



# Fort Ord Reuse Authority

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

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

## ADMINISTRATIVE COMMITTEE MEETING

**8:15 A.M. WEDNESDAY, April 4, 2012**

910 2<sup>nd</sup> Avenue, Marina CA 93933 (on the former Fort Ord)

### AGENDA

1. **CALL TO ORDER AT 8:15 AM**
2. **PLEDGE OF ALLEGIANCE**
3. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**
4. **PUBLIC COMMENT PERIOD:** Members of the audience wishing to address the Fort Ord Reuse Authority (FORA) Administrative Committee on matters within the jurisdiction of FORA, 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 Committee consideration.
5. **APPROVAL OF MEETING MINUTES** – March 14, 2012 ACTION
6. **APRIL 13, 2012 FORA BOARD MEETING – AGENDA REVIEW** INFORMATION/ACTION
7. **OLD BUSINESS**
  - a. Capital Improvement Program development forecasts INFORMATION/ACTION
  - b. Habitat Conservation Plan – Update INFORMATION
  - c. Base Reuse Plan Reassessment – Update INFORMATION
  - d. California Redevelopment Wind Down
    - i. Update and Discussion of Assembly Hearing/Meeting INFORMATION/ACTION
    - ii. RDA Property and Tax Increment Issues INFORMATION/ACTION
  - e. Proposed Veteran’s Cemetery Legislation – AB 1842 INFORMATION
8. **NEW BUSINESS**

None
9. **ADJOURNMENT**

**NEXT SCHEDULED MEETING: April 18, 2012**

*Information about items on this agenda or persons requesting disability related modifications and/or accommodations can contact the Deputy Clerk at: 831-883-3672 \* 920 2<sup>nd</sup> Avenue, Suite A, 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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### ADMINISTRATIVE COMMITTEE MEETING

8:15 A.M. WEDNESDAY, MARCH 14, 2012

910 2<sup>nd</sup> Avenue, Marina CA 93933 (on the former Fort Ord)

## MINUTES

#### 1. CALL TO ORDER

Administrative Committee Co-Chair Michael Houlemard called the meeting to order at 8:20 a.m. noting a quorum of voting members. The following people, as indicated by signatures on the roll sheet, were present:

Diana Ingersoll, City of Seaside\* at 8:40 a.m.

Elizabeth Caraker, City of Monterey\*

Nick Nichols, County of Monterey\*

Beth Palmer, Monterey Downs

Anya Spear, CSUMB

Brian True, MCWD

Carl Niizawa, MCWD

Andy Stenberg, Schaaf & Wheeler

Kathleen Lee, Supervisor Potter Chief of Staff

Tim O'Halloran, City of Seaside

Lisa Brinton, City of Seaside

Carl Holm, County of Monterey RMA

Vicki Nakamura, MPC

Jim Fletcher, UCP East Garrison

Debby Platt, City of Marina

Graham Bice, UC-MBEST

Greg Nakanishi, CCVC

Bob Schaffer, MCP

Bob Rench, CSUMB

Pat Ward, Bestor Engineers, Inc.

Michael Houlemard, FORA, Co-Chair

Steve Endsley, FORA

Jim Arnold, FORA

Crissy Maras, FORA

Darren McBain, FORA

Jonathan Garcia, FORA

Lena Spilman, FORA

Absent: Daniel Dawson, City of Del Rey Oaks\*, Doug Yount, City of Marina\*

\* Voting Members

#### 2. PLEDGE OF ALLEGIANCE

Graham Bice led the Pledge of Allegiance.

#### 3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

None.

#### 4. PUBLIC COMMENT PERIOD

No comments were received.

#### 5. APPROVAL OF FEBRUARY 29, 2012 MEETING MINUTES

**MOTION:** Graham Bice moved, seconded by Elizabeth Caraker, and the motion passed to approve the minutes as written.

6. **FOLLOW-UP FROM 3/9/12 FORA BOARD MEETING**

Mr. Houlemard stated that FORA Senior Planner Jonathan Garcia would provide the Base Reuse Plan reassessment update under Agenda Item 7c and that staff had no other items to present.

