



FORT ORD REUSE AUTHORITY

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

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

REGULAR MEETING FORT ORD REUSE AUTHORITY BOARD OF DIRECTORS

Friday, November 8, 2013 at 2:00 p.m.

910 2nd Avenue, Marina, CA 93933 (Carpenter's Union Hall)

In order for the Board to adequately review and evaluate public correspondence related to agenda items, comments must be received by noon the day prior to the Board meeting.

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. CLOSED SESSION

- a. Conference with Legal Counsel - Existing Litigation, Gov Code 54956.9(a) – 5 Cases
 - i. Keep Fort Ord Wild v. Fort Ord Reuse Authority (FORA), Case Numbers: M114961, M116438
 - ii. Bogan v. Houlemard, Case Number: M122980
 - iii. The City of Seaside v. Valenzuela, Case Number: M124499
 - iv. The City of Marina v. Fort Ord Reuse Authority, Case Number: M11856
- b. Conference with Legal Counsel – Anticipated Litigation, Gov Code 54956.9(b) – 1 Case

4. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

INFORMATION

- a. December 12-13, 2013 Base Reuse Implementation Colloquium Update
- b. November 11, 2013 US DoD/DVA Clinic Ground Breaking

5. CONSENT AGENDA

- a. Approval of the October 4, 2013 Board Meeting Minutes ([pg. 1-2](#)) ACTION
- b. Approval of the October 11, 2013 Board Meeting Minutes ([pg. 3-5](#)) ACTION

6. OLD BUSINESS

- a. CONSISTENCY DETERMINATION: 2010 Monterey County General Plan ([pg. 6-31](#)) ACTION
- b. FORA/Central Coast Veterans Cemetery Foundation Loan Payment Agreement ([pg. 32-40](#)) INFORMATION
- c. Capital Improvement Program Review - Phase III Study ([pg. 41](#)) INFORMATION

7. EXECUTIVE OFFICER'S REPORT

- a. Outstanding Receivables ([pg. 42](#)) INFORMATION
- b. Habitat Conservation Plan Update ([pg. 43](#)) INFORMATION
- c. Administrative Committee ([pg. 44-48](#)) INFORMATION
- d. Water/Wastewater Oversight Committee ([pg. 49-51](#)) INFORMATION
- e. Post Reassessment Advisory Committee ([pg. 52](#)) INFORMATION
- f. Travel Report ([pg. 53](#)) INFORMATION

- g. FORA Board/Committee Policy Review (pg. 54-55)
- h. Public Correspondence to the Board (pg. 56)

INFORMATION
INFORMATION

8. ITEMS FROM MEMBERS

9. PUBLIC COMMENT PERIOD

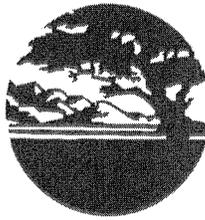
Members of the public wishing to address the Board of Directors on matters not on this agenda, but within FORA's jurisdiction, may comment for up to three minutes during this period. Public comments on specific agenda items are heard under that item.

10. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

11. ADJOURNMENT

NEXT REGULAR BOARD MEETING: DECEMBER 13, 2013

Persons seeking disability related accommodations should contact FORA 24 hrs prior to the meeting. This meeting is recorded by Access Monterey Peninsula and televised Sundays at 9 a.m. and 1 p.m. on Marina/Peninsula Chanel 25. The video and meeting materials are available online at www.fora.org.



FORT ORD REUSE AUTHORITY

BOARD OF DIRECTORS SPECIAL MEETING MINUTES

3:30 p.m. - Friday, October 4, 2013

910 2nd Avenue, Marina, CA 93933 (Carpenter's Union Hall)

1. CALL TO ORDER AND ROLL CALL

Chair Edelen called the meeting to order at 3:30 p.m.

2. PLEDGE OF ALLEGIANCE

Senator Monning led the Pledge of Allegiance.

3. ROLL CALL

A roll call was conducted by the Deputy Clerk and a quorum was confirmed.

Voting Members Present: (*alternates)(AR: entered after roll call)

Chair/Mayor Edelen (City of Del Rey Oaks)

Mayor Kampe (City of Pacific Grove)

Mayor Gunter (City of Salinas)

Councilmember Morton (City of Marina)

Mayor ProTem O'Connell (City of Marina)

Mayor Pro-Tem Oglesby AR (City of Seaside)

Mayor Pendergrass (City of Sand City)

Nick Chiulos* (County of Monterey)

Mayor Rubio (City of Seaside)

Voting Members Participating via Teleconference:

Councilmember Beach (City of Carmel-by-the-Sea), Councilmember Selfridge (City of Monterey)

Voting Members Absent: Supervisor Parker (County of Monterey)

Ex-officio (Non-Voting) Board Members Present: Alec Arago* (20th Congressional District), Bill Monning (17th State Senate District), Mark Stone (29th State Assembly District), Scott Brandt (University of California), Eduardo Ochoa (California State University), Walter Tribley (Monterey Peninsula College)

4. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Alec Arago announced that the ground breaking ceremony for the Joint Veterans Affairs (VA)/Department of Defense (DoD) Clinic would be held on November 11, 2013. He discussed the project, noting that it was the first clinic in the nation to combine a DoD family clinic and a VA clinic.

5. NEW BUSINESS

a. California Central Coast Veterans Cemetery (CCCVC) Loan and Grant

i. Authorize Executive Officer to Execute an Agreement with David and Lucile Packard Foundation for a Loan of \$350,000 to Finance the CCCVC.

ii. Authorize the Executive Officer to Apply for a \$100,000 Grant from the David and Lucile Packard Foundation to Finance the CCCVC.

Executive Officer Houlemard presented the item, stating that the Packard Foundation and FORA staff had worked intensively over the previous week to complete all documentation necessary to ensure the funds would be available by the October 15, 2012 federal grant deadline.

Jimmy Panetta and Mayor Jason Burnett addressed the Board regarding the status of local fundraising efforts, required to bridge the funding gap between the federal grant and the

estimated project costs. Mayor Burnett stated that, with the Packard Foundation loan and grant, the \$150,000 loan from local business owner Ted Balestreri, and additional local contributions, the funding would be in place to allow the state to accept the federal grant by the October 15th deadline.

Senator Monning discussed Senate Bill (SB) 232. The bill, once signed by the Governor, would secure a \$1 million appropriation for construction of the CCCVC. He stated he had also received a commitment for an additional \$1 million in state funding once SB 232 was signed.

The Board received comments from members of the public.

MOTION: Supervisor Potter moved, seconded by Mayor Rubio, to approve the following actions, subject to approval by the Monterey County Board of Supervisors: 1) authorize the Executive Officer to execute an agreement with the David and Lucile Packard Foundation for a loan of \$350,000 to finance the CCCVC, and 2) authorize the Executive Officer to apply for a \$100,000 grant from the David and Lucile Packard Foundation to finance the CCCVC.

MOTION PASSED: unanimous

6. PUBLIC COMMENT PERIOD

None

7. ITEMS FROM MEMBERS

None

8. ADJOURNMENT

Chair Edelen adjourned the meeting at 4:20 p.m.



FORT ORD REUSE AUTHORITY

BOARD OF DIRECTORS REGULAR MEETING MINUTES

2:00 p.m. - Friday, October 11, 2013

910 2nd Avenue, Marina, CA 93933 (Carpenter's Union Hall)

1. CALL TO ORDER AND ROLL CALL

Chair Edelen called the meeting to order at 2:01 p.m.

2. CLOSED SESSION - The Board adjourned into closed session at 2:03 p.m.

a. Conference with Legal Counsel - Existing Litigation, Gov Code 54956.9(a) – 7 Cases

i. Keep Fort Ord Wild v. Fort Ord Reuse Authority (FORA), Case Numbers: M114961, M116438, M119217

ii. Bogan v. Houlemard, Case Number: M122980

iii. The City of Seaside v. Valenzuela, Case Number: M124499

iv. The Fort Ord Access Alliance v. Houlemard, Case Number: M124709

v. The City of Marina v. Fort Ord Reuse Authority, Case Number: M118566

3. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

The Board reconvened into open session and Authority Counsel Jon Giffen announced he had received approval for resolution of case number M116438.

