



FORT ORD REUSE AUTHORITY

REGULAR MEETING

FORT ORD REUSE AUTHORITY (FORA) ADMINISTRATIVE COMMITTEE

Wednesday, July 19, 2017 at 8:30 a.m.

920 2nd Avenue, Suite A, Marina, CA 93933 (FORA Conference Room)

AGENDA

1. CALL TO ORDER/ESTABLISHMENT OF QUORUM

2. PLEDGE OF ALLEGIANCE

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

4. PUBLIC COMMENT PERIOD

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

5. APPROVAL OF MEETING MINUTES

ACTION

a. July 5, 2017 Meeting Minutes

6. July 14, 2017 BOARD MEETING FOLLOW UP

INFORMATION

7. BUSINESS ITEMS

INFORMATION/ACTION

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

- a. Department of Toxic Substances Control Annual Land Use Covenant Reporting
- b. Caretaker Cost Reimbursement Policy

8. ITEMS FROM MEMBERS

INFORMATION

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

9. ADJOURNMENT

NEXT MEETING: Wednesday, August 2, 2017



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, July 5, 2017 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Co-Chair, Michael Houlemard called the meeting to order at 8:35 a.m.

The following members were present:

AR = After Roll Call; * = voting member

Craig Malin* (City of Seaside)
Dino Pick* (City of Del Rey Oaks)
Melanie Beretti* (Monterey County)
Matthew McCluney (CSUMB)
Steve Matarazzo (UCMBEST)
Michelle Overmeyer (MST)
Bill Collins (U.S. Army BRAC)

Absent: Layne Long* (City of Marina), Elizabeth Caraker* (City of Monterey)

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Dino Pick.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

There were no acknowledgements, announcements or correspondence received.

4. PUBLIC COMMENT PERIOD

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

Doug Yount, Marina Community Partners shared with the Committee and public that the Marriott Springhill Suites hotel was open for business.

5. APPROVAL OF MEETING MINUTES

ACTION

a. May 31, 2017 Regular Meeting Minutes

***MOTION:** On motion by Committee member Pick and second by Committee member Malin and carried by the following vote, the Administrative Committee moved to approve the May 31, 2017 meeting minutes.*

MOTION PASSED UNANIMOUSLY

6. JULY 14, 2017 DRAFT BOARD MEETING AGENDA

Mr. Houlemard provided an overview of the items on the July 14, 2017 draft Board meeting agenda. The participating representatives for the legislative session were confirmed. Senator Bill Monning and Assemblymember Mark Stone have confirmed attendance to provide a legislative update. On behalf of the 20th Congressional District, Kathleen Lee, Director will provide an update. Congressman Panetta will attend the August Board meeting to provide an update. Staff has also invited Assemblymember Anna Caballero and Senator Anthony Cannella to provide a presentation.

The consent and business agenda items were also reviewed including item 8i – Groundwater Sustainability Agency Draft Letter - that included the statement of principles that the Board requested be sent to both Marina Coast Water District and the Salinas Valley Groundwater Sustainability Agency.

Peter Said, Project Manager, reviewed the purpose of item 8j – Approve Solicitation for ‘On-Call’ Engineering and Design Master Services Contract.

Jonathan Brinkmann, Principal Planner provided information on the Habitat Conservation Plan timeline.

There were no questions or comments on the July 14, 2017 Draft Board packet.

7. BUSINESS ITEMS

INFORMATION/ACTION

- a. Building Removal/Transportation Board Workshop Draft Agenda
(Where we’ve been, where we are and where we’re going)

The purpose of the workshop was reviewed, along with information regarding the possible structure of the workshop. Comments, suggestions and public comment was received.

8. ITEMS FROM MEMBERS

Bill Collins announced a Community Involvement Mobile Workshop/Bus Tour and open house to be held on July 15, 2017. The 90-minute guided bus tour would drive through portions of the Fort Ord National Monument, and include on-board presentations on munitions clean up and prescribed burns.

Mr. Houlemard announced Vicki Nakamaura, MPC representative has retired.

9. ADJOURNMENT at 9:05 a.m.



FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933

Phone: (831) 883-3672 | Fax: (831) 883-3675 | www.fora.org

MEMORANDUM

TO: Monterey Peninsula College (MPC), University of California Santa Cruz (UCSC), California State University Monterey Bay (CSUMB), County of Monterey, Cities of Del Rey Oaks, Monterey, Marina, and Seaside

FROM: Jonathan Brinkmann, Principal Planner

RE: **Administrative Committee Meeting Item 7a: Department of Toxic Substances Control (DTSC) Annual Land Use Covenant (LUC) Reporting**

DATE: July 14, 2017

Background

The Fort Ord Reuse Authority (FORA), DTSC, MPC, UCSC, CSUMB, County of Monterey, Cities of Del Rey Oaks, Monterey, Marina, and Seaside signed a memorandum of agreement concerning monitoring and reporting on environmental restrictions on the former Fort Ord (LUC MOA), effective November 15, 2007. The LUC MOA requires the eight reporting entities – MPC, UCSC, CSUMB, County of Monterey, Cities of Del Rey Oaks, Monterey, Marina, and Seaside – to report to FORA or the County concerning their compliance with all recorded LUCs in their jurisdiction. Before FORA transitions (June 30, 2020), FORA will transfer its responsibility to the County of Monterey for compiling the eight reporting entities' monitoring reports and transmittal of the compiled report to DTSC. FORA and the County will send correspondence notifying the Parties of the LUC MOA when FORA transfers its responsibility to the County of Monterey.

