a special session where Chair Yount will participate: "From Dole to Dollars: Moving Toward Economic Independence." Additionally, two key Army leaders reporting directly to the Secretary of the Army on matters related to installation policy, Lieutenant General Rick Lynch and Assistant Secretary Katherine Hammack, will be taking a quick tour of the Presidio, Del Rey Oaks, and FORA followed by a dinner hosted by Col. Darcy Brewer.

### 4. Public Comment Period - none

**5. Approval of July 14, 2010 meeting minutes**

**Motion to approve the July 14, 2010 meeting minutes was made by Daniel Dawson and seconded by Graham Bice. The minutes were approved by consensus, since there were no objections.**

**6. August 13, 2010 FORA Board meeting - agenda review**

Executive Officer Houlemard discussed the joint board meeting of the Fort Ord Reuse Authority ("FORA") and Marina Coast Water District ("MCWD") – Ord Community and Marina Water Wastewater Systems Proposed Budgets and Rates for FY 2010-2011 and presented the Administrative Committee with copies of the supporting resolutions.

Executive Officer Houlemard reviewed the Regular FORA Board meeting agenda which included the following action items:

Item 3b – Amendment to Master Agreement for Professional Services – Creegan + D’Angelo (Capital Improvement Program On-Site Transportation) - Senior Project Manager Jim Arnold discussed the fee amendment for the General Jim Moore ("GJMB") project received by Creegan +D’Angelo. The scope of work includes Phase 5 and Phase 6 change orders resulting in additional design services and preparation of bid documents.

Item 5a – Certification of South Boundary Road and Gigling Road Environmental Assessments and Initial Studies – Executive Officer Houlemard presented the item, noting that South Boundary Road and Gigling Road are two separate projects; however, the environmental assessments and initial studies were processed concurrently and thus, the reason for the combined Board item. Jim Cook (County of Monterey) requested that a map highlighting the location of these projects be attached to the Board report. Staff responded that they would include the requested map with the report.

Item 8 – Closed Session – Preston Park Buyout Negotiating Authority - Executive Officer Houlemard stated that the Closed Session item on Preston Park will likely be an information item since the appraisal has not yet been received.

**7. New Business – none**

**8. Old Business**

Item 8a. Capital Improvement Program ("CIP") – Consultant Scope of Work: Assess demands, resources, and adequacy of projected contingency funds - FORA Acting Assistant Executive Officer/Director of Planning and Finance Steve Endsley introduced a draft Scope of Work ("SOW") for the FORA for review. Under Mr. Endsley’s direction, the selected consultant will commence work by September 1, 2010 and provide periodic updates to the Administrative Committee. The work will be completed by January 15, 2011 and it is anticipated that a formal presentation will be made at the January 2011 FORA Board meeting of the findings as a result of the work completed. Mr. Endsley presented the FORA Administrative Committee with an overview and projected deliverables of the work program and further stated the work could be done in the time frame and within the \$25K spending limitation.

Bob Schaffer asked if the consultant would be meeting with the Building Industry Association ("BIA"), developers, and jurisdictions. Mr. Endsley stated that the consultant would likely use the Administrative Committee as a single source to collect data rather than spending extra time meeting individually; however, the consultant could follow-up individually as needed. Chair Yount agreed that

the Administrative Committee meetings would be a good venue. Mr. Houlemard requested that any questions regarding the SOW be sent to Senior Planner Jonathan Garcia immediately, as it is FORA policy to interview three consultants prior to the start date of September 1. Mr. Houlemard assured the Administrative Committee an electronic version of the SOW for their review including a map for each of the projects for item 5a on the draft Board Agenda. Chair Yount thanked the FORA staff for the work on the SOW.