4. PLEDGE OF ALLEGIANCE

Sid Williams led the Pledge of Allegiance.

5. ROLL CALL

A roll call was conducted by the Deputy Clerk and a quorum was confirmed.

Voting Members Present: (*alternates)(AR: entered after roll call)

Chair/Mayor Edelen (City of Del Rey Oaks)

Councilmember Alan Cohen* (City of Pacific Grove)

Councilmember Edwards* (City of Seaside)

Mayor Gunter (City of Salinas)

Councilmember Morton (City of Marina)

Mayor ProTem O'Connell (City of Marina)

Mayor Pro-Tem Oglesby (City of Seaside)

Supervisor Parker (County of Monterey)

Mayor Pendergrass (City of Sand City)

Supervisor Potter (County of Monterey)

Supervisor Salinas (County of Monterey)

Councilmember Selfridge AR (City of Monterey)

Voting Members Absent: Councilmember Beach (City of Carmel-by-the-Sea)

Ex-officio (Non-Voting) Board Members Present: Nicole Charles* (17th State Senate District), Erica Parker* (29th State Assembly District), Graham Bice* (University of California), Andre Lewis (California State University), Walter Tribbley (Monterey Peninsula College), Bill Collins (Fort Ord BRAC Office), and Director Moore (Marina Coast Water District).

6. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Bill Collins stated the Army was hopeful they would be able to complete prescribed burns on their former Fort Ord property in the near future, adding that notices would be filed ahead of any burns.

a. California State University, Monterey Bay/FORA Co-hosted Base Reuse Implementation Colloquia (scheduled for December 11-13, 2013)

Andre Lewis discussed the upcoming Colloquium, confirming the dates as December 12-13, 2013 and noting that the event would conclude with a meeting of the FORA Board at CSUMB. The event schedule was not yet final, but save the dates would be sent within the week. Councilmember Morton emphasized the importance of jurisdictional planning staff attendance.

Chair Edelen announced that the November Board meeting had been rescheduled from November 15th to November 8th.

b. US Department of Defense/Department of Veterans Affairs William Gourley Clinic Groundbreaking

Executive Officer Michael Houlemard announced that the Clinic ground breaking would be held on November 11, 2013 at 1 p.m. in the City of Marina. He provided update on CCCVC and stated that all 19 required pieces of documentation had been completed over the course of the previous ten days and submitted in time to allow the David and Lucile Packard Foundation grant and loan funding to reach the state ahead of the October 15, 2013 deadline. Nicole Charles discussed Senate Bill 232 and thanked the community and FORA for helping to orchestrate local funding efforts.

7. CONSENT AGENDA

a. Approval of the September 13, 2013 Board Meeting Minutes

MOTION: Mayor Gunter moved, seconded by Councilmember Morton, to approve the September 13, 2013 Board Meeting Minutes, as presented.

MOTION PASSED: unanimous

8. NEW BUSINESS

a. Marina Coast Water District (MCWD) Financial Plan and Rate and Fee Study

Assistant Executive Officer Steve Endsley provided a brief overview of the item and introduced MCWD General Manager Brian Lee. Mr. Lee presented the item and introduced a representative from Carollo Engineers, the District consultant responsible for preparing the Rate and Fee Study. The consultant addressed several comment letters submitted to the FORA Board prior to the meeting and took comments from members of the Board and public.

Chair Edelen noted that the Administrative Committee would discuss many of the issues brought up by the public at their next meeting the following Wednesday.

Councilmember Oglesby asked that the record reflect his ongoing concerns regarding lack of representation on the MCWD Board for Seaside Highlands residents and MCWD's outstanding contractual obligation to provide a water augmentation system for the former Fort Ord. The Board directed the Administrative Committee to consider those issues.

MOTION: Supervisor Potter moved, seconded by Councilmember Oglesby, to receive the report.

MOTION PASSED: unanimous.

b. Alliance Management Performance Evaluation

Principal Analyst Robert Norris presented the item. He described his workplan for performing the evaluation and reviewed the results of his analysis. The Board received comments from members of the public.

MOTION: Supervisor Potter moved, seconded by Mayor Gunter, to accept the management report.

MOTION PASSED: Ayes: Cohen, Edelen, Edwards, Gunter, Oglesby, Parker, Pendergrass, Potter, Selfridge, Salinas. Noes: Morton, O'Connell

c. CONSISTENCY DETERMINATION: 2010 Monterey County General Plan

Chair Edelen stated the Board had received several public comment letters on the item in the previous 48 hours. He suggested that, as there were clearly outstanding issues to be resolved, the item be referred back to the Administrative Committee and return to the Board at its November meeting.

MOTION: Councilmember Selfridge moved, seconded by Councilmember Edwards, to refer the item to the Administrative Committee and continue it to the November 8, 2013 Board meeting.

MOTION PASSED: unanimous

10. OLD BUSINESS

a. Contract for Legal Services - Jerry Bowden (2nd Vote)

ORIGINAL MOTION (September 13, 2013 Board meeting): Mayor Rubio moved, seconded by Mayor Pro-Tem Oglesby, to authorize the Executive Officer to execute an "on-call" contract for legal services with Jerry Bowden through FY 2013-14, not to exceed \$50,000.

SECOND VOTE PASSED: Ayes: Cohen, Edelen, Edwards, Gunter, Oglesby, Pendergrass, Potter, Salinas. Noes: Morton, O'Connell, Parker, Selfridge

b. Environmental Services Cooperative Agreement (ESCA) Update

ESCA Program Manager Stan Cook provided an update on remediation activities and land transfers on the former Fort Ord. Staff responded to questions from the public regarding the impact of the federal government (particularly Environmental Protection Agency) shutdown on the timetable for regulatory closure and transfer.

MOTION: Supervisor Parker moved, seconded by Councilmember Morton, to receive the report.

MOTION PASSED: Unanimous

8. PUBLIC COMMENT PERIOD

The Board received comments from members of the public.

9. EXECUTIVE OFFICER'S REPORT

- a. Outstanding Receivables
- b. Habitat Conservation Plan Update
- c. Administrative Committee
- d. Water/Wastewater Oversight Committee
- e. Post Reassessment Advisory Committee
- f. Travel Report
- g. Public Correspondence to the Board

Mr. Houlemard reported on his recent participation in the Association of Defense Communities Base Redevelopment Summit in Portland, Maine.

10. ITEMS FROM MEMBERS

None.

11. ADJOURNMENT

Chair Edelen adjourned the meeting at 4:30 p.m.

FORT ORD REUSE AUTHORITY BOARD REPORT

OLD BUSINESS

Subject:	Consistency Determination: 2010 Monterey County General Plan	
Meeting Date:	November 8, 2013	ACTION
Agenda Number:	6a	

RECOMMENDATION(S):

Approve Resolution 13-XX (**Attachment A**), concurring in the County of Monterey's (County) legislative land use decision that the 2010 Monterey County General Plan (General Plan) is consistent with the Fort Ord Base Reuse Plan (BRP).

OTHER OPTIONS:

- I. Per FORA Master Resolution section 8.01.020(e), approve Resolution 13-XX (**Attachment B**), refusing certification of the General Plan until the FORA Board's suggested modifications (included in this resolution) are adopted and transmitted to the FORA Board by the County. If the County adopts such modifications, and the Executive Officer confirms such modifications have been made, the General Plan shall be deemed certified.
- II. Refuse certification of the General Plan. Taking this action would result in having the Monterey County 2001 General Plan amendment, found consistent by the FORA Board on January 18, 2002, remain in effect for County Fort Ord lands.

BACKGROUND:

The County submitted the General Plan for consistency determination on September 24, 2013 (**Attachment C**). **Attachment C** includes a link to the County of Monterey's website where documents related to the 2010 Monterey County General Plan consistency determination submittal can be obtained electronically. This link is: http://www.co.monterey.ca.us/planning/gpu/GPU_2007/2010_Mo_Co_General_Plan_Adopted_102610/2010_Mo_Co_General_Plan_Adopted_102610.htm At the October 11, 2013 Board meeting, a few Board members raised concerns that a hard copy of the 2010 Monterey County General Plan consistency determination submittal was not included in the packet. The FORA Executive Committee previously established a policy directing staff to make large documents available on the internet in lieu of including voluminous pages in FORA Board packets.