LUC Reporting Request for Period July 1, 2016 to June 30, 2017.

DTSC transmitted a letter dated July 6, 2017 (**Attachment A**) accepting the prior annual LUC reports as written. ***DTSC also provided comments in their letter requesting additional details to be included in many of the Jurisdictions' annual reports.***

Two years ago, FORA staff met with the County of Monterey and DTSC to discuss ways to streamline the LUC reporting process. FORA, County of Monterey, and DTSC representatives identified measures to improve LUC reporting process effectiveness:

- 1) The Jurisdictions are reminded that DTSC enforces compliance with the LUC MOA, including reporting submission deadlines. Failure to meet the LUC reporting deadlines may result in a reporting entity incurring additional costs for DTSC to complete the Jurisdiction's LUC reporting requirements.
- 2) The LUC reporting surveys that FORA (or the County, in the future) transmit to the reporting entities for their annual reports will use a format, as shown in **Attachment B**, to streamline the reporting process.
- 3) FORA or County should allow up to a 3-month period between the LUC reporting survey request date and due date.

The requested LUC reporting survey **due date is September 29, 2017**. Please inform FORA if you have changes to your point of contact completing the LUC reporting survey. If you have any questions about the LUC MOA or the annual LUC reporting process, please contact Ikuyo Yoneda-Lopez, Administrative Coordinator (ikuyo@fora.org) or (jonathan@fora.org) at (831) 883-3672.



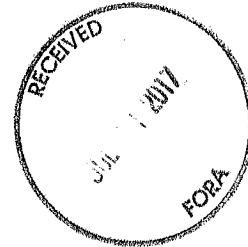
Department of Toxic Substances Control

Matthew Rodriguez
Secretary for
Environmental Protection

Barbara A. Lee, Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Edmund G. Brown Jr.
Governor

July 6, 2017



Mr. Jonathan Brinkmann
Principal Planner
Fort Ord Reuse Authority
920 2nd Avenue, Suite A
Marina, California 93933

LAND USE COVENANT ANNUAL REPORTS FOR FORMER FORT ORD PROPERTIES, MONTEREY COUNTY, CALIFORNIA, JANUARY 3, 2017

Dear Mr. Brinkmann:

The Department of Toxic Substances Control (DTSC) has reviewed the *Land Use Covenant Annual Reports for former Fort Ord Properties* from July 1, 2015 to June 30, 2016 (Annual Report). The Annual Report dated January 3, 2017 was submitted to DTSC by Fort Ord Reuse Authority.

The Annual Report meets the minimum requirements provided in the Land Use Covenant (LUC) Memorandum of Agreement (MOA) dated November 2007. DTSC accepts the report as written. However, additional details should be added to future Annual Reports. Section 2.3 of the MOA states, "Other information gathered during inspections or records searches should be attached (i.e., inspection notes and photos of violations, excavation permits, applicable County well records, and other relevant data)."

DTSC has the following comments:

- 1. California State University Monterey Bay.** In the next Annual Report, please add a brief activity statement for the Groundwater Covenant items 2 and 3; include attachments for inspection summary tables, records, and photos as appropriate.
- 2. City of Del Rey Oaks.** In the next Annual Report, please add a brief activity statement for the Soil Covenant items 1 through 3; include attachments for inspection summary tables, records, and photos as appropriate.

Mr. Jonathan Brinkmann
July 6, 2017
Page 2 of 3

3. City of Marina.

- (1) In the next Annual Report, please add a brief activity statement for the Soil Covenant items 1 through 3 including attachments for inspection summary tables, records, and photos as appropriate.
- (2) Soil Covenant item 3 was not checked and Item 4 was checked no (which is not an option in the form). Section 2.2 of the LUC MOA indicates the jurisdictions agreed to list any Munitions and Explosives of Concern (MEC) found in the Annual Report. In the next Annual Report, please check with the applicable local planning department for notification of MEC within your jurisdiction. Please review the 911 records of MEC observations and responses and provide a summary in the next Annual Report.

4. City of Monterey. In the next Annual Report, please add a brief activity statement for each of the Soil Covenants in items 1 through 3 including attachments for inspection summary tables, records, and photos as appropriate.

5. Monterey County. No comments.


6. Monterey Peninsula College. No comments.

7. City of Seaside. No comments.

8. University of California Monterey Bay Education, Science and Technology Center. No comments.

DTSC appreciates the opportunity to review the Annual Report. If there are any questions pertaining to the comments provided, please contact me at (916) 255-3621, or via email at Min.Wu@dtsc.ca.gov.

Sincerely,



Min H. Wu, Ph.D.
Project Manager
Military and Corrective Action Unit
Brownfields and Environmental Restoration Program

cc: See next page.

Mr. Jonathan Brinkmann
July 6, 2017
Page 3 of 3

cc: (Via email)

Ms. Maeve Clancy, USEPA-Region 9
Clancy.Maeve@epa.gov

Mr. Stan Cook
Fort Ord Reuse Authority
Stan@fora.org

Mr. William Collins, Fort Ord BRAC
william.k.collins.civ@mail.mil

Ms. Nozaki, Chieko CTR (JA)
chieko.nozaki.ctr@mail.mil

Mr. Noel Shrum, Unit Chief - DTSC
Noel.Shrum@dtsc.ca.gov

**Former Fort Ord
Land Use Covenant Report Outline**

Combined Annual Status Report for _____ on Land Use Covenants

Covering the period of July 1, 2016 to June 30, 2017.