7. **OLD BUSINESS**

**a. Capital Improvement Program (CIP) Development Forecasts**

Mr. Garcia explained that FORA had recently received a development forecast from the City of Seaside, but was still waiting for forecasts from the cities of Marina and Del Rey Oaks. Once all forecasts were received, staff could compile the estimated revenues and begin to prepare the CIP for Board approval. Elizabeth Caraker explained that the CIP development forecast for the City of Monterey was likely to change. Mr. Houlemard added that he did not anticipate any major changes to the development forecast for the UC MBEST Center.

**b. Habitat Conservation Plan (HCP) – Update**

Mr. Garcia announced that the next draft of the HCP was scheduled for distribution to the various wildlife agencies and permittees on Friday, March 16, 2012. The draft would be posted on the FORA website and a link provided to all Committee Members.

Mr. Houlemard noted that ongoing efforts for a National Landscape Conservation System designation for former Fort Ord habitat lands related to the HCP. The proposed designation was still making its way through the federal process and its progress was being monitored closely by Congressman Farr.

**c. Base Reuse Plan (BRP) Reassessment – Consultant Selection Update**

Associate Planner Darren McBain stated that the Board had selected EMC Planning to complete the BRP Reassessment. Staff planned to meet with EMC Planning the following week in preparation for the BRP Reassessment consultant kick-off presentation at the April 13, 2012 Board meeting. Debbie Platt asked whether, pursuant to discussion at the February 29, 2012 Administrative Committee meeting, FORA had obtained a legal opinion regarding CEQA and other requirements prior to the development of the BRP Reassessment scope of work. Mr. Houlemard explained that FORA was trying to avoid pre-judging the outcome of the Reassessment and that the applicability of CEQA could not be determined until the Reassessment process had been completed. Staff would provide a legal opinion at the Reassessment Kick-off at the April 13, 2012 Board meeting, staff reports for which would come to the Administrative Committee for review at their April 4, 2012 meeting. Mr. Garcia noted that the legal opinion obtained in 2007/2008 was quite comprehensive and that a review and confirmation of the opinion would likely be all that was required.

**d. California Redevelopment Wind Down – Update and Discussion of Assembly Hearing**

Mr. Houlemard announced that his attendance at the Joint Assembly Local Government Committee and Housing and Community Development Committee hearing the previous week, where he spoke regarding the effects of the wind-down of redevelopment on military communities. While in Sacramento, he was invited to attend a meeting organized by Assembly Speaker Perez on Monday, March 19, 2012, to discuss the creation of financial mechanisms to help military communities complete their work. He discussed tax increment financing and stated that he would be happy to present any ideas received from Committee members at the meeting.

**e. RDA Property Issues**

Mr. Houlemard discussed the impact of redevelopment wind down on property agreements between different agencies. Ms. Ingersoll inquired as to the status of the legal opinion, requested at the February 15, 2012 meeting, regarding properties transferred by FORA to jurisdictions on the former Fort Ord. Mr. Houlemard stated that FORA Counsel Jerry Bowden was reviewing the issue. He agreed to check on the status after the meeting and report back.

8. **NEW BUSINESS**

**a. Proposed Veteran's Cemetery Legislation**

Mr. Houlemard announced that the previously scheduled March 20, 2012 hearing regarding AB 1842, had been rescheduled for April 10, 2012. He discussed the proposed legislation, which he explained would allow the state to reimburse for funds advanced during the design process.

**b. Consistency Determination: 2010 Monterey County General Plan**

Mr. Garcia explained that the County of Monterey had adopted their General Plan in 2010. Staff did not anticipate any action on the item until April, but had provided it now for purposes of advance review. He discussed the procedure for consistency determination.

Carl Holm, Interim Deputy Director of County of Monterey Resource Management Agency, stated that the County's adoption of the General Plan had included a determination of consistency with the Ford Ord Reuse Authority's Base Reuse Plan. Mr. Houlemard noted that the role of the Administrative Committee was to determine concurrence with the County's consistency determination.

9. **ADJOURNMENT**

Chair Dawson adjourned the meeting at 9:07 a.m.

Minutes Prepared by Lena Spilman, Deputy Clerk

Approved by:

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Michael A. Houlemard, Jr., Executive Officer



# Fort Ord Reuse Authority

920 2<sup>nd</sup> Avenue, Ste. A, Marina, CA 93933  
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## BOARD OF DIRECTORS MEETING

Friday, April 13, 2012 at 3:30 p.m.