With its submittal, the County requested a Legislative Land Use Decision review of the General Plan in accordance with section 8.02.010 of the Fort Ord Reuse Authority (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, General 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 is a legislative land use decision, requiring Board approval.

The FORA Administrative Committee reviewed this item on October 2, 2013, recommending that the FORA Board concur in the County's consistency determination. Since the FORA Board postponed the consistency determination item at its October 11, 2013 meeting, the Administrative Committee will review the item again at its October 30, 2013 meeting.

Update: On October 30, the FORA Administrative Committee met to review the consistency determination for the 2010 Monterey County General Plan. County representatives addressed each of the issues that were surfaced by the two letters received earlier this month, and then also reviewed their own response letter that had been sent to the Administrative Committee. Staff described the Board report that was prepared and noted the individual meetings between the County and FORA Staff/Counsel leading up to the County letter addressing the issues in the late arriving correspondence. The Administrative Committee asked that the issues be addressed by counsel and outlined for the FORA Board at its meeting on November 8th.

DISCUSSION:

County staff will be available to provide additional information to the FORA Board on November 8, 2013. In all consistency determinations, the following additional considerations are made, and summarized in table form (**Attachment D**).

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 would not establish a land use designation that is more intense than the uses permitted in the BRP. Compared to the 1997 BRP, the General Plan increases the amount of habitat within the County's jurisdiction by 246.7 acres as a result of the December 20, 2005 Memorandum of Understanding (MOU) among the County, Monterey Peninsula College (MPC), FORA, the Bureau of Land Management (BLM), and U.S. Army, which swapped land uses between East Garrison and Parker Flats areas of the former Fort Ord. The result of the MOU is that an additional 210 acres are available for development in East Garrison in exchange for the preservation of

approximately 447 additional habitat acres in Parker Flats. Also, the MOU added additional habitat acres next to the Military Operations Urban Terrain (MOUT) facility and provides for MPC to relocate a planned public safety officer training facility from the East Garrison area to the Parker Flats area. The County, FORA, and MPC entered into an October 21, 2002 agreement entitled "Agreement Regarding Public Safety Officer Training Facilities," which further describes relocation of MPC's planned facilities from the East Garrison area to the Parker Flats area.

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

No increase in density would be permitted by the General Plan.

(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 is in substantial conformance with applicable programs. FORA staff notes that a member of the public and representatives of the Ventana Chapter of the Sierra Club, Keep Fort Ord Wild, the Open Monterey Project, and LandWatch Monterey County provided correspondence at the August 27 and September 17, 2013 Monterey County Board of Supervisors hearings pertaining to consistency between the 2010 Monterey County General Plan 1997 BRP. In summary, these individual letters requested that the Monterey County Board of Supervisors not adopt the consistency finding, citing instances of incomplete policies and programs and other issues. FORA staff concurs with Exhibit 1 to Monterey County Board of Supervisors Order 13-0952/ Resolution No. 13-307 page 5 of 13 that:

Some but not all of the policies programs have been implemented. Implementation efforts are currently underway. Implementation of the Base Reuse Plan policies is a separate measure from Consistency with the Base Reuse Plan.

Special legal counsel Alan Waltner's September 3, 2013 memorandum further stated that "FORA's procedures for determining consistency correctly interpret and apply the FORA Authority Act, Government Code Sections 67650-67700 and the FORA Master Resolution."

On October 10, 2013, the Ventana Chapter of the Sierra Club submitted a letter (**Attachment E**) to the FORA Board recommending that the FORA Board find the General Plan inconsistent with the BRP based on evidence that the General Plan does not reflect the appropriate language and programs of the BRP Final Environmental Impact Report (EIR). On the same day, member of the public Jane Haines submitted a letter (**Attachment F**) stating that the 2010 General Plan was inconsistent because it omits applicable BRP programs.

County staff submitted an October 23, 2013 letter (**Attachment G**) providing additional analysis on concerns raised in recent comment letters and how these concerns are addressed.

(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 is compatible with open space, recreational, and habitat management areas.

(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;

County development within the former Fort Ord that is affected by the General Plan will pay its fair share of the basewide costs through the FORA Community Facilities District special tax and property taxes that will accrue to FORA, as well as land sales revenues. This is evidenced in Exhibit 1 to Monterey County Board of Supervisors Order 13-0952/Resolution No. 13-307 page 6 of 13 and the May 8, 2001 Implementation Agreement between FORA and County of Monterey.

(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 affects lands that are located within areas designated for "Habitat Reserve," "Habitat Corridor," "Development with Reserve Areas and Restrictions," and "Development with no Restrictions" under the HMP. Lands designated as "Development with no Restrictions" have no management restrictions placed upon them as a result of the HMP. The General Plan requires implementation of the Fort Ord HMP.

(7) Is not consistent with the Highway 1 Design Corridor Design Guidelines as such guidelines may be developed and approved by the Authority Board; and

The General Plan would not modify Highway 1 Design Corridor Design Guidelines.

(8) Is not 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.

The General Plan is consistent with the jobs/housing balance approved by the FORA Board.

Additional Considerations

(9) Is not consistent with FORA's prevailing wage policy, section 3.03.090 of the FORA Master Resolution.

The General Plan does not modify prevailing wage requirements for future development entitlements within the County's jurisdiction on former Fort Ord.

FISCAL IMPACT:

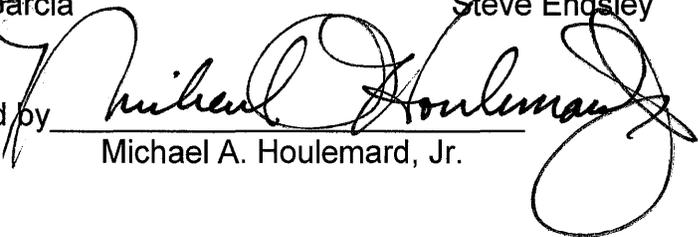
Reviewed by FORA Controller 

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 engaged in reuse subject to the General Plan are covered by the Community Facilities District or other agreement that ensure a fair share payment of appropriate future special taxes/fees to mitigate for impacts delineated in the 1997 BRP and accompanying Environmental Impact Report. The County has agreed to provisions for payment of all required fees for future developments in the former Fort Ord under its jurisdiction.

Staff time related to this item is included in FORA's annual budget.

COORDINATION:

The County, Planners Working Group, Administrative Committee, and Executive Committee

Prepared by  Jonathan Garcia Reviewed by  Steve Endsley
Approved by  Michael A. Houlemard, Jr.

Resolution 13-XX

Determining Consistency of the 2010)
Monterey County General Plan)

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 County of Monterey ("County") is a member of FORA. The County has land use authority over land situated within the former Fort Ord and subject to FORA's jurisdiction.
- E. After a noticed public meeting on October 26, 2012, the County adopted the 2010 Monterey County General Plan ("General Plan"), affecting lands on the former Fort Ord. After noticed public meetings on August 27, 2013 and September 17, 2013 the County also found the General Plan is 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 September 24, 2013, the County recommended that FORA concur in the County's determination that FORA's Final Base Reuse Plan, certified by the Board on June 13, 1997, and the General Plan are consistent. The County submitted to FORA its General Plan together with the accompanying documentation.
- G. Consistent with the Implementation Agreements between FORA and the County, on September 24, 2013, the County 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 County's action, a reference to the environmental documentation and/or CEQA findings, and findings and evidence supporting its determination that the General Plan is consistent with the Fort Ord Base Reuse Plan and the FORA Act (collectively, "Supporting Material"). The County requested that FORA certify the General Plan as being consistent with the Fort Ord Base Reuse Plan for those portions of the County that lie within the jurisdiction of FORA.
- H. FORA's Executive Officer and the FORA Administrative Committee reviewed the County's application for consistency evaluation. The Executive Officer submitted a report recommending that the FORA Board find that the General Plan is 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 before the FORA Board on October 11, 2013.

- 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 County's August 27, 2013 and September 17, 2013 recommendation that the FORA Board find consistency between the Fort Ord Base Reuse Plan and the General Plan.
2. The Board has reviewed and considered the Fort Ord Base Reuse Plan Final Environmental Impact Report and the County's environmental documentation, concluding that it 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.
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 is 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 the County's submittal are not more intense or dense than those contained in the Base Reuse Plan.