(See Parcel and LUC lists in Table 3-1)

This form is to be submitted by each Jurisdiction to:

Fort Ord Reuse Authority

By

September 29, 2017*

DATE OF REPORT: _____

SUBMIT TO: **Fort Ord Reuse Authority
Attn: Jonathan Brinkmann
920 2nd Avenue, Suite A
Marina, CA 93933**

GENERAL:

Has jurisdiction staff previously provided a compliance summary in regards to the local digging and excavation ordinances, including the number of permits issued?

yes or no

Has jurisdiction staff provided an annual update of any changes to applicable digging and excavation ordinances?

yes or no

Has jurisdiction staff provided an annual update of any changes to the Monterey County Groundwater Ordinance No. 4011?

yes or no

PARCELS

Have any of the parcels with covenants in the jurisdiction split since the last annual report?

yes or no

If so, please reflect the split(s) in reporting on compliance with section 2.1.2 of the MOA in Table 3-1.

*** The Jurisdictions are reminded that DTSC enforces compliance with the LUC MOA, including reporting submission deadlines. Failure to meet the LUC reporting deadlines may result in a reporting entity incurring additional costs for DTSC to complete the Jurisdiction's LUC reporting requirements.**

GROUND WATER COVENANTS:

Is a ground water covenant applicable in your jurisdiction? yes or no
(if no, skip questions 1 through 4)

1. Did jurisdiction staff visually inspect the parcels in your jurisdiction (see Table 3-1) with ground water covenants? Such visual inspection shall include observed groundwater wells, and any other activity that would interfere with or adversely affect the groundwater monitoring and remediation systems on the Property or result in the creation of a groundwater recharge area (e.g., unlined surface impoundments or disposal trenches).

yes or no

2. Did jurisdiction staff check with the applicable local building department (please list department name: _____) to ensure that no wells or recharge basins such as surface water infiltration ponds were built within your jurisdiction?

yes or no

3. Did jurisdiction staff check with the applicable local planning department (please list department name: _____) to ensure that no well permits were granted or recharge basins requested within your jurisdiction?

yes or no

4. Did jurisdiction staff review the County well permit applications pertaining to your jurisdiction to ensure that no wells have been dug or installed in violation of the ordinance or the ground water covenants?

yes or no

If you answered yes to any questions 1 through 4 above, please note and describe violations with USACE parcel numbers and street addresses (Use additional sheets if needed.)

LANDFILL BUFFER COVENANTS:

Is a landfill buffer covenant applicable in your jurisdiction? yes or no
(if no, skip questions 1 through 3)

1. Did jurisdiction staff visually inspect the parcels in your jurisdiction (see Table 3-1) with landfill buffer covenants? Such visual inspection shall include observation of any structures and any other activity that would interfere with the landfill monitoring and remediation systems on the Property.

yes or no

2.. Did jurisdiction staff check with the applicable local building department (please list department name: _____) to ensure that no sensitive uses such as residences, hospitals, day care or schools (not including post-secondary schools, as defined in Section 1.19 of the MOA) were built on the restricted parcels within your jurisdiction?

yes or no

3. Did jurisdiction staff check with the applicable local planning department (please list department name: _____) to ensure that no other structures were built without protection for vapors in accordance with the landfill buffer covenants.

yes or no

If you answered yes to any questions 1 through 3 above, please note and describe violations with street addresses. (Use additional sheets if needed.)

SOIL COVENANTS:

Is a soil covenant applicable in your jurisdiction?
(if no, skip questions 1 through 4)

yes or no

1. Did jurisdiction staff visually inspect the parcels (see Table 3-1) in your jurisdiction with soil covenants to assure no sensitive uses such as residences, hospitals, day care or schools (not including post-secondary schools, as defined in Section 1.19 of the MOA) were constructed or are occurring on the restricted parcels in your jurisdiction?

yes or no

2. Did jurisdiction staff check with the applicable local building department to ensure that no soil was disturbed without an approved soil management plan in accordance with the excavation and digging Ordinance in your jurisdiction?

yes or no

3. Did jurisdiction staff check with the applicable local planning department for notification of MEC within your jurisdiction?

yes or no

4. Did jurisdiction staff review the 911 records of MEC observations and responses and provide a summary in annual report as required by the LUC MOA dated November 15, 2007?

yes

If you answered yes to any questions 1 through 4 above, please provide the following information:
(Use additional sheets if needed.)

- a) details on how the 911 records were reviewed (such as County point of contact requested 911 records from responsible County department and distributed 911 records to reporting entities)
- b) date and time of the call,
- c) contact name,
- d) location of MEC finding,
- e) type of munitions, if available and
- f) response of jurisdiction law enforcement agency.