Item 8b. General Jim Moore Blvd. ("GJMB") – Senior Project Manager Jim Arnold, gave an update of the GJMB project and stated there are two processes which are running concurrently. First is the current construction which is expected to be completed by January 26, 2011. Mr. Arnold reported that he has met with the primary contractor owner who is working toward an October completion to avoid the rainy season. The Seattle office of the Economic Development Administration ("EDA") is withholding authorization to advertise for the follow-on construction projects for until a comfort letter is received from the California Department of Toxic Substances Control regarding the Unexploded Ordnance ("UXO") cleanup. Once the EDA authorizes bids and the contracts awarded, the work will be completed within 6 months. Executive Officer Houlemard stated that he has received a number of emails from residents and former elected officials on the issue of the GJMB project and FORA staff is working with local residents, noting that most people are positive. He anticipates traffic on the new road beginning in October. Mr. Arnold stated that the new GJMB will open in increments and anticipates it to be fully open by mid-November at the latest. Mr. Houlemard stated that, with the American Recovery and Reinvestment Act ("ARRA") grant funds, there is a potential for the Assistant Secretary of Commerce to attend the groundbreaking of the second phase of the project.

## 9. Adjournment

Chair Yount adjourned the meeting at 8:30 a.m.

Minutes prepared by Daylene Alimain, Executive Assistant/Deputy Clerk

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

<b>Subject:</b>	Capital Improvement Program – work plan status report	
<b>Meeting Date:</b>	September 10, 2010	<b>INFORMATION</b>
<b>Agenda Number:</b>	8b	

### RECOMMENDATION(S):

Receive a Capital Improvement Program ("CIP") work plan update.

### BACKGROUND/DISCUSSION:

On July 9, 2010, the Fort Ord Reuse Authority ("FORA") Board reviewed a proposed CIP work plan timeline. The Board directed staff to condense the review of CIP obligations and resources into a six-month period and to provide monthly updates. On July 14, 2010, working with the FORA Administrative Committee, FORA staff revised the CIP work plan timeline to reflect January 2011 completion (**Attachment A**).

On August 17, 2010, FORA issued a Request for Qualifications/Request for Proposals ("RFQ/RFP") for financial consultants to participate in a selection process to conduct the CIP review work. Four proposals were submitted by the due date of September 1, 2010. One consultant team will be chosen to complete the CIP review over the next five months.



### FISCAL IMPACT:

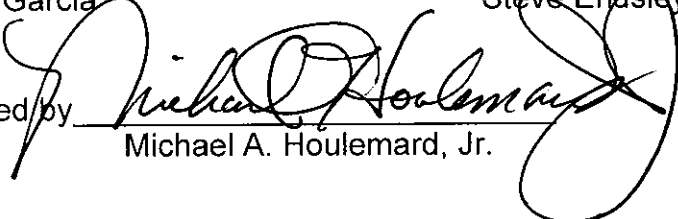
Reviewed by FORA Controller 

The CIP review consultant contract is not expected to exceed \$24,500. Staff time for this item and funding for the consultant contract is included in the approved FY 10-11 budget.

### COORDINATION:

Administrative Committee, CIP Committee, Executive Committee

Prepared by  Jonathan Garcia      Reviewed by  Steve Endsley

Approved by  Michael A. Houlemard, Jr.

**ATTACHMENT A**

Item 8b

FORA Board Meeting, September 10, 2010

**Revised CIP Work Plan – September 2010 to January 2011**

	Aug. 2010	Sept. 2010	Oct. 2010	Nov. 2010	Dec. 2010	Jan. 2011
1						
2						
3						
4						
5						
6						
7						

1. Staff review of CIP program/ select consultant support
2. FORA Admin./CIP committee overview of FORA CIP program (sources & uses of funds + contingencies)
3. Review storm water, HCP, fire rolling stock, water augmentation, building removal, and land sale/lease proceeds
4. Review transportation obligations and other costs and contingencies
5. Review post-2014 FORA CIP obligations, funding sources, and summarize post-2014 review
6. Report summary to FORA Board each month
7. Final report to FORA Board

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Habitat Conservation Plan – status report