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5. The General Plan will, considering all its aspects, further the objectives and policies of the Final Base Reuse Plan. The County 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 11th day of October, 2013, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

ATTEST:

Jerry Edelen, Chair

Michael A. Houlemard, Jr., Secretary

Attachment B to Item 6a
FORA Board Meeting, 11/08/2013

Resolution 13-XX

Refusing certification of the 2010)
Monterey County General Plan)
Until suggested modification are)
Adopted and submitted)

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 County of Monterey ("County") is a member of FORA. The County has land use authority over land situated within the former Fort Ord and subject to FORA's jurisdiction.
- E. After a noticed public meeting on October 26, 2012, the County adopted the 2010 Monterey County General Plan ("General Plan"), affecting lands on the former Fort Ord. After noticed public meetings on August 27, 2013 and September 17, 2013 the County also found the General Plan is 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 September 24, 2013, the County recommended that FORA concur in the County's determination that FORA's Final Base Reuse Plan, certified by the Board on June 13, 1997, and the General Plan are consistent. The County submitted to FORA its General Plan together with the accompanying documentation.
- G. Consistent with the Implementation Agreements between FORA and the County, on September 24, 2013, the County 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 County's action, a reference to the environmental documentation and/or CEQA findings, and findings and evidence supporting its determination that the General Plan is consistent with the Fort Ord Base Reuse Plan and the FORA Act (collectively, "Supporting Material"). The County requested that FORA certify the General Plan as being consistent with the Fort Ord Base Reuse Plan for those portions of the County that lie within the jurisdiction of FORA.
- H. FORA's Executive Officer and the FORA Administrative Committee reviewed the County's application for consistency evaluation. The Executive Officer submitted a

1

Page 14 of 56

report recommending that the FORA Board find that the General Plan is 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 before the FORA Board on October 11, 2013.

- I. Master Resolution, Chapter 8, Section 8.01.020(e) reads in part: "(e) In the event the Authority Board refuses to certify the legislative land use decision in whole or in part, the Authority Board's resolution making findings shall include suggested modifications which, if adopted and transmitted to the Authority Board by the affected land use agency, will allow the legislative land use decision to be certified. If such modifications are adopted by the affected land use agency as suggested, and the Executive Officer confirms such modifications have been made, the legislative land use decision shall be deemed certified..."
- J. 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..."
- K. 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."
- L. 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 County's August 27, 2013 and September 17, 2013 recommendation that the FORA Board find consistency between the Fort Ord Base Reuse Plan and the General Plan.
2. The Board has reviewed and considered the Fort Ord Base Reuse Plan Final Environmental Impact Report and the County's environmental documentation, concluding that it 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.
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 FORA Board refuses to certify the General Plan until the following policies and programs are adopted in the Fort Ord Master Plan component of the General plan as currently included in the Fort Ord Base Reuse Plan Final Environmental Impact Report: Recreation/Open Space Land Use (ROLU) Policy A-1, ROLU Program A-1.2, Hydrology and Water Quality (HWQ) Policy B-1, HWQC Programs B-1.1 through B-1.7, HWQC C-6.1, Biological Resources (BR) Policy C-2, BR Programs C-2.1, C-2.2, C-2.3, and C-2.5.
5. If such modifications are adopted by the affected land use agency as suggested, and the Executive Officer confirms such modifications have been made, the General Plan shall be deemed certified.

Upon motion by _____, seconded by _____, the foregoing Resolution was passed on this 8th day of November, 2013, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

ATTEST:

Jerry Edelen, Chair

Michael A. Houlemard, Jr., Secretary

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Attachment C to Item 6a
FORA Board Meeting, 11/08/2013

Planning Department

Mike Novo, AICP, Director of Planning

168 West Alisal Street, 2nd Floor
Salinas, CA 93901
(831) 755-5025
Fax: (831) 757-9516
www.co.monterey.ca.us/rma



September 24, 2013

Jonathan Garcia, Senior Planner
Fort Ord Reuse Authority
920 2nd Ave., Suite A
Marina, CA 93933

**SUBJECT: REQUEST FOR FORA CONSISTENCY DETERMINATION ON THE
2010 MONTEREY COUNTY GENERAL PLAN PURSUANT TO FORA MASTER
RESOLUTION, ARTICLE 8.01.020**

Dear Mr. Garcia,

On October 26, 2010 the Board of Supervisors of the County of Monterey adopted a comprehensive General Plan update (2010 General Plan) (Resolution 10-291). The 2010 General Plan now governs the future physical development of the unincorporated areas of the County of Monterey, excluding the Coastal Areas, but including most of the Former Fort Ord. As it relates to property in the territory of the Authority to the Executive Officer, the 2010 General Plan contains the Fort Ord Master Plan (in Chapter 9-E). The Fort Ord Master Plan is essentially the same as the 2001 Fort Ord Master Plan that was adopted by the County and found consistent by the Fort Ord Reuse Authority Board on January 18, 2002 (FORA Resolution #02-3) with some minor updates and amendments including:

- Recognition of the Land Swap Agreement
- Re-insertion of policies missing from the 2001 plan; and
- Updates to policies regarding the landfill parcel, East Garrison, and the York Road Planning area to reflect more recent events.

In February of 2012, the County submitted a package, with a formal request for a consistency determination to the Fort Ord Reuse Authority. That package included 1 hard copy and 5 CD's with the following documents and information:

- **Attachment 1** – The adopted 2010 General Plan
- **Attachment 2** – CEQA documents including:
 - a. Draft EIR
 - b. Final EIR; and
 - c. Supplemental Information to the FEIR
- **Attachment 3** – Reports and Resolutions
 - a. Planning Commission Staff Report and Resolution from August 11, 2010
 - b. Board of Supervisors Staff Report and Resolutions (10-290 and 10-291)

- **Attachment 4** – Fort Ord Master Plan redline version showing changes to text from the previously adopted and certified County version of the Fort Ord Base Reuse Plan.
- **Attachment 5** – Consistency Analysis

The County's consistency determination request was placed on hold while the County processed the consistency findings and certification required by the FORA Master Resolution. Between the time of the original submittal and the submittal of this information, the County has amended the 2010 General Plan three times. Because of these amendments, the County would like to ensure that FORA is working with, and considering consistency of, the most recent version of the General Plan. The updated sections of the General Plan along with the EIR Addendums prepared for those amendments are included in this revised submittal. In total, this revised submittal contains the following documents and information:

- **Amendments to Attachment 1 (The 2010 General Plan)** –
 - Updated Carmel Valley Master Plan Chapter (Chapter 9-B of the General Plan)
 - Updated Public Services Chapter (Chapter 5 of the General Plan)

These replace the chapters in the previously submitted General Plan. Note: The third amendment involved a land use designation change on a parcel in southern Monterey County and did not have any effect on Fort Ord Territory.
- **Additions to Attachment 2 (CEQA Documents)** – Addendums to the General Plan EIR were prepared for the General Plan amendments listed above.
 - Addendum 1 – (For Amendment to Chapter 5 of 2010 General Plan)
 - Addendum 2 – (for Amendment to Carmel Valley Master Plan)
 -
- **Additions to Attachment 3 (Reports and Resolutions)** – Two new Board of Supervisors Board Reports and Resolutions certifying that the 2010 General Plan is consistent with the Base Reuse Plan:
 - September 17, 2013 Board Report and Resolution affirming and updating the August 27, 2013 decision (Resolution # 13-0952)
 - August 27, 2013 Board Report and Resolution (Resolution # 13-0290)
 - Board Report for September 17, 2013 Public Hearing
- **Amended Attachment 5 (Consistency Analysis)** – A new and updated consistency analysis was attached to the August 27 and September 17 Board Resolutions. That analysis is the same in both reports.
- **New Attachment 6 (Public Comment)** – New comments and correspondence received on for the August 27 and September 17 Board of Supervisors hearing on the consistency certification.
 - Letter from Sierra Club – Ventana Chapter – September 16, 2013
 - Letter from Law Offices of Michael Stamp – September 17, 2013
 - Letter from Jane Haines -- September 16, 2013
 - Letter from Jane Hainse – August 26, 2013

- o Letter from MR Wolfe – August 26, 2013 (Attachement D of September 17, 2013 Board Report.