Jurisdiction's Representative Compiling this Report: _____

Contact Information: **Phone** _____

Email _____

Signature of Preparer: _____

Suggested Attachments to Annual LUC Report

- 1. Table summarizing inspections, parcels, restrictions and any deficiencies in the LUCs. Inspection Notes for each parcel.
- 2. Inspection Photos for each parcel.
- 3. County and jurisdiction well records, permit reports.
- 4. Building department permit records.
- 5. Planning department permit records.
- 6. MEC findings (911 call records).
- 7. GPS coordinates for parcels

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	Owner	GPS Coordinates	Restrictions
Del Rey Oaks	12/28/05	Soil 3	E29a	031-191-011000	Del Rey Oaks Redevelopment Agency (DRDA)		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without soil management plan 3. Notification of MEC 4. Access rights
			E29b.1	031-191-011000	DRDA		
			E31.b	031-191-012000	Fort Ord Reuse Authority (FORA)		
			E31a	031-191-012000	FORA		
			E31c	031-191-012000	FORA		
			E36	031-191-012000	FORA		
	In Review	Soil 4	L20.13.1.2	031-191-014000	FORA		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without soil management plan 3. Notification of MEC 4. Access rights
			L20.13.3.1	031-191-011000	DRDA		
			L6.2	031-191-014000	FORA		

Explanations:

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media

Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	Owner	GPS Coordinates	Restrictions					
Marina	10/12/01	Soil 1	L5.1.1	031-111-035000 031-111-036000 031-111-037000	Marina Redevelopment Agency (MRDA), City of Marina (COM), COM		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without a mangement plan 3. Access rights					
	05/22/02	Groundwater 1a	E17	031-251-012000	MRDA		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.					
			E4.1.1	031-201-005000	MRDA							
			E4.2	031-201-032000	Cypress Marina Heights LP (CMH)							
			E4.3.1.1	031-201-029000 031-271-009000	CMH, MRDA							
			L2.1	031-221-005000	Monterey-Salinas Transit (MST)							
	09/17/03	Groundwater 1	L2.2.1	031-201-012000	MST		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.					
			L35.1	031-251-013000	Marina Coast Water District (MCWD)							
			L35.2	031-201-015000	MRDA							
	09/22/03	Groundwater 2	E2B.1.1.1		031-251-025000 031-251-027000 031-251-018000 031-251-037000 031-251-038000 031-251-039000 031-251-040000	Fort Ord Reuse Authority (FORA), MRDA, MRDA, Carpenters Local 605, FORA, Builder Exchange of the Central Coast (BXCC), Association of Monterey Bay Area Governments		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.				
									E2B.1.1.2	031-282-004000	Target Corp.	
									E2B.1.2	Not listed - ROW Imjin	COM	
									E2B.1.3	031-251-028000 031-251-020000	Marina Community Partners, LLC (MCP), MRDA	
									E2B.1.5	031-251-030000	MCP	
										031-251-031000	MRDA	
			E2B.2.1	031-282-001000 031-282-002000 031-282-003000 031-282-004000 031-282-005000 031-282-006000 031-282-007000 031-282-008000 031-282-009000 031-282-010000 031-282-011000 031-282-012000 031-282-013000 031-282-014000 031-221-004000 031-221-014000 031-221-007000	Shea Marina Village, LLC (SMV), SMV, SMV, Target Corp., MCP, SMV, SMV, SMV, Kohl's D. Store, SMV, SMV, MCP, MCP, MCP, Transportation Agency for Monterey County (TAMC), TAMC, COM							
							E2B.2.2		Not listed - ROW Imjin	COM		
							E2B.2.3		031-282-012000 031-282-013000	MCP		
												E2B.2.4
							E2B.2.5		031-282-017000 031-282-018000	MRDA, MCP		
												E2B.3.1.1
							E2B.3.2		031-282-013000	MCP		
							E2C.1		031-251-018000	MRDA		
							E2C.3.2		031-201-005000 & Not listed Imjin ROW	MRDA, COM		
							E2C.3.3		031-251-035000 031-251-032000	MRDA, MCP		
												E2C.4.1.1
							E2C.4.2.1		031-201-016000	MRDA		

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	Owner	GPS Coordinates	Restrictions
			E2D.1	031-251-035000 031-251-033000	MRDA, MCP		
			E2D.2	031-251-035000 031-251-034000	MRDA, MCP		
			E2E.1	031-101-049000	MRDA		
			E4.5	APN not listed	Water Treatment Facility, Owner TBD		
			L12.2.2	031-251-037000 031-251-039000	Carpenters Local 605, BXCC		
			L12.2.3	031-251-039000	BXCC		
			L12.3	031-282-012000	MCP		
			L20.16.1	031-221-003000	TAMC		
			L20.16.2	031-221-014000	TAMC,		
				031-282-013000	MCP,		
				031-282-018000	MCP,		
				031-282-017000	MRDA,		
				031-282-005000	MCP,		
			L20.16.3	031-282-009000	Kohl's D. Store,		
				031-282-008000	SMV,		
			L20.16.3	031-221-004000	TAMC	tamc	
L20.17.1	031-101-051000	MRDA	ca marina redev.				
L5.8.1	031-101-038000	MRDA					
L5.8.2	031-101-052000	MRDA					
S4.1.4	031-221-001000	CalTrans					
09/28/04	Groundwater 3	L23.1.2	031-251-004000	MRDA		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.	
		L23.1.5	031-251-005000	MRDA			
		S4.1.3	Not listed - Hwy 1 ROW	CalTrans			
		S4.1.5	Not listed - Hwy 1 ROW	CalTrans			
03/13/06	Groundwater 4	E2a	031-021-049000 031-021-050000	MRDA		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.	
		E4.1.2.1	031-021-050000	MRDA			
			031-021-050000	MRDA			
			031-021-050000	MRDA			
		E4.3.1.2	031-201-029000	CMH			
			031-271-009000	MRDA			
		E4.6.1	031-271-009000 & Not listed - Imjin ROW	MRDA, COM			
		L5.6.1	031-271-009000	MRDA			
L5.6.2	031-201-030000	CMH,					
	031-271-009000	MRDA					
03/21/06	Groundwater 5	E2d.3.1	031-101-054000	MRDA		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.	
		E5a.2	031-201-031000	CMH			
		L5.10.2	Not listed - Reservation Road ROW	COM			
In Review	Groundwater 8	E4.3.2.2	031-081-013000	FORA		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.	
			031-081-024000				
			031-081-025000				
		031-081-026000					
E4.7.1	Not listed - ROW Imjin	FORA					
E5a.1	031-081-023000	FORA					
L5.10.1	Not listed - Reservation Road ROW	FORA					
In Review	Groundwater TBA	E2c.4.1.2	Not listed - ROW Imjin	US Army		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.	
		E2c.4.2.2	031-101-055000	US Army			
		E2c.4.3	031-101-055000	US Army			
		E2c.4.4	031-101-055000	US Army			
		E2d.3.2	031-101-055000	US Army			
		L5.9.2	031-101-055000	US Army			
L20.17.2	031-101-050000	US Army					
In Review	Groundwater TBA	L2.2.2	031-201-013000	US Army		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.	