**Meeting Date:** September 10, 2010

**Agenda Number:** 8c

**INFORMATION**

### RECOMMENDATION(S):

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

### BACKGROUND/DISCUSSION:

FORA, with the support of its member jurisdictions and consultant team, is on a path to receive approval of a completed basewide HCP and 2081 permit in 2011, which will result in the US Fish and Wildlife Service ("USFWS") and California Department of Fish and Game ("CDFG") issuing crucial federal and state permits. Chair/Mayor Ralph Rubio, 1<sup>st</sup> Vice Chair/Supervisor Dave Potter, Executive Officer Michael A. Houlemard, Jr., and Director of Planning and Finance Steve Endsley ("FORA's legislative representatives") met in Sacramento with California Resources Secretary Mike Chrisman on June 25 and 26, 2009 to develop a critical path forward. A product of these meetings was to form a Permit Completion working group, comprised of department heads from CDFG, USFWS, State Parks, and FORA, to resolve outstanding issues and ensure completion of the HCP and 2081 permit on schedule. FORA's legislative representatives held a meeting with newly appointed California Natural Resources Agency Secretary Lester Snow on February 2, 2010 to reaffirm commitments.

The FORA Board provided direction on the governance structure of the future HCP Joint Powers Authority Cooperative on May 14, 2010. ICF International (formerly Jones & Stokes), FORA's HCP consultant, completed a pre-public administrative draft HCP on December 4, 2009. FORA member jurisdictions have completed a comment and review period, which ended February 26, 2010. To date, USFWS commented on HCP sections 1-4 & 7-8 and has agreed to provide remaining comments during the month of August, while CDFG has agreed to provide comments in September. The next critical milestones to completing the HCP are receiving HCP comments from USFWS and CDFG and resolving any outstanding issues from comments. ICF International intends to schedule a working group meeting the week of September 27<sup>th</sup>.

### FISCAL IMPACT:

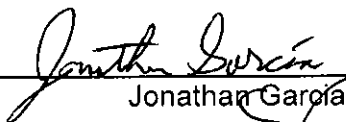
Reviewed by FORA Controller 

ICF International and Denise Duffy and Associates' (FORA's National Environmental Policy Act/California Environmental Quality Act consultant) contracts have been funded through FORA's annual budgets to accomplish HCP preparation. Staff time for this item is included in the approved FY 10-11 budget.

### COORDINATION:

Executive Committee, Administrative Committee, Legislative Committee, HCP working group, HCP Permit Completion working group, FORA Jurisdictions, USFWS and CDFG personnel, ICF International, Denise Duffy and Associates, and various development teams.

Prepared by

  
Jonathan Garcia

Reviewed by

  
Steve Endsley

Approved by

  
Michael A. Houlemard, Jr.

COMMITTEES  
AGRICULTURE, HEALTH  
ARTS, ENTERTAINMENT, SPORTS,  
TOURISM, AND INTERNET MEDIA  
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# Assembly California Legislature



**WILLIAM W. MONNING**  
ASSEMBLYMEMBER, TWENTY-SEVENTH DISTRICT

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SANTA CLARA COUNTY  
DIRECT LINE  
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September 7, 2010

Fort Ord Reuse Authority  
100 12<sup>th</sup> Street, Building 2880  
Marina, CA 93933

Dear Members of the FORA Board:

First, let me apologize for not being able to attend this meeting personally. I have another meeting scheduled during this time period and it could not be moved.

Please know that I wish I could be there to personally acknowledge and recognize the hard work of FORA's board members and staff and all the local jurisdictions for your support of Assembly Bill 1791. The redevelopment plan envisioned in the Fort Ord Base Reuse Plan is truly commendable and the realization of the redevelopment piece of this plan will serve our communities for years to come. Thank you for your vision to develop the former base in a manner that will be sustainable and economically viable.

Today I am pleased to report that AB 1791, which will allow for specified redevelopment projects within the former Fort Ord Base to utilize direct assistance for development, successfully passed the Assembly and Senate. The legislation is currently on the Governor's desk awaiting action. Governor Schwarzenegger has until September 30<sup>th</sup> to either sign the measure into law or veto the bill.