As was the case with the first, submitted with this letter is one hard copy and 5 CD's with the updated information listed above. All of the documents from the original submittal and the updated submittal can be found by following the link below:

www.co.monterey.ca.us/planning/gpu/GPU_2007/2010_Mo_Co_General_Plan_Adopted_102610/2010_Mo_Co_General_Plan_Adopted_102610.htm

This link will take you to the page for the 2010 General Plan, which provides links to the EIR and all addendums and a link directly to the material submitted as part of this package.

We would be happy to provide FORA staff and the FORA Board with any additional information deemed necessary to complete the Consistency Determination review. We look forward to working with you on this and should you have any questions regarding this submittal please contact Craig Spencer at (831) 755-5233 or John Ford at (831) 755-5158.

Sincerely,



FOR

Craig W. Spencer, Associate Planner
Monterey County – Planning Department
Email: spencerc@co.monterey.ca.us

Attachments

RA Master Resolution Section	Finding of Consistency	Justification for finding
Does not provide for a land use designation that allows more use land uses than the uses permitted in the Reuse Plan for the affected territory;	Yes	The General Plan does not establish land use designations more intense than permitted in the Base Reuse Plan ("BRP"). See Exhibit 1 to Monterey County Board of Supervisors Order 13-0952/Resolution No. 13-307 (Reso. 13-307) page 5 of 13.
(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 does not allow denser development than permitted in the BRP. See Reso. 13-307 page 5 of 13.
(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 is in compliance with applicable programs. See Reso. 13-307 page 5 of 13.
(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 BRP. See Reso. 13-307 page 6 of 13.
(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 does not modify County obligations to contribute to basewide costs. See Reso. 13-307 page 6 of 13.
(6) Requires or otherwise provides for implementation of the Fort Ord Habitat Management Plan ("HMP").	Yes	The General Plan provides for HMP implementation. See Reso. 13-307 page 6 of 13.
(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 does not modify Highway 1 Scenic Corridor design standards.
(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 is consistent with job/housing balance requirements. See Reso. 13-307 page 13 of 13.
(9) Prevailing Wage	Yes	The General Plan does not modify prevailing wage requirements.



SIERRA CLUB VENTANA CHAPTER

P.O. BOX 5667, CARMEL, CALIFORNIA 93921

CHAPTER OFFICE • ENVIRONMENTAL CENTER (831) 624-8032

10 October 2013

Dear Fort Ord Reuse Authority Board Members;

The Sierra Club recommends that the FORA Board find the 2010 Monterey County General Plan, and the included Fort Ord Master Plan (FOMP), inconsistent with the Fort Ord Reuse Plan (FORP) based on evidence that the General Plan does not reflect the appropriate language and programs of the FORP Final Environmental Impact Report (EIR). In point of fact, parts of the FOMP precisely *reverse* specific changes made in and for the FORP Final EIR. Following CEQA law, the Sierra Club expects that the 2010 Monterey County General Plan reflects rather than alters the provisions of the FORP Final EIR before it would be found to be consistent with the FORP.

The Sierra Club further recommends that the FORA Board defer a finding of consistency until the County of Monterey Land Use Plan map (Figure 6a) accurately reflects the FORP County of Monterey Land Use Concept Map 4.1-7 and the FORP Land Use Concept Map 3.3-1. Ensuring that planning maps are carefully aligned in detail and designation will not only support a finding of consistency, but may serve to avoid later conflicts that arise from the differences between the documents.

By way of illustration, this letter will address three specific differences between the 2010 General Plan and the FORP, including:

- 1) The omission in the FOMP of the FORP Recreation/Open Space Land Use Program A-1.2 – Natural Ecosystem Easement Deed Restriction (FORP Volume 2, p. 270).
- 2) The reversed articulation of the Recreation/Open Space Land Use Program A-1.
- 3) The mismatched land use designation between the County of Monterey Land Use Plan (Figure 6a) and the FORP County of Monterey Land Use Concept Map 4.1-7/ FORP Land Use Concept Map 3.3-1.

These examples are meant to provide clear differences, but are not meant to represent a complete list of differences between the General Plan and the FORP EIR.

Program Omission

As is clearly shown in the FORP Final Draft EIR (p. 4-14, see attached except of same), the following program in underlined, which means that it was an edit meant to be included in the Final Draft EIR.

Program A-1.2: The County of Monterey shall cause to be recorded a Natural Ecosystem Easement deed restriction that will run with the land in perpetuity for all identified open space lands.

Appropriately, Program A-1.2 also appears in Volume Two: Reuse Plan Elements of the FORP (see page 270).

At the 17 September 2013 Board of Supervisor's meeting, Monterey County staff acknowledged that Recreation/Open Space Land Use Program A-1.2 – Natural Ecosystem Easement Deed Restriction was left out of the FOMP brought forward to the Board. The staff representative went on to note that despite this omission, the county was in the process of having these easements reviewed and approved by FORA, so the county was carrying out this program (captured on the video from the 17 September 2013 Board of Supervisor's meeting, 1:40:10 in the web video record). However, he offered no supporting evidence to

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support this claim. Regardless, the omission still represents a specific and significant alteration of the Final EIR.

The stated omission of a specific Land Use program – a program that is separate from and in addition to the Habitat Management restrictions – renders the FOMP inadequate to carry out the self-same provision of the FORP.

Further, Program A-1.2 is quite specific in the action it proscribes for establishing “criteria and standards for the uses of land, water, air, space, and other natural resources within the area of the base.” (Govt. Code § 67675(c) (1)). This distinguishes it from the latitude that accompanies shifts in land use density with regard to the “integrated arrangement and general location and extent of land, water, air, space, and other natural resources within the area of the base.” Excluding such a specific provision renders the FOMP out of substantial conformance with the FORP.

Reversed Articulation of Program

Recreation/ Open Space Land Use Policy A-1, as stated in the FOMP (p. FO-21), misquotes the policy in the FORP and thereby changes its specificity. In order to be in conformance with the FORP, the policy should read: “The County of Monterey shall *protect* irreplaceable natural resources and open space at former Fort Ord.” (my italics to emphasize the language that was neglected in the FOMP).

Because the wording in the FOMP – “...encourage the conservation and preservation of...” – is more general and does not convey the same level of responsibility as the FORP language does, it represents a notable difference in the policy language. This is underscored by the fact that this is the precise change that was made in the Final Environmental Impact Report: “encourage the conservation and preservation of” is marked by strikethrough text, and “protect” is added, as shown by underlining (p. 4-14, FORP: Final Environmental Impact Report). As with the addition of Program A-1.2 mentioned above, this change in language is also reflected on p. 270 in Volume Two of the FORP.

Monterey County staff’s response to the Board of Supervisors regarding this point (captured on the video from the 17 September 2013 Board of Supervisor’s meeting, 1:40:00 in the web video record) was that the “protect” language *was changed to* the “encourage” language. It is not clear how the precise language that was altered for the Final EIR could or would have been returned to the very same language that was altered. It is also not clear which succession of document represent this reversion. Again, Monterey County staff offered not evidence to support their claim.

Mismatched maps

The Reassessment process has sought to highlight the importance of FORP maps that align with the specific provisions of the FORP and subsequent determinations of consistency. The Category II considerations in the Reassessment Report are testimony to this point. Withholding a finding of consistency *until* the FOMP Figure 6a accurately reflects both FORP County of Monterey Land Use Concept Map 4.1-7 and FORP Land Use Concept Map 3.3-1 would ensure the land use designations accurately describe the provisions of the FORP. For an extended, but not exhaustive list of the errors in the FOMP Figure 6a, see attached 16 September 2013 letter to the Monterey County Board of Supervisors.

The response of the Monterey County staff to each of the errors identified on FOMP Figure 6a is available by viewing the web video from the 17 September 2013 Board of Supervisor’s meeting. The primary defense offered by the County staff was that FOMP Figure 6a, as is, was found consistent in 2001. The Sierra Club would point out that increased attention to accuracy, despite past oversights, serves to guide all parties more effectively in the realization of the FORP.

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The points above are illustrations of apparent errors in the current version of the FOMP, but they likely do not exhaust the changes that would be required before a vote of consistency by the FORA Board would be merited. For instance, the header near the bottom of p. FO-4 reads "Design Principals" when it should read "Design Principles".