Explanations:

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media
 Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media
 Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	Owner	GPS Coordinates	Restrictions
City of Monterey	In Review	Soil 5	E29.1	031-191-001000	FORA		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without a mangement plan 3. Notification of MEC 4. Access rights

Explanations:

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media

Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
	05/22/02	Groundwater 1a	L2.4.2	031-151-025000		Monterey-Salinas Transit (MST)		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
			L2.4.3.2	031-151-024000		MST		
	09/17/03	Groundwater 1	L35.3	031-161-003000	031-165-001-000 031-165-002-000 031-165-003-000	East Garrison Partners, LLC (EGP)		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
			L35.6	031-161-004000	031-167-004-000 031-167-005-000 031-167-009-000 031-167-010-000 031-169-041-000	EGP		
			L35.7	031-161-005000		EGP		
			L35.8	031-161-016000 031-161-017000		Monterey County Redevelopment Agency (MCRDA), EGP		
	9/28/04 and TBD	Groundwater 3 and Landfill 1	E8a.1.2	031-101-039000		MCRDA		1. No construction of wells. 2. No disturbance or creation of recharge area. 3. No sensitive uses. 4. Notify damages to remedy and monitoring system. 5. Access rights. 6. No structures unless protective for LFG per Title 27
			E8a.1.3	031-101-040000		MCRDA		
			E8a.1.4	031-101-041000		MCRDA		
			E8a.1.5	031-101-042000		MCRDA		

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
			E11B.1	031-161-024000	31165- ROW 31169- ROW 031-161-020-000 031-163-158-000 031-163-159-000 031-164-007-000 through 031-164-027-000 and 031-164-080-000 031-164-098-000 031-164-100-000 031-164-124-000 031-165-001-000 through 031-165-084-000 and 031-165-094-000 031-165-095-000 031-165-096-000 031-166-019-000 031-169-002-000 031-169-003-000 031-169-004-000 031-169-009-000 031-169-016-000 031-169-018-000 031-169-019-000 031-169-024-000 031-169-037-000 031-169-038-000 031-169-059-000 031-169-061-000 031-169-064-000 031-169-065-000	EGP		

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
			E11B.2	031-162-001000 through 031-162-129000 and 031-163-001000 through 031-163-2800000 (except those APN's identified as pertaining to E11b.3 and E11b.4) and 031-164-077000 through 031-164-082000 and 031-164-088000 through 031-164-095000		EGP		
			E11B.3	031-163-111000 through 031-163-135000 and 031-163-153000 031-163-158000 and 031-164-001000 through 031-164-006000 and 031-164-101000		EGP		
			E11B.4	031-163-159000		EGP		
			E2E.2	031-101-059000		Monterey County (MOCO)		
			L20.10.1.1	Not listed - Reservation Road ROW		MOCO		
			L20.10.1.2	Not listed - Reservation Road ROW		MOCO		
			L20.10.2	Not listed - Reservation Road ROW		MOCO		

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
			L20.14.1.2	031-163-159000 031-164-101000 031-164-103000		EGP		
			L20.19.2	031-011-042000 031-011-043000 031-011-054000		EGP		
			L20.20	Not Listed - West Camp St. ROW		MOCO		
			L20.21.1	Not listed - Watkins Gate Road ROW		MOCO		
			L20.21.2	Not listed - Watkins Gate Road ROW		MOCO		

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
			L20.22	031-161-024000 031-164-103000 031-164-110000	031-161-000-000 031-164-033-000 through 031-164-036-000 and 031-164-040-000 031-164-041-000 031-164-103-000 031-164-110-000 031-164-130-000 031-167-069-000 031-167-070-000 031-169-013-000 031-169-014-000 031-169-023-000 031-169-032-000 031-169-035-000 031-169-051-000 031-169-052-000 031-169-055-000 through 031-169-058-000 031-164-103-000 031-164-110-000	EGP		1 No construction of groundwater wells

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
	09/28/04	Groundwater 3			31169- ROW 031-161-000-000 031-161-020-000 031-161-027-000 031-163-158-000 031-164-004-000 031-164-005-000 031-164-006-000 031-164-032-000 through 031-164-036-000 and 031-164-082-000 031-164-083-000 031-164-090-000 031-164-092-000 031-164-093-000 031-164-101-000 031-164-103-000 031-164-110-000 031-164-126-000 031-164-130-000 031-165-046-000 through 031-165-064-000 and 031-165-079-000 through 031-166-097-000 and 031-167-001-000 through 031-168-019-000 and			1. No construction or groundwater recharges. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
			023 31	031-161-024000		EGP		