910 2<sup>nd</sup> Avenue, Marina, CA 93933 (Carpenter's Union Hall)

### 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 Fort Ord Reuse Authority ("FORA") Board on matters within the jurisdiction of FORA, 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
  - a. March 9, 2012 FORA Board Meeting Minutes ACTION
  - b. Commitment of Grant Matching Funds Toward Transportation Agency for Monterey County's Multi-Modal Corridor Planning Grant ACTION
6. OLD BUSINESS
  - a. Base Reuse Plan Reassessment Consultant Kick-off Presentation INFORMATION/ACTION
  - b. California Central Coast Veterans Cemetery – Update INFORMATION
  - c. Preston Park Disposition – Updated Appraisal INFORMATION
7. NEW BUSINESS
  - a. UC MBEST Request for Resumption of Interim Agricultural Water Use ACTION
  - b. Resolution Recognizing the Outstanding Public Service of Mayor Sue McCloud ACTION
8. EXECUTIVE OFFICER'S REPORT
  - a. Outstanding Receivables INFORMATION
  - b. Administrative Committee INFORMATION
  - c. Finance Committee INFORMATION
  - d. Legislative Committee INFORMATION
  - e. Water/Wastewater Oversight Committee INFORMATION
  - f. Habitat Conservation Plan INFORMATION
  - g. Executive Officer's Travel INFORMATION
9. ITEMS FROM MEMBERS

**10. CLOSED SESSION**

**Public Comment – Closed Session Items**

- a. Conference with Legal Counsel - Existing Litigation (Gov Code 54956.9) – 2 Cases
  - i. Keep Fort Ord Wild v. Fort Ord Reuse Authority, Case Number: M116438
  - ii. Keep Fort Ord Wild v. Fort Ord Reuse Authority, Case Number: M114961

**11. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION**

**12. ADJOURNMENT**

**NEXT MEETING MAY 11, 2012**

**DRAFT**

# **PLACEHOLDER**

FORA Board Meeting, April 13, 2012

## **Item 5a**

**March 9, 2012 Board Meeting Minutes**

**NOTE:** This item will appear in the final Board packet distributed on April 6, 2012

# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT AGENDA

<b>Subject:</b>	Commitment of grant matching funds toward Transportation Agency for Monterey County's Multi-Modal Corridor planning grant.	
<b>Meeting Date:</b>	April 13, 2012	<b>ACTION</b>
<b>Agenda Number:</b>	5b	

### RECOMMENDATION:

Authorize a request by the Transportation Agency for Monterey County ("TAMC") for \$15,000 in grant matching funds toward their Multi-Modal Corridor ("MMC") planning grant application to the State of California Department of Transportation ("CalTrans").

### BACKGROUND:

From 2006 through 2010, affected stakeholders met to conclude on a new alignment for a MMC that would serve the Salinas Valley and Monterey Peninsula through former Fort Ord communities. The stakeholders include the Fort Ord Reuse Authority ("FORA"), City of Marina, California State University Monterey Bay ("CSUMB"), University of California Santa Cruz ("UCSC"), Golden Gate University ("GGU"), Monterey-Salinas Transit ("MST"), Monterey County and TAMC. This work culminated in a Memorandum of Agreement between the parties, who mutually agreed to observe the final MMC alignment, cooperate in certain improvements, design and engineer the MMC, and grant and/or release right-of-way reservations or easements as necessary.

### DISCUSSION:

In March 2011, TAMC applied for a planning grant to begin engineering the MMC. At TAMC's request, FORA submitted a letter of support and additionally committed to recommend that the FORA Board authorize \$15,000 in matching grant funds and 20 hours of in-kind services. Unfortunately, TAMC was not successful in their application effort.

TAMC is applying for a similar planning grant this year, and on March 12<sup>th</sup>, again requested a FORA letter supporting their MMC grant application. Support letters were due to TAMC by March 29, 2012. In an effort to be timely, FORA submitted the letter by the deadline (see the final letter, **Attachment A**) prior to Board notification.

If the TAMC grant application is successful, FORA staff recommends that the Board authorize the local match requirement by contributing \$15,000 from its 2012-2013 Capital Improvement Program ("CIP").

### FISCAL IMPACT:

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

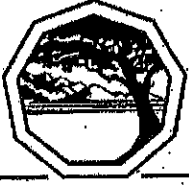
The \$15,000 matching funds would be sourced from Developer Fees collected in FY 12-13 and applied against FORA's obligation to improvements on Inter-Garrison Road, CIP Project #FO6.