The Sierra Club looks forward to further work on the Fort Ord Master Plan so that, as described in the Master Resolution, its substantial conformance with the Fort Ord Reuse Plan is assured.

Sincerely,

Scott Waltz, Ph.D.
Sierra Club, Ventana Chapter
(SW/RD)

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JANE HAINES

October 10, 2013

Fort Ord Reuse Authority Board of Directors
920 2nd Avenue
Marina, CA 93933

Re: October 11 Agenda - Item 8c - Consistency Determination:
2010 Monterey County General Plan

Dear FORA Board of Directors:

The 2010 Monterey County General Plan is inconsistent with the 1997 Base Reuse Plan (BRP) because it omits applicable BRP programs. Certification of consistency between the two plans should be delayed until the omitted programs are added to the General Plan. Otherwise, the plans are inconsistent and the California Environmental Quality Act (CEQA) will require environmental review of impacts that could result from the inconsistencies.

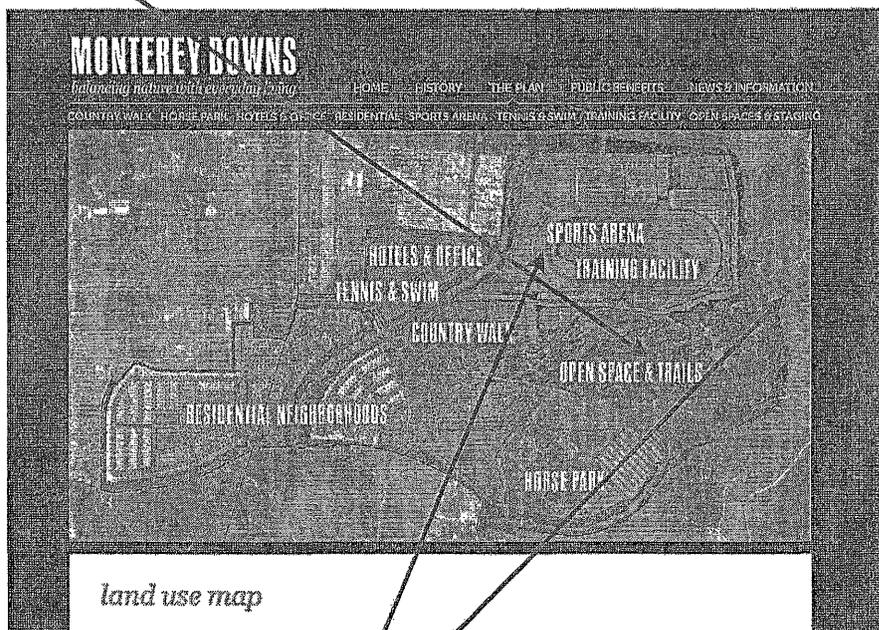
This letter will explain which BRP programs have been omitted from the 2010 General Plan and how omitting those programs will result in potentially significant environmental impacts.

FORA's October 11 and the County's September 17 staff reports discount the publics' comments on the inconsistencies by saying that implementation is a different matter than consistency. However, I and others are commenting about the *omission* of BRP programs from the 2010 Monterey County General Plan. The omission of applicable programs is *not* an implementation issue.¹ It is a consistency issue as well as a CEQA issue.

The following page uses the proposed Monterey Downs project to illustrate the potentially significant environmental impacts from omitting three applicable programs, assuming that Seaside will annex Monterey County land for Monterey Downs, although of course the impacts would also occur to other County projects too. There will be arrows pointing to various locations on the Monterey Downs land use map. The arrows are connected to boxes which explain the BRP program that was omitted from the County's 2010 General Plan, and how omission of that program is likely to cause a significant adverse environmental impact.

¹ Implementation is defined in the Oxford dictionary as "the process of putting a decision or plan into effect." Consistency is defined as "conformity in the application of something, typically that which is necessary for the sake of logic, accuracy, or fairness."

Recreation/Open Space Land Use Program A-1.2. This Open Space & Trails parcel is 72.5 acres entitled Parcel E19a.2 . The HMP designates it for Habitat Reserve. BRP Recreation/Open Space Land Use Program A-1.2 states: "The County of Monterey shall cause to be recorded a Natural Ecosystem Easement deed restriction that will run with the land in perpetuity for all identified open space lands." (A natural ecosystem deed restriction is intended to mitigate the cumulative effects of development on sensitive soils, including Arnold and Oceano soils. Parcel E19a.2 is comprised of Arnold soil.) Without Recreation/Open Space Land Use Program A-1.2, Monterey County will not have to record a Natural Ecosystem Easement deed restriction on Parcel E19a.2. Thus, the natural ecosystem on Parcel E19a.2 will not be protected. Program A-1.2 is on page 270 of Volume II of the BRP, but it is omitted from the Monterey County 2010 General Plan.



Noise Program B-1.2. The Sports Arena Training Facility adjoins CSUMB. Students who are studying or in lectures could be distracted by shouting, loud speakers and other noisy activities at the Sports Arena. BRP Noise program B-1.2 on page 412 of BRP Volume II states: "Whenever practical and feasible, the County shall segregate sensitive receptors, such as residential land uses, from noise generators through land use." Noise program B-1.2 is omitted from the Monterey County 2010 General Plan. It must be included to protect CSUMB against distracting noises from the Sports Arena.

Recreation/Open Space Land Use Program B-2.1. Nearly the entire eastern edge of Monterey Downs adjoins a habitat management area. (Continued next page.)

(Recreation/Open Space Land Use Program B-2.1 continued). BRP Recreation/Open Space Land Use program B-2.1 is partially included in the 2010 Monterey County General Plan although the final two sentences are omitted. The final two sentences prohibit general purpose roads within a 150 foot buffer area adjoining habitat management areas. BRP Recreation/Open Space Land Use Program B-2.1 states on pg. 270 of BRP Vol. II: "The County of Monterey shall review each future development project for compatibility with adjacent open space land uses and require that suitable open space buffers are incorporated into the development plan of incompatible land uses as a condition of project approval. *When buffers are required as a condition of approval adjacent to habitat management areas, the buffer shall be at least 150 feet. Roads shall not be allowed within the buffer area except for restricted access maintenance or emergency access roads.*" (Emphasis added to final two sentences to identify the two sentences omitted from the 2010 Monterey County General Plan Recreation/Open Space Land Use Program B-2.1.) Without the complete text of Program B-2.1 to protect it, the adjoining habitat management area can be adversely impacted.

The above omissions do **not** pertain to implementation. Rather, they pertain to **inconsistency** between the BRP and the 2010 Monterey County General Plan. They and other omitted or misstated BRP policies² make the 2010 Monterey County General Plan inconsistent with the BRP.

FORA Master Resolution Section 67675.4

In addition to the inconsistency issues described above, I want to mention Master Resolution section 67675.4 which required FORA to set a date for Monterey County to submit to FORA its zoning ordinances and other implementing actions pertaining to Fort Ord land after the 2001-2002 certification of consistency between Monterey County's General Plan with the BRP.

Section 67675.4 states:

(a) Within 30 days after the certification of a general plan or amended general plan, or any portion thereof, the board shall, after consultation with the county or a city, establish a date for that county or city to submit the

² Additional omissions and errors can be identified by comparing BRP Hydrology and Water Quality programs B-2, B-1.3, B-1.4, B-1.5, B-1.6 and B-1.7 on page 353 (and 347) of BRP Volume II with pages FO-38, 39 in the Monterey County General Plan (MCGP). Additional omissions and errors are in BRP Hydrology and Water Quality program C-6.1 on page 4-66 of BRP Vol. II which does not appear on page FO-41 of the MCGP, which is where it would be located if it were included. Also, compare the words "concurrently with development approval" in Pedestrian and Bicycles program B-1.2 on page 310 of BRP Vol. II with the omission of those words in program B-1.2 on page FO-29 in MCGP. Also, compare Biological Resources program A-8.1 on page 381 of BRP Vol. II with program A-8.1 on pg. FO-46 of the MCGP. In each instance, a program required by the BRP for Monterey County is either partially or wholly omitted in the 2010 MCGP, or written in a manner inconsistent with the gist of the corresponding BRP program.

zoning ordinances, zoning district maps, and, where necessary, other implementing actions applicable to the territory of Fort Ord.

