



## Fort Ord Reuse Authority

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**Release Date:** March 22, 2012  
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### FORA Extension Issues

Over the last several days, there have been a number of questions posed regarding the extension of the Fort Ord Reuse Authority. I am submitting this piece to provide a clear picture of what the extension attempts to do and to address questions. One of the issues posed revolves around the process for FORA dissolution. FORA has agreed it is a good idea to include specific reference to a Phase-out Plan for whenever FORA sunsets. Assemblymember Monning has submitted bill language to accomplish this.

Having met personally with representatives from the Sierra Club, League of Women Voters, and LandWatch over the past 7 months to discuss questions pertaining to the extension and Base Reuse Plan (BRP) Reassessment (9/27/11, 10/26/11, 11/17/11, 12/5/11, 1/3/12, 2/6/12, & 3/5/12), I know that FORA has responded to many of the concerns raised. The process has been collegial and we are committed to continued dialogue with all elements of the public interested in what we do.

Part of the discussion has been about the role of the State of California in making local land use decisions. Do we as a community really want state law to make our local land use decisions for us? What would happen if the State decided what our local development fees are, and who should pay them? Consequently, the State does not make local land use decisions which are appropriately part of the local land use, entitlement, and FORA consistency processes.

One concern that has not gone ignored has been that FORA update the BRP. Evaluating land use patterns and economic conditions are precisely what will be studied in the required Reassessment that is now underway. At that time, FORA's Board will determine what should be updated and these adjustments could be done after FORA is extended.

Another concern has been the phasing of land uses and infrastructure to address urban blighted areas first. The Board is committed to discussing conclusions, strategies, and options about how to best incentivize addressing blighted areas in the BRP Reassessment process. To date, FORA has spent over \$29 million in building removal to incentivize development in the blighted parts of Fort Ord.

Several stakeholders are concerned with the cost of FORA consistency determination appeal fees. Because FORA adopted its appeal process and associated fees as part of the 1998 FORA-Sierra Club Settlement Agreement, we are unable to address the issue through state legislation. FORA and the Sierra Club would have to agree on these modifications before FORA can adopt any changes. After recent discussions with the Sierra Club, FORA staff is

making progress on recommendations to the FORA Board that would make the appeal process more accessible and affordable.

Finally, a number of stakeholders advocate improved enforcement by FORA of the BRP. There may be specific instances where people feel Base Reuse Plan policies have not been followed. The Base Reuse Plan emphasizes jobs, education, sustainable development, and open space. Sometimes there are conflicts between these objectives and compromises must be reached. FORA, being that regional authority, is the most appropriate entity to address such conflicts.

As one can see, most of the suggestions made by stakeholders regarding the FORA extension legislation are already acceptable to FORA staff and can be addressed in the Reassessment process or FORA Master Resolution should the FORA Board and Sierra Club agree to do so. The case for extending FORA is the need to have an agency that's regional, that addresses quality of life issues for the Monterey Bay region, protects habitat, and completes munitions cleanup while creating the jobs promised in the 1990's. We are committed to doing this in a way that balances the needs of all members of our community.