The bipartisan support garnered for AB 1791 serves as testament to your hard work and dedication. I also want to acknowledge the strong commitment of my colleagues, Assemblymember Anna Caballero and Senators Blakeslee and Denham for their support of AB 1791.

Thanks to each and all of you for your work in support of AB 1791. I look forward to working with you during the redevelopment and conversion of the former Fort Ord military base to the service of our communities.

Sincerely,

**M**

WILLIAM W. MONNING  
Assemblymember, 27<sup>th</sup> District

WWM:rog

S

# Fort Ord Recreation Trails (FORT) Friends Purpose, Mission and Goals

FORT Friends  
P.O. Box 1349  
Marina, CA 93933

Prepared May 6, 2010

**Group Identity:** The **Fort Ord Recreation Trails Friends (“FORT Friends”)** is comprised of representatives from local organized recreational groups who have actively used the trail systems on the former Fort Ord for many years. The group is an outgrowth of the “Trail Users Group” that has coordinated with FORA/ESCA for the past two years with a focus on safety and education during the Fort Ord munitions clean-up. Recreational activities represented include: bicycling (road and mountain bike), equestrian, competitive running, jogging, hiking, walking/dog walking, birding/nature study, geocaching, rescue dog training, and youth camp/education. In addition, staff members from the Bureau of Land Management (BLM), CSUMB, U.C. Santa Cruz and U.S Army regularly attend our meetings. To date, the group meetings have been facilitated by FORA/ESCA staff.

**Mission Statement:** The mission of the FORT Friends is to cooperatively develop a comprehensive, integrated **Fort Ord Trails Plan** with future land owners and affected city/county planning staff to foster human-powered (non-motorized) recreation and transportation on and near the former Fort Ord, consistent with development zones and management goals to maintain the integrity of high-quality natural habitats as described in the Fort Ord Reuse Plan, city/county General Plans, and state/federal regulatory mandates for sustainable communities and environmental protection.

**Fort Ord Trails Plan:** The Fort Ord Trails Plan (“Trails Plan”) envisions Fort Ord as the hub of non-motorized recreation in the broader Monterey Peninsula area (i.e., Marina to the north, Salinas to the east, and Carmel/Carmel Valley to the south). The Trails Plan would include an organized paved/unpaved trail system from existing and new communities to the paved road and dirt trails on the former Fort Ord. The overall goal of the Trails Plan is to encourage and support safe, non-motorized recreation and transportation (commuting) to foster healthy families, sustainable communities, and stewardship/protection of the natural environment we all enjoy within the Fort Ord area.

The Trails Plan would need to consider connecting options for nine types of transportation routes as follows:

1. Highways
2. Major Roads
3. Minor Roads



4. Bike lanes by class (1,2,3)
5. BLM official fuel break roads
6. Other Fuel break roads
7. BLM numbered single-track trails (and future trails to be created and numbered)
8. Non-BLM single-track trails (government owned; yet to be numbered)
9. Non-official existing single-track trails (could be official in the future).

A related goal is to facilitate safe and efficient commuting routes from city to city, with Fort Ord being the center point of many routes emanating to and from Castroville, Marina, Seaside, Monterey, Del Rey Oaks, Carmel, Carmel Valley, Corral de Tierra, Toro Park, and Salinas.

**Community Benefits:** The FORT Friends believe that a safe, well-planned trails network and associated management plan that considers the needs of various recreational groups and the natural environment would greatly benefit existing and future residents as well as the business community, especially given the importance of tourism in the local economy. As new communities are formed, new housing and commercial developments will have more value with a well-planned paved/unpaved trails network, especially if they are integrated with community parks and other gathering areas. Well-planned communities also result in new businesses and job creation associated with trails. Vibrant communities with higher value also result in benefits to government in the form of higher tax revenues.