### COORDINATION:

City of Marina, CSUMB, UCSC, GGU, MST, TAMC, Monterey County

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Crissy Maras Michael A. Houlemard, Jr.





# FORT ORD REUSE AUTHORITY

920 2ND AVENUE, SUITE A, MARINA, CALIFORNIA 93933  
PHONE: (831) 883-3672 - FAX: (831) 883-3675  
WEBSITE: www.fora.org

March 29, 2012

Ms. Debbie Hale, Executive Director  
Transportation Agency for Monterey County  
55-B Plaza Circle  
Salinas, CA 93901

RE: Letter of support – Marina to Salinas Multi-Modal Corridor CalTrans planning grant

Dear Ms. Hale,

This letter offers support of the Transportation Agency for Monterey County's (TAMC's) Marina to Salinas Multi-Modal Corridor CalTrans planning grant application. Fort Ord Reuse Authority (FORA) staff have reviewed this project and concluded that the development of this future transportation corridor improves alternative modes of transportation, transit opportunities, economic development, and traffic circulation for the Monterey Bay Region.

A key element in the reuse of Fort Ord is the development of effective infrastructure support that provides the framework for sustainable civilian reuse. If TAMC is awarded the planning grant, it will enable and expedite the construction of a key element of the infrastructure design that supports the job creation and economic recovery effort. A portion of the project is included in the FORA Capital Improvement Program and was anticipated in the 1997 FORA Base Reuse Plan. For these reasons, support for the grant application is consistent with past and existing FORA policy.

FORA strongly supports the TAMC effort to design and build the Multi-Modal Corridor which would serve the gateway to the Fort Ord Dunes State Park, The Dunes master-planned shopping, office and residential development, the Community Hospital of the Monterey Peninsula Wellness Center, California State University Monterey Bay and Monterey Peninsula College campuses, and transit facilities to provide Monterey-Salinas Transit access and service to the Salinas Valley.

FORA staff will recommend that the Board provide the grant's cash local match requirement by contributing \$15,000 from its 2012-2013 Capital Improvement Program and providing support towards the in-kind local match by dedicating at least 20 hours of our Senior Planner's time to TAMC's planning efforts. The in-kind match would be approximately \$1,000.

If you have any questions please call me at 831.883.3672.

Sincerely,

Michael A. Houlemard  
Executive Officer

# FORT ORD REUSE AUTHORITY BOARD REPORT

## OLD BUSINESS

**Subject:** Base Reuse Plan Reassessment kickoff presentation

**Meeting Date:** April 13, 2012

**Agenda Number:** 6a

**INFORMATION/ACTION**

### RECOMMENDATION(S):

Receive a presentation from EMC Planning Group outlining their preliminary work plan for performing the reassessment.

### BACKGROUND/DISCUSSION:

On January 5, 2012 FORA released a Request for Qualifications (RFQ) to hire a consultant to perform the Base Reuse Plan reassessment. On March 9, 2012 the Board selected a consultant team led by EMC Planning Group to do this work.

FORA's master resolution requires the reassessment to be completed by January 1, 2013. The reassessment schedule (**Attachment A**) shows an approximate overall timeline of the anticipated steps for completing the process. The kickoff presentation is an opportunity for the consultants to discuss their approach to the steps in the reassessment, and for Board members and others to make suggestions for optimizing the inclusiveness of the process.

As of this writing FORA staff is working with EMC to finalize a detailed scope of work and budget within the \$250,000 limit identified in the Board's action on March 9. Staff will distribute a draft printed version of the consultant's presentation materials as soon as they become available.

### FISCAL IMPACT:

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

Anticipated staff time and consultant costs for the reassessment are included in the approved FY 11-12 budget. Depending on the outcome of the reassessment, the Board may wish to consider amending portions of the BRP. Amending the BRP would trigger a requirement to complete the corresponding level of CEQA analysis and clearance before adopting the revisions. The ability to carry out these potential future tasks of BRP revision and CEQA clearance is dependent on future Board direction and the availability of funding. Funding for the subsequent tasks may be provided in the FY 12-13 budget, but has not been identified at this time.