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
				031-169-024-000	031-169-003-000 through 031-169-014-000 and 031-169-018-000 through 031-169-023-000 and 031-169-026-000 through 031-169-031-000 and 031-169-034-000 031-169-039-000 031-169-040-000 031-169-041-000 031-169-044-000 031-169-046-000 through 031-169-051-000 and 031-169-055-000 through 031-169-058-000 and 031-169-060-000 031-169-064-000 through 031-169-067-000			

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
				031-161-035000 031-161-036000 161-026000 031-161-021000	031- 031-161-000-000 031-107-300-000 031-161-005-000 031-161-016-000 031-161-021-000 031-161-022-000 031-161-023-000 031-161-026-000 031-161-035-000 031-161-036-000 031-164-040-000 031-164-041-000 031-164-042-000 031-164-043-000 031-164-051-000 031-164-052-000 through 031-164-070-000 and 031-164-086-000 031-164-087-000 031-164-096-000 031-164-099-000	EGP, EGP, MCRDA,		

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
Monterey County			L23.3.2.1	031-161-022000 031-161-023000 031-161-024000 031-164-773000 thru 031-164-788000 031-164-086000 031-164-113000 031-164-112000	031-164-104-000 through 031-164-109-000 and 031-164-112-000 through 031-164-120-000 and 031-164-123-000 031-164-127-000 031-164-128-000 031-164-129-000 031-167-000-000 031-169-015-000 031-169-032-000 031-169-035-000 031-169-036-000 031-169-052-000 031-169-053-000 031-169-054-000 031-161-035-000 031-161-036-000 031-161-026-000 031-161-021-000 031-161-022-000 031-161-023-000 031-164-773-000 thru 031-164-788-000 031-164-086-000 031-164-113-000 031-164-112-000	MCRDA, MCRDA, EGP, EGP, EGP, EGP EGP		
			L32.4.2	031-151-036000		MOCO		
			S4.1.2.2	Not listed - Hwy 1 ROW		CalTrans		
	06/26/06	Groundwater 6	E4.6.2	031-101-058000		MCRDA		1. No construction of wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
	6/26/2006 and TBD	Groundwater 6 and Landfill 2	E8a.1.1.2	031-101-056000		MCRDA		<ol style="list-style-type: none"> 1. No construction of wells. 2. No disturbance of systems or cap. 3. No sensitive uses. 4. No disturbance or creation of recharge area. 5. Notify damages to remedy and monitoring systems. 6. Access rights 7. No structures unless protective for LFG per Title 27
	10/18/06	Groundwater 7	S3.1.1	031-021-001000 031-021-003000 031-031-001000 031-031-004000 031-041-006000 031-051-001000		California Department of Parks and Recreation		<ol style="list-style-type: none"> 1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
	In Review	Groundwater 9	E4.7.2	Not listed - Imjin ROW		MOCO		<ol style="list-style-type: none"> 1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
L5.7			031-101-026000		FORA			
L20.2.1			031-161-030000 031-161-031000		FORA			
L32.1			031-011-042000 031-011-043000 031-011-054000		FORA			

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
			E18.1.2	031-011-044000 031-011-046000 031-011-047000 031-011-048000 031-011-050000 031-011-051000		FORA		
			E19a.1	031-071-022000 031-071-008000		FORA		
			E19a.2	031-011-056000 031-161-033000 031-011-058000 031-011-042000 031-011-043000 031-011-054000		FORA		
			E19a.3	031-011-056000 031-161-033000 031-011-058000 031-011-042000 031-011-043000 031-011-054000		FORA		
	In Review	Soil TBD/GW 9	E19a.4	031-011-056000 031-161-033000 031-011-058000 031-011-042000 031-011-043000 031-011-054000		FORA		

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
			E19a.5	031-011-044000 031-011-046000 047000 048000 050000 051000 042000 043000 054000		FORA		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without soil management plan 3. Notification of MEC 4. Access rights
			E21b.3	031-011-044000 031-011-046000 047000 048000 050000 051000		FORA		
			L20.3.1	031-011-020000		FORA		
			L20.3.2	031-011-020000		FORA		
			L20.5.1	031-131-008000		FORA		
			L20.5.2	031-131-008000 031-131-009000 031-131-010000 031-131-011000		FORA		

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
			L20.5.3	031-131-011000		FORA		
			L20.5.4	031-131-010000		FORA		
			L20.8	031-131-004000		FORA		
			L20.18	031-011-044000 011-046000 047000 048000 050000 051000	031-011- 031-011- 031-011-	FORA		
			L20.19.1.1	031-011-056000 161-033000 058000	031- 031-011-	FORA		
TBD		Landfill 3 and Groundwater 11	E8a.2	APN not listed		US Army		1. No construction of wells. 2. No disturbance of systems or cap. 3. No sensitive uses. 4. No disturbance or creation of recharge area. 5. Notify damages to remedy and monitoring systems. 6. Access rights 7. No structures unless protective for LFG per Title 27
			E8a.1.1.1	031-101-057000		US Army Corps of Engineers		
TBD		Soil TBD	L23.3.2.2	031-161-037000 031-161-038000 031-161-039000 161-040000	031-	US Army		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without soil management plan 3. Access rights

Explanations:

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media
 Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
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Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	Owner	GPS Coordinates	Restrictions
Seaside	05/22/02	Groundwater 1a	L2.4.3.1	031-151-024000	Monterey-Salinas Transit (MST)		1. No construction of wells. 2. no disturbance or creation of recharge area 3. Notify damages to remedy and monitoring systems. 4. Access rights
			L32.4.1.2	031-151-029000	Seaside Redevelopment Agency (SRDA)		
			L37	031-151-018000	City of Seaside (COS)		
	09/17/03	Groundwater 1	L1.1	031-151-041000	Monterey College of Law		1. No construction of wells. 2. no disturbance or creation of recharge area 3. Notify damages to remedy and monitoring systems. 4. Access rights
	09/22/03	Groundwater 2	E15.1	031-151-013000	SRDA		1. No construction of wells. 2. no disturbance or creation of recharge area 3. Notify damages to remedy and monitoring systems. 4. Access rights
			L19.2	031-151-031000	SRDA		
			L19.3	031-151-032000	SRDA		
			L19.4	031-151-039000	SRDA		
	03/22/04	Soil 2	F2.7.2	031-051-032000	SRDA		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without a mangement plan 3. Access rights
	09/28/04	Groundwater 3	L15.1	031-151-044000	Monterey County Housing Authority		1. No construction of wells. 2. no disturbance or creation of recharge area 3. Notify damages to remedy and monitoring systems. 4. Access rights
			L32.4.1.1	031-151-040000	SRDA		
			L36	031-151-037000 031-151-038000	SRDA, US Army		
			L7.8	031-261-003000	SRDA		
			L7.9	031-261-004000	SRDA		
	In Review	Soil 6	E18.1.1	031-151-048000	FORA		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without a mangement plan 3. Notification of MEC 4. Access rights
			E18.1.1	TBD			
			E18.1.3	031-151-048000	FORA		
			E18.4	031-151-048000	FORA		
			E20c.2.1	031-151-045000	SRDA		
			E20c.2.1	TBD	Marina Coast Water District		
E20c.2.2			031-151-047000	Marina Coast Water District			
E23.1			031-151-048000	FORA			
E23.2			031-151-048000	FORA			
E24			031-211-001000	FORA			
E34	031-211-001000	FORA					

Explanations:

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media

Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	Owner	GPS Coordinates	Restrictions
MPC (Marina)	09/22/03	Groundwater 2	E2c.2	031-251-016000	Monterey Peninsula Community College District (MPC)		1. No construction of wells. 2. No disturbance or creation of recharge area 3. Notify damages to remedy and monitoring systems. 4. Access rights
			E2c.3.1	031-251-018000 031-251-016000 031-251-015000 031-201-005000	MPC		
MPC (Marina)	09/28/04	Groundwater 3	L23.1.1	031-251-002000	MPC		
			L23.1.3	031-251-001000	MPC		
			L23.1.4	031-251-003000	MPC		
			L23.4	031-101-048000	MPC		
MPC (Seaside)			L23.6	031-151-042000	MPC		
MPC (Monterey County)	In Review	Soil TBD	E19a.5	031-011-005000 031-011-022000	FORA		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without a mangement plan 3. Notification of MEC 4. Access rights
			E21b.3	031-011-005000	FORA		
			E39	031-011-005000 031-011-041000	FORA		
			E40	031-011-005000	FORA		
			E41	031-011-005000	FORA		
			E42	031-011-005000	FORA		
			F1.7.2	031-011-022000	FORA		
L23.2	031-011-006000 031-011-036000	FORA					
MPC (Seaside)	In Review	Soil 6	E38	031-011-006000 031-011-036000	FORA		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without a mangement plan 3. Notification of MEC 4. Access rights

Explanations:

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media

Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

When an above described LUC contains parcels belonging to more than one jurisdiction, shading is used to clarify the jurisdiction.

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	Owner	GPS Coordinates	Restrictions
CSUMB (Seaside)	05/22/02	Groundwater 1a	S1.4	031-101-012000 031-101-035000	California State University Monterey Bay (CSUMB)		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
CSUMB (Marina)			S1.5.1.1	031-101-034000	CSUMB		
			S1.5.2	031-101-033000	CSUMB		
CSUMB (Monterey County)	09/17/03	Groundwater 1	L32.2.1	031-261-001000	CSUMB		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
			S1.3.3	Not Listed - Intergarrison Rd. ROW	CSUMB		
CSUMB (Seaside)			L32.2.2	031-261-002000	CSUMB		
			L32.3	031-151-035000	CSUMB		
			L33.1	031-101-044000	CSUMB		
CSUMB (Marina)			L33.2	031-101-045000	CSUMB		
	S1.5.1.2	031-101-036000	CSUMB				
CSUMB (Monterey County)	In Review	Groundwater 9	S1.3.2	031-101-022000 031-101-023000	FORA		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.

Explanations:

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media

Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

When an above described LUC contains parcels belonging to more than one jurisdiction, shading is used to clarify the jurisdiction.

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	Owner	GPS Coordinates	Restrictions
UCSC (Monterey County)	05/22/02	Groundwater 1a	S2.5.2.2 S2.5.1.2	031-101-018000	Regents of the University of California (UC)		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
UCSC (Marina)			S2.1.3	031-111-010000	UC		
			S2.1.4.1	031-111-042000	UC		
			S2.5.1.1	031-101-018000	UC		
			S2.5.2.1	031-101-018000	UC		
UCSC (Monterey County)	09/17/03	Groundwater 1	F7.2	031-121-009000	US Army		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
UCSC (Marina)			S2.1.4.2	031-111-041000	UC		
UCSC (Marina)	TBD FOST 11	Groundwater 10 (UCSC, OU1 GW)	S2.1.2	031-111-009000	US Army		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.