(b) If the county or city fails to meet the schedule established pursuant to subdivision (a), the board may waive the deadlines for board action on submitted zoning ordinances, zoning district maps, and, where necessary, other implementing actions, as set forth in Section 67675.5.

Apparently, FORA never required Monterey County to submit its zoning ordinances and other implementing actions, because the 2012 Scoping Report lists the following incomplete implementation of Monterey County zoning ordinances and other implementing actions:

- appropriate infill residential zoning for CSUMB to expand its housing stock (Scoping Report pg. 4-5)
- amend zoning in the Greater Monterey Peninsula Area Plan (Scoping Report pg. 4-8)
- amend zoning ordinance in regard to all Fort Ord areas other than East Garrison (Scoping Report pgs. 4-7, 4-13, 4-20, 4-29)
- amend County Code Chapter 11.24 to regulate card rooms and to prohibit gambling within Fort Ord (Scoping Report pg. 4-27)
- amend County Subdivision Ordinance which identifies a standard of 3 acres per 1,000 people (Scoping Report pg. 4-40)
- amend County's review procedures to ensure compatibility with the historic context and associated land uses as a condition of project approval (Scoping Report pg. 4-158)

Thus, I am requesting that FORA do what it apparently failed to do in 2001-2002, which is to require Monterey County to submit its zoning ordinances and other implementing actions to FORA within 30 days after the certification of the General Plan. The submittal should include the above-mentioned zoning ordinances.

Conclusion

I request FORA to require Monterey County to add the omitted applicable BRP programs to the 2010 Monterey County General Plan and to correct related errors before FORA makes a finding of consistency. I also request FORA to comply with Master Resolution section 67675.4.

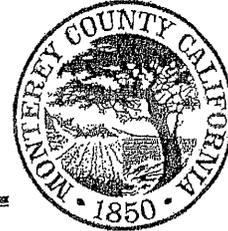
Sincerely,

Jane Haines

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Benny J. Young, Director
Carl P. Holm, AICP, Deputy Director

Michael A. Rodriguez, C.B.O., Chief Building Official
Michael Novo, AICP, Director of Planning
Robert K. Murdoch, P.E., Director of Public Works



168 W. Alisal Street, 2nd Floor
Salinas, CA 93901
<http://www.co.monterey.ca.us/rma>

October 23, 2013

Fort Ord Reuse Authority
Jonathan Garcia, Senior Planner
920 2nd Avenue, Suite A
Marina, CA 93933

SUBJECT: 2010 Monterey County General Plan Consistency Determination.

Dear Mr. Garcia,

This letter is provided as the County's responses to comments received during the General Plan consistency determination process.

Overview

In 2001, Monterey County added the Fort Ord Master Plan to our General Plan, which the FORA Board found consistent with the Fort Ord Reuse Plan in 2002 (FORA Resolution #02-3). In 2010, the Fort Ord Master Plan (FOMP) was updated to recognize actions that the FORA Board had already taken. The changes included references to the Land Swap Agreement, the East Garrison approvals (both of which were found consistent with the Reuse Plan by the FORA Board) and other minor text changes made in consultation with FORA staff. There was no intent to change any policy or program.

It has come to our attention through the consistency determination process that the 2001 Master Plan and hence the 2010 Monterey County General Plan does not accurately copy word for word several Base Reuse Plan policies and programs. Policies and programs certified by FORA for the 2001 plan were not changed as part of the 2010 update. The County has stated its intent in the language of the FOMP and the subsequent resolution to carry out the General Plan in a manner fully in conformity with the Reuse Plan, which includes the FEIR, Implementation agreement and the Authority Act. The County submits for your consideration that fulfilling the intent of the policies and programs is more important than whether the language is identical between the FOMP and the Base Reuse Plan. In this case there is significant history in the Fort Ord Reuse Plan, and in the FEIR that shape and guide how the policies of the FOMP are interpreted and applied. The County submits that while the language is different, the implementation must be consistent with the intent of the Reuse Plan, as such the Fort Ord Master Plan should be found consistent with Reuse Plan. To demonstrate this, below are the County's responses to comments received during the consistency determination process describing how the plans are consistent.

Comments and Responses

Issue 1: Parts of the FOMP [Fort Ord Master Plan] reverse specific changes made in response to comments in the Fort Ord Reuse Plan Final EIR.

County's Response: As noted above it was not the County's intent to change anything as part of the 2010 General Plan that had not been acted on by FORA. The policies and programs do seem to be based upon the draft plan evaluated in the DEIR for the Reuse Plan. The question is whether these policies would be implemented in a manner consistent with the plan. Those policies identified are:

- *Recreation/Open Space Land Use Policy A-1.* The word change from "shall encourage the conservation and preservation" to "shall protect"

This word change in the FEIR was made as a result of potential Land Use Compatibility Impacts, specifically concerning the "Frog Pond" which is in Del Rey Oaks, the Police Officer Safety Training (POST) facility that was relocated by the Land Swap Agreement, and the Youth Camp/East Garrison development that has already been addressed through approvals of the East Garrison development and Youth Camp restrictions in the HMP. The concerns behind this language change have already been resolved through implementation.

- *Recreation/Open Space Land Use Program A-1.2* – program calling for Natural Ecosystem Easement Deeds on "identified open space lands" omitted.

This program also was the result of the potential Land Use Compatibility Impacts described above yet the County is committed to complying with this requirement through plan implementation. The item is included in the County's Long-range work program.

- *Hydrology and Water Quality Policy B-1 and Programs B-1.1 through B-1.7.*

The language of the FOMP is not identical to the Reuse Plan, but the language has been included in other policies and programs in an equivalent or more comprehensive manner.

- *Hydrology and Water Quality Program C-6.1* – Program requiring the County to work closely with other FORA jurisdictions and CDRP to develop and implement a plan for storm water disposal that will allow for the removal of ocean outfall structures.

The County is under order from the State Water Board to develop storm water requirements that meet current state standards. The County is nearing completion of those standards including eliminating ocean outfalls and will work closely with other FORA jurisdiction to accomplish the same in Fort Ord. The County is leading a storm water task force to address this issue.

- *Biological Resources Policy C-2 and Programs C-2.1, C-2.2, C-2.3 and C-2.5.* – Preservation of oak woodlands in the natural and built environments.

Oak woodlands are protected under the General Plan, state law, and within Current County code. The County reviews and requires each development to minimize impacts on native trees through siting, design, and other mitigations pursuant to policies within the Fort Ord Master Plan, the HMP, the Open Space Element of the General Plan (Policies OS-5.3, OS-5.4, OS-5.10, OS-5.11; OS-5.4, and OS-5.23), and the Land Use Element of the General Plan (Policies LU-1.6 and LU-

1.7). Appropriate protections are provided for Oak woodlands within the natural and built environments.

Issue 2: Fort Ord does not have a long-term sustainable Water Supply contrary to County General Plan Policy PS-3.1 [which establishes a rebuttable presumption that there is a long-term water supply in Zone 2C which includes Fort Ord Territory].

County's Response: Policy PS-3.1 requires a determination that there is a long-term sustainable water supply. An exception is given to development within Zone 2C; however, "This exception for Zone 2C shall be a rebuttable presumption that a Long Term Sustainable Water Supply exists within Zone 2C{...} Development in Zone 2C shall be subject to all other policies of the General Plan **and applicable Area Plan**" (emphasis added.) In the case of the Fort Ord Master Plan (an Area Plan), there are more specific area plan policies that give guidance on making a finding that a Long Term Sustainable Water Supply exists consistent with PS-3.1. The Determination of a Long Term Sustainable Water supply would rely on the Hydrology and Water Quality policies of the Reuse Plan including the requirement to comply with the Development Resource Management Plan (DRMP). The DRMP establishes a water allocation for the County. The Public Services Element and the Fort Ord Master Plan policies work in conjunction with each other in a manner that is consistent with the Reuse Plan.

Issue 3: The Fort Ord Master Plan does not comply with the Land Swap Agreement because the Land Swap Agreement traded residential density at Parker Flats for increased residential density at East Garrison. This trade made the Eastside Parkway no longer desirable as a primary travel route.