### COORDINATION:







Administrative Committee, Executive Committee, and Authority Counsel.

Prepared by \_\_\_\_\_ Reviewed by \_\_\_\_\_  
Darren McBain Steve Endsley

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

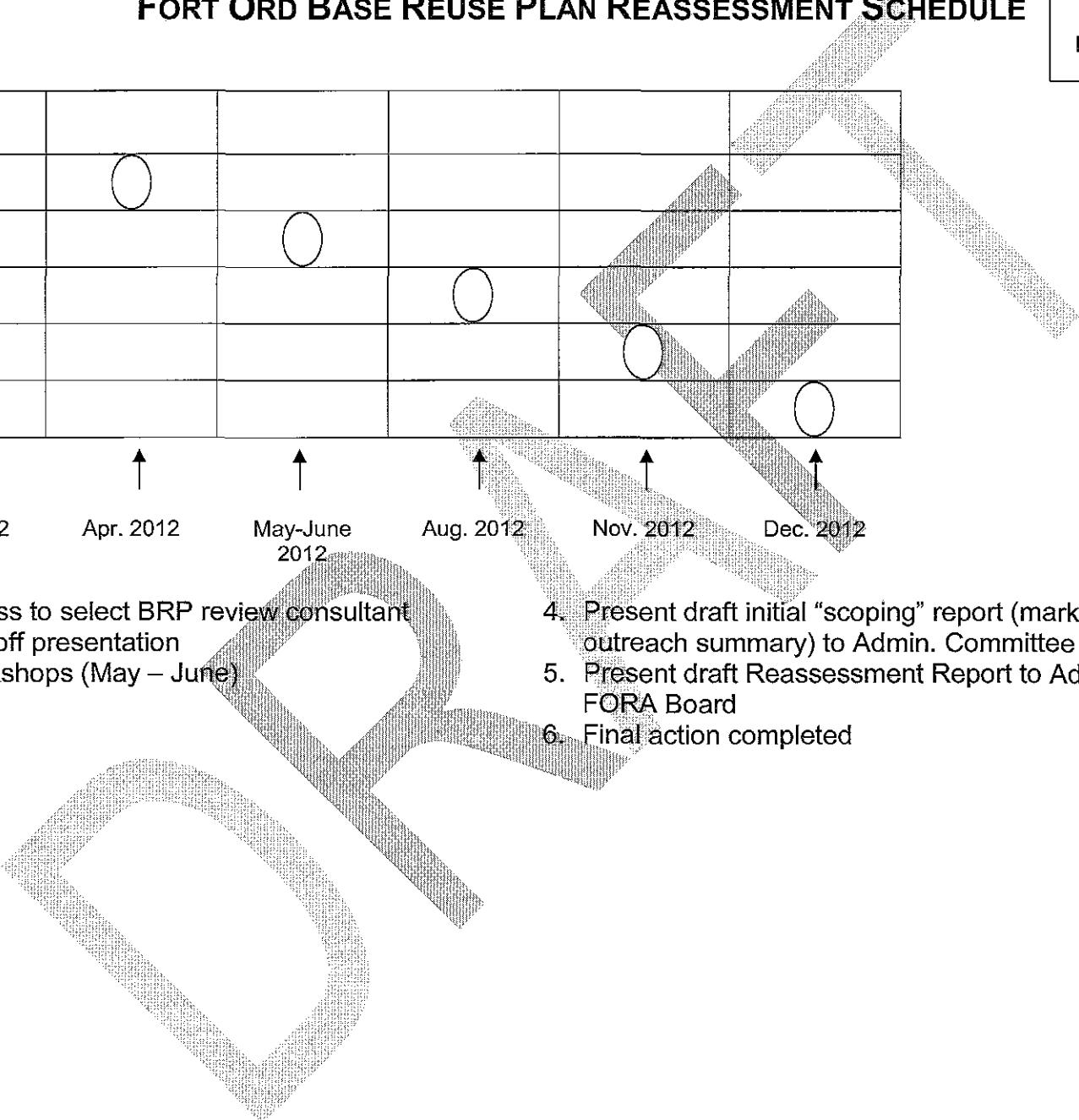
# FORT ORD BASE REUSE PLAN REASSESSMENT SCHEDULE

Attachment A to item 6a  
FORA Board meeting, 4/13/12

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 Jan. 2012                    Apr. 2012                    May-June 2012                    Aug. 2012                    Nov. 2012                    Dec. 2012