Explanations:

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media

Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

When an above described LUC contains parcels belonging to more than one jurisdiction, shading is used to clarify the jurisdiction.

Appendix C: Jurisdiction-Incurred Caretaker Costs Reimbursement Policy

Caretaker costs were first described in the Fiscal Year (FY) 01/02 FORA Capital Improvement Program (CIP) as: “Costs associated with potential delays in redevelopment and represent interim capital costs associated with property maintenance prior to transfer for development.”

FORA Assessment District Counsel opined that FORA Community Facilities District Special Tax payments cannot fund caretaker costs. For this reason, caretaker costs would be funded through FORA’s 50% share of land sale proceeds on former Fort Ord, any reimbursements to those fund balances, or other designated resources.

As a result of the FY 11/12 and FY 12/13 Phase II CIP Review analysis prepared by Economic & Planning Systems, Inc., FORA agreed to reimburse its five member jurisdictions (County of Monterey and Cities of Seaside, Marina, Del Rey Oaks, and Monterey) for these expenses based on past experience, provided sufficient land sale revenue is available and jurisdictions are able to demonstrate property management/caretaker costs. Based on previous agreements between the U.S Army and the City of Marina, City of Seaside and County of Monterey, *examples* of caretaker costs include the following: tree trimming, mowing, pavement patching, centerline/stenciling, barricades, traffic signs, catch basin/storm drain maintenance, vacant buildings, vegetation control/spraying, paving/slurry seal, and administration (10% of total costs).

FY 15/16 caretaker costs funding was limited to the amount listed in the FORA FY 15/16 CIP (**Table 5 – Land Sales Revenue**), which is \$150,000. Future FORA annual CIP’s will establish caretaker costs reimbursement funding as described in the next paragraph.

For implementation, this policy clarifies that FORA funding for caretaker costs shall be determined by allocating a maximum of \$500,000 in the prior fiscal year’s property taxes collected and designated to the FORA CIP. For example, if \$525,000 in property taxes is collected and designated to the FORA CIP during FY 15/16, then FORA will program a maximum of \$500,000 for the five member jurisdictions’ eligible caretaker costs. Each subsequent year, the maximum funding for caretaker costs may be decreased assuming that, as land transfers from jurisdictions to third-party developers, jurisdictions’ caretaker costs will decrease. If FORA does not collect and designate to the CIP sufficient property taxes in a given fiscal year to fund the maximum amount of caretaker costs allowed that fiscal year, the actual amount of property taxes collected and designated to the CIP during the fiscal year shall be used to determine the amount of caretaker costs funding. FORA shall set caretaker costs funding through the approved FORA CIP.

For a member jurisdiction to be eligible for caretaker costs reimbursement:

- 1) Costs must be described using the Caretaker Costs Worksheet (**Exhibit A**) and submitted to FORA by August 31 (1st deadline) and October 31 (2nd deadline) of each year;
- 2) FORA staff must provide a written response within 30 days denying or authorizing, in part or in whole, the Caretaker Costs Worksheet in advance of the expenditure. FORA may request additional information from the member jurisdiction within 15 days of receiving the Caretaker Costs Worksheet. FORA shall provide reasons for caretaker costs reimbursement denial in its written response;

- 3) Eligible costs must be within the total amount approved in the current CIP, which shall be divided into five equal amounts, one for each of the five member jurisdictions. For example, if FORA is able to allocate \$100,000 in caretaker costs in a fiscal year, each jurisdiction shall have the ability to request up to \$20,000 in caretaker cost reimbursements. If a member jurisdiction does not submit a Caretaker Costs Worksheet to FORA by January 31 of each year, it forfeits its caretaker costs allocation for the fiscal year. Such unallocated dollars shall be available through October 31 (2nd deadline) (see #1 above) to the jurisdictions who submitted Caretaker Costs Worksheets to FORA by August 31; and
- 4) FORA staff must verify completion of caretaker costs work items through site visits prior to work initiation and after work completion.

FORA shall establish an emergency set aside of up to \$75,000 in the FY 16/17 CIP budget for urgent and unforeseen caretaker costs. The process for requesting these funds shall be the same as described above except there will not be a deadline for submitting the request.



FORT ORD REUSE AUTHORITY CARETAKER COST WORKSHEET

Date: _____ Jurisdiction: _____

Point of Contact: _____ Contact number/email: _____

Please answer the following questions and submit to the Fort Ord Reuse Authority for a determination of eligibility for caretaker cost reimbursement:

1. Is the property where the Caretaker Costs are planned owned by the jurisdiction?
 - Yes
 - No
2. What is/are the Army Corps of Engineers parcel number(s)? _____
3. Check all Caretaker Cost work item categories that apply to the current request:
 - Tree trimming
 - Mowing
 - Pavement patching
 - Centerline/stenciling
 - Barricades
 - Traffic signs
 - Catch basins/storm drain maintenance
 - Barriers to vacant buildings
 - Vegetation control/spraying
 - Paving/slurry seal
 - Administration (up to 10% of total costs)
 - Other: _____

4. Provide a specific description of the proposed Caretaker Cost work:

5. Provide a description of potential benefit from completion of Caretaker work items (such as improved public health, public safety, reduced fire risk, etc.):

6. Provide a detailed budget of proposed Caretaker Costs with estimated costs (if caretaker work is approved for reimbursement, FORA staff will use this budget to verify work completion and issue reimbursements):
