



FORT ORD REUSE AUTHORITY
BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE (PRAC)
MEETING MINUTES

9:00 a.m., Wednesday, February 10, 2016 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Chair Victoria Beach called the meeting to order at 9:02 a.m. The following were present:

Committee Members:

Victoria Beach (Chair), City of Carmel
Andre Lewis, California State University Monterey Bay (CSUMB)
Gail Morton, City of Marina
Jane Parker, Supervisor County of Monterey
Ralph Rubio, Mayor City of Seaside

FORA Staff:

Michael A. Houlemard, Jr.
Steve Endsley
Ted Lopez
Mary Israel
Josh Metz
Jonathan Brinkmann

Other Attendees:

Craig Malin, City of Seaside
Steve Matarazzo, University of California, Santa Cruz
Chris Placco, CSUMB
Fred Watson, FORTAG
Wendy Elliot, Dunes at Monterey Bay
Jane Haines, Member of the Public
Bob Schaffer, Member of the Public

2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Ralph Rubio introduced City of Seaside's new Manager, Craig Malin.

3. PUBLIC COMMENT PERIOD

None.

4. APPROVAL OF MEETING MINUTES

a. January 21, 2016 Minutes

MOTION: Gail Morton moved, seconded by Ralph Rubio to approve the January 21, 2016 PRAC Committee minutes.

MOTION PASSED UNANIMOUSLY.

5. BUSINESS ITEMS

a) Housing Map – FORA Property

Assistant Executive Officer Steve Endsley, presented a draft map of Affordable Housing on Former Fort Ord Lands, a staff project the PRAC requested at the January 21st meeting. He introduced the map by showing a PowerPoint of: 1) the HUD definition of Affordable Housing and household income limits for qualifying in Monterey County, and 2) a chart of the Dwelling Unit Counts and Forecast from the 2015-2016 Capital Improvement Program report.

Mr. Endsley then showed the Affordable Housing Map. PRAC members discussed the information presented. Gail Morton requested that Seaside Highlands be removed from the map. Ralph Rubio requested Workforce Units be included and Army Housing be added to the map. Wendy Elliot requested the affordable housing locations be represented by small polygons rather than parcels.

Gail Morton requested an additional map that would show housing that is affordable, meaning housing that can be bought for \$225,000 or less including a unit count for each development in Former Fort Ord. Jane Parker suggested the new map include housing that can be purchased by low/mod two-person households.

Mr. Endsley noted Current Housing Data that was recently collected by FORA staff from jurisdictions and housing project offices. Wendy Elliot offered to share more current data on the Dunes at Monterey Bay. PRAC members requested staff to return with a more detailed table.

b) Housing Affordability Next Steps

Economic Development Coordinator Josh Metz presented a scope and cost proposal from Lynn Gallagher and Cathy Reaser, the speakers at the January 21st PRAC meeting. The proposal offered to quantify the difference in cost between home development on former Fort Ord lands with offsite areas and to determine the drivers in those cost differences. Ralph Rubio, Gail Morton and Jane Parker voiced that the study already published on San Diego is helpful and they did not have a strong desire to have them replicate the study for us locally. Chris Placco suggested that FORA staff interview developers. Chair Victoria Beach suggested that FORA not hire the researchers but do a similar baseline study, computing total impact of regulatory fees, time, set aside requirements for vacant land, affordable housing requirements, prevailing wage rules and energy efficiency stipulations, etc., but without building the model that Gallagher and Reaser utilize to make policy recommendations. Member of the public Jane Haines said the Gallagher and Reaser report also does not accurately reflect CEQA. PRAC members took no action on the staff recommendation.

c) Draft Trails Map Blueprint

Associate Planner Ted Lopez presented a Draft FORA Trails Map Blueprint (Blueprint). Josh Metz explained the staff working group and the Base Reuse Plan requirements for three major trails. Mr. Metz then explained the key on the map, and the PRAC asked that it be simplified. He said the Blueprint could complement the Trails section of the Regional Urban Design Guidelines (RUDG) as "opportunity trails." The PRAC instructed Mr. Metz to add a forth category of line to the map to designate "established trails." Mr. Lopez requested PRAC members review the staff recommendation and pass a motion in support of the Blueprint and that the Board adopt a resolution supporting the Blueprint. Gail Morton said the Blueprint should go to the Board of Directors without PRAC comment. She also asked FORA staff to include some instructions as to how a jurisdiction can convert trails from dark green (concept feasible) to light green (alignment feasible).

MOTION: Chair Victoria Beach moved, seconded by Gail Morton, to put the Blueprint on the March 11, 2016 Board of Directors meeting Agenda.

MOTION PASSED UNANIMOUSLY.

d) 2016 PRAC Calendar Meeting Schedule

Ted Lopez presented new meeting dates for PRAC. He proposed dates that included first and second Wednesdays of each month and, the second Thursday of April. The PRAC changed the Thursday date to the first Wednesday. Chair Victoria Beach then said all the dates could be confirmed except for December. Jane Parker said she was not able to confirm the dates at this meeting. Staff offered to include a full schedule of 2016 meeting dates, except for December, in the next meeting Agenda Packet for confirmation by committee action.

6. ITEMS FROM COMMITTEE MEMBERS

None.

7. ADJOURNMENT

Meeting was adjourned at 10:58 a.m.

FORT ORD REUSE AUTHORITY COMMITTEE REPORT

POST REASSESSMENT ADVISORY COMMITTEE

Subject: Water Symposium

Meeting Date: March 9, 2016

Agenda Number: 5a

INFORMATION

RECOMMENDATION(S):

Review draft 2016 Water Symposium planning effort.