County's Response: The Fort Ord Master Plan reflects the action taken on the Land Swap Agreement in 2002 and 2003 by acknowledging the revised Habitat Lands under the HMP. The Land Swap Agreement did not include amendments to the Reuse Plan. The Land Swap Assessment that accompanied the Land Swap Agreement provided the biological evidence necessary to gain concurrence from HMP stakeholders that the "swap" was sufficient under the terms of the HMP. The Biological Assessment mentions changes being considered at the time of the Land Swap Agreement preparation¹, but those references within the biological assessment for an HMP amendment did not amend the Reuse Plan nor do they make the adopted General Plan inconsistent with adopted Reuse Plan since both documents have the same land use designations for the areas in question.

¹ The FORA Master Resolution states "FORA shall not preclude the transfer of intensity of land uses and/or density of development involving properties within the affected territory as long as the land use decision meets the overall intensity and density criteria of Sections 8.02.010(a)(1) and (2) above as long as the cumulative net density or intensity of the Fort Ord Territory is not increased."

Issue 4: The County Still has not complied with the Fort Ord Reuse Plan Policies after Fifteen (15 Years).

County's Response: The County has implemented some of the Reuse Plan policies and is actively working on others. Delays in implementation do not make the General Plan inconsistent with the Reuse Plan.

Issue 5: Is the County the lead agency under CEQA?

County's Response: Yes. The FORA Master Resolution describes FORA's role as a "Responsible Agency" under CEQA for review of legislative decisions and development projects (Section 8.01.070). The County has certified an EIR prior for the 2010 General Plan. The DEIR, FEIR, Supplemental Information, and subsequent addendums to the EIR have all been provided to FORA with the consistency determination submittal/request.

Conclusion

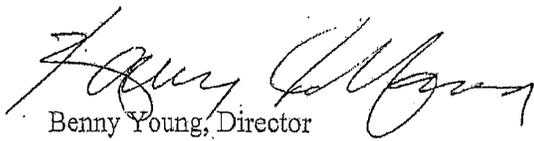
The Description of the Fort Ord Master Plan on pg FO-1 states "The purpose of this plan is to designate land uses and incorporate objectives, programs and policies to be consistent with the Fort Ord Reuse Plan (Reuse Plan) adopted by the Fort Ord Reuse Authority (FORA) in 1997." The County is implementing the Reuse Plan by adopting Reuse Plan Land Use Designations, enforcing the Habitat Management Plan, participating in the Base-wide Habitat Conservation Plan process, and coordinating with the public and private jurisdiction regarding development and open space in Fort Ord.

The County has supported the purpose statement of the Fort Ord Master Plan by adopting a resolution containing findings and certification that the 2010 General Plan is consistent with and intended to be carried out in a manner fully in conformity with the Reuse Plan (as required by the FORA Master Resolution). Attached to the findings is a table that outlines how the County's General Plan addresses all of the "Specific Programs and Mitigation Measures For Inclusion in Legislative Land Use Decisions" (Section 8.02.020 of the FORA Master Resolution).

None of the Findings requiring denial of the consistency determination, contained in 8.02.010 of the FORA Master Resolution can be made. The General Plan does not allow more intensity (1) or density (2) of Land Use than the Reuse Plan (see Land Use Designations), (3) Required programs and Mitigation Measures have been included and/or are being implemented as evidenced in the attachment to the County's consistency resolution and as further explained above, (4) The General Plan contains the same types of Land Uses that the Reuse Plan and the General Plan will not conflict or be incompatible with open space, recreational, or habitat management areas, (5) Financing and the provisions for adequate public services and facilities are required, and (6) implementation of the HMP is required.

The 2010 General Plan is consistent with the Fort Ord Reuse Plan.

Sincerely,


Benny Young, Director
Resource Management Agency
County of Monterey

FORT ORD REUSE AUTHORITY BOARD REPORT

OLD BUSINESS

Subject:	FORA/Central Coast Veterans Cemetery Foundation Loan Payment Agreement	
Meeting Date:	November 8, 2013	INFORMATION
Agenda Number:	6b	

RECOMMENDATION:

Receive a report on the loan payment agreement (**Attachment A**) between the Fort Ord Reuse Authority (FORA) and the Central Coast Veterans Cemetery Foundation (CCVCF).

BACKGROUND/DISCUSSION:

A condition of the Packard Foundation Program Related Investment \$350,000 loan to FORA to secure State and Federal funding for the California Central Coast Veterans Cemetery (CCCVC) included executing the attached loan payment agreement between FORA and the CCVCF. At the October 4, 2013 Special Meeting of the FORA Board of Directors the Executive Officer was given authority to enter such transactions to complete the Packard Foundation Grant and Loan packages.

The agreement outlines the terms and conditions of the CCVCF obligation to repay the Packard loan, through FORA, in two installments. This agreement was negotiated by the Executive Officer/FORA Staff and was reviewed by Authority Counsel prior to its execution. As previously reported, the approved Packard loan, along with a \$100,000 Packard grant and other funds, was deposited in escrow by the State's deadline to receive Federal funds for cemetery construction.

FISCAL IMPACT:

Reviewed by FORA Controller 

The Packard Foundation loan, grant, staff time/other expenditures related to the CCCVC were not included in the approved FORA budget. The budget anticipated FORA's involvement in the CCCVC effort; however, actual expenditures/revenues were undetermined at the budget approval. The mid-year budget will report these augmentations.

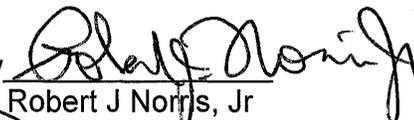
COORDINATION:

CCVCF, FORA Controller, Legal Counsel

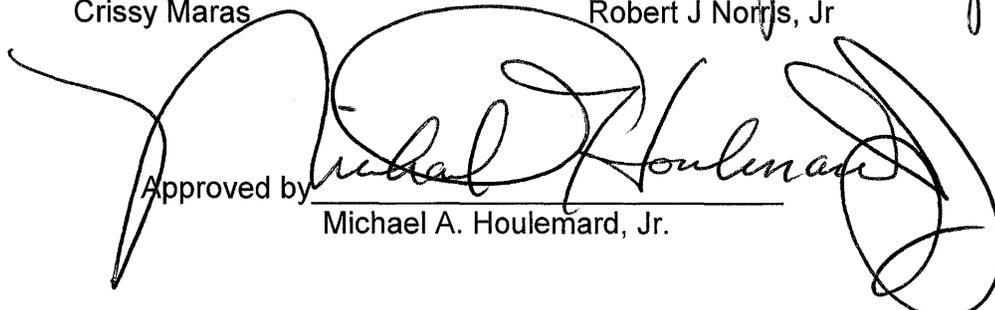
Prepared by


Crissy Maras

Reviewed by


Robert J Norris, Jr

Approved by


Michael A. Houlemard, Jr.

LOAN PAYMENT AGREEMENT

This Loan Payment Agreement (this "Agreement") is entered into this 11th day of October, 2013 by and between the Fort Ord Reuse Authority, a public entity formed under the Fort Ord Reuse Authority Act, California Government Code sections 67650 *et seq.* ("FORA") and the Central Coast State Veteran's Cemetery Nonprofit Corporation, a California nonprofit corporation operating under the name Central Coast Veterans Cemetery Foundation ("CCVCF") with reference to the following facts and objectives:

A. Concurrently with this Agreement, FORA is entering into a Credit Agreement (the "Loan Agreement") with the David and Lucille Packard Foundation, a California nonprofit corporation (the "Packard Foundation"), pursuant to which it is anticipated that the Packard Foundation will loan the principal amount of \$350,000.00 (the "Loan") to FORA. Pursuant to the terms of the Loan Agreement, the proceeds of the Loan shall be used exclusively to pay costs associated with constructing a veteran's cemetery at the former Fort Ord Army Base (the "Cemetery Project").

B. CCVCF has been engaged in promoting the Cemetery Project and intends to continue fundraising efforts.

C. FORA's willingness to enter into the Loan Agreement with the Packard Foundation and to accept the Loan are conditioned on CCVCF's commitment to supply to FORA all funds necessary for FORA to timely make all payments required by the Loan Agreement and to repay the Loan, including all interest and other charges, in full on or before its maturity date.

NOW, THEREFORE, in