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|---|---|
| <ol style="list-style-type: none"> <li>1. RFQ process to select BRP review consultant</li> <li>2. Board Kickoff presentation</li> <li>3. Public workshops (May – June)</li> </ol> | <ol style="list-style-type: none"> <li>4. Present draft initial “scoping” report (market study and public outreach summary) to Admin. Committee and FORA Board</li> <li>5. Present draft Reassessment Report to Admin. Committee and FORA Board</li> <li>6. Final action completed</li> </ol> |
|---|---|



# FORT ORD REUSE AUTHORITY BOARD REPORT

## NEW BUSINESS

**Subject:** UCMBEST Request for Resumption of Interim Agricultural Water Use

**Meeting Date:** April 13, 2012

**Agenda Number:** 7a

**ACTION**

### RECOMMENDATION:

Approve UCMBEST's request to resume interim agricultural water use of up to 400 Acre-Feet per Year (AFY) as outlined in their request letter (**Attachment A**).

### BACKGROUND/DISCUSSION:

The FORA Board previously allowed UCMBEST interim-only use of water to support temporary agricultural activities on their development property within the unincorporated County of Monterey on a portion of the former Fort Ord (East Triangle). This interim use of water was extended when the prior time limit was reached. UCMBEST subsequently halted their agricultural activities and interim water use. UCMBEST would now like to resume their former Interim Agricultural Water Use for up to six years, provided that the water is not otherwise needed for its duly approved end use.

### FISCAL IMPACT:

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

Because FORA collects an annual franchise payment from Marina Coast Water District (MCWD), increases in water usage by MCWD's customers (such as UCMBEST) will result in slightly higher franchise payments.

### COORDINATION:

UC MBEST Center Staff

Prepared by \_\_\_\_\_

Jonathan Garcia

Reviewed by \_\_\_\_\_

Steve Endsley

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

Michael A. Houlemard, Jr.



MONTEREY BAY EDUCATION, SCIENCE, AND TECHNOLOGY CENTER OF THE UNIVERSITY OF CALIFORNIA, SANTA CRUZ

March 28, 2012

Supervisor Dave Potter, Chair  
Fort Ord Reuse Authority  
920 2nd Ave., Suite A  
Marina, CA 93933

Subject: Resumption of Interim Agricultural Water Use

Dear Supervisor Potter,

Twice in the past, with the support of FORA, the UC MBEST Center has allowed interim agricultural uses on its East Campus, providing jobs and some research opportunities on land otherwise planned for development. We ask that FORA consider giving its support again for such a use. We seek this support because all water that may be extracted from the Salinas Valley aquifer under the terms of the 1993 Annexation Agreement between the Monterey County Water Resources Agency ("MCWRA") and the U.S. Army has been allocated by FORA or has been retained by the US Army. Nevertheless, current water use of approximately 2,226 AFY (MCWD Urban Water Management Plan) is roughly 1/3 of the 6,600 AFY that may be drawn from the aquifer under the Annexation Agreement.

We request that FORA support the use of up to 400 AFY of groundwater for agricultural purposes on the MBEST Center's Blanco Triangle for up to six years, provided that this water is not otherwise needed for development purposes. We will implement this through a lease provision that would require diminution and/or cessation of use of the use of agricultural water should agricultural water use, when coupled with water use on the former Fort Ord, approach or meet the 6,600AFY entitlement under the 1993 Annexation Agreement.

In the past, agricultural operations on the Blanco Triangle were served by an agricultural well. After signs of seawater intrusion were detected, the well was properly destroyed in accordance with MCWRA guidelines. The only remaining feasible water source in the area appears to be wells operated by the Marina Coast Water District. Upon FORA's granting of support for the requested interim water use, we will discuss with the Marina Coast Water District the technical and contractual issues associated with purchase of agricultural water from MCWD.

Sincerely,

A handwritten signature in black ink that reads "Graham Bice".

Graham Bice, Managing Director  
UC MBEST Center

# **PLACEHOLDER**

FORA Board Meeting, April 13, 2012

## **Item 7b**

**Resolution Recognizing the  
Outstanding Public Service of Mayor  
Sue McCloud**

**NOTE:** This item will appear in the final Board packet distributed on April 6, 2012