BACKGROUND/DISCUSSION:

At the December 10, 2016 Post Reassessment Advisory Committee (PRAC) meeting, committee members requested that the event focus on the following areas:

1. The local situation and physical resources (watersheds, water flow, sea water intrusion and natural influences).
2. The history of legal agreements on water rights (Army-Monterey County Water Resources Agency agreement on water rights, State codes, FORA agreements, jurisdictions' agreements, etc.).
3. The roles of all agencies and organizations in local water systems.
4. An overview of water conflicts between public agencies, special districts and local organizations.
5. A presentation on the implementation of the Base Reuse Plan and future project development.

Staff has continued Water Symposium planning efforts in light of this feedback. At this meeting, staff will present current planning status and seek PRAC input.

COORDINATION:

PRAC, California State University Monterey Bay.

Prepared by


Jonathan Brinkmann

Approved by


Steve Endsley

FORT ORD REUSE AUTHORITY COMMITTEE REPORT

POST REASSESSMENT ADVISORY COMMITTEE

Subject: Building Removal - Update	
Meeting Date: March 9, 2016 Agenda Number: 5b	INFORMATION

RECOMMENDATION(S):

Receive a building removal update presentation.

BACKGROUND/DISCUSSION:

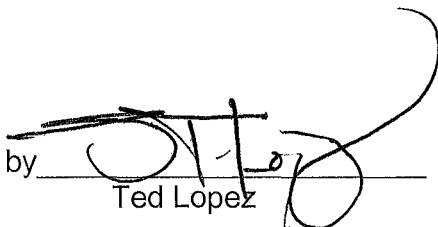
At the January 8, 2016 Board meeting, the Executive Officer received authorization to contract Vista Environmental Consulting for Surplus II hazardous material sampling and testing.

Staff will provide an update on the sampling and testing method, and building removal.

COORDINATION:

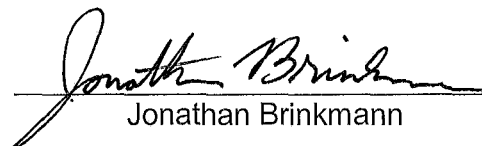
California State University Monterey Bay, Vista Environmental Consulting, City of Seaside.

Prepared by



Ted Lopez

Approved by



Jonathan Brinkmann

FORT ORD REUSE AUTHORITY COMMITTEE REPORT

POST REASSESSMENT ADVISORY COMMITTEE

Subject: Draft Trails Concept – Update

Meeting Date: March 9, 2016

Agenda Number: 5c

INFORMATION

RECOMMENDATION(S):

Receive Draft Trails Concept update report.

BACKGROUND/DISCUSSION:

At the February 10, 2016 Post Reassessment Advisory Committee (PRAC) meeting, FORA staff presented a "Draft Trails Map Blueprint" (Draft Trails Blueprint).

PRAC members reviewed the Draft Trails Blueprint and passed a motion directing staff to place it on the March 11, 2016 Board agenda.

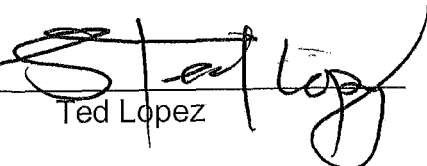
At the March 2, 2016 Administrative Committee meeting, members reviewed the Draft Trails Blueprint. Committee members recommended that staff clarify its description of the Draft Trails Blueprint as a "concept," subject to funding and jurisdictional approval.

The item is scheduled for the March 11, 2016, Board meeting agenda under Business Items, 8.f., "Resolution Supporting Draft Trails Concept."

COORDINATION:

Administrative, and Executive Committees, CSUMB, UCMBEST, TAMC, County of Monterey, and the cities of Seaside, Marina, and Del Rey Oaks.

Prepared by


Ted Lopez

Approved


Jonathan Brinkmann

FORT ORD REUSE AUTHORITY COMMITTEE REPORT

POST REASSESSMENT ADVISORY COMMITTEE

Subject: 2016 PRAC Calendar Meeting Schedule - Update

Meeting Date: March 9, 2016

Agenda Number: 5d

ACTION

RECOMMENDATION(S):

Approve the 2016 PRAC Calendar Meeting Schedule (**Attachment A**).

BACKGROUND/DISCUSSION:

At the February 10, 2016 Post Reassessment Advisory Committee (PRAC) meeting, FORA staff presented committee members with a proposal to conduct monthly meetings either on the first or second Wednesday each month, or the second Thursday of April. After receiving feedback from PRAC members, staff has prepared a 2016 PRAC Calendar Meeting Schedule (**Attachment A**) for committee review and approval.

COORDINATION:

PRAC members.

Prepared by


Ted Lopez

Approved


Jonathan Brinkmann



FORT ORD REUSE AUTHORITY

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POST REASSESSMENT ADVISORY COMMITTEE 2016 MEETING SCHEDULE

January 14
January 21

July 6

February 10

August 10

March 9

September 7

April 6

October 12

May 11

November 9

June 8

December (TBD)

The Post Reassessment Advisory Committee meets once per month, on the first or second Wednesday. Meeting dates and times are subject to change. Special meetings may be added at the will of the Committee. Meetings begin at 9:00 a.m. in the FORA Conference room, unless otherwise posted. Agendas and other meeting materials are posted on the FORA website www.fora.org and are available upon request.

Persons seeking disability related accommodations should contact FORA 48 hours prior to the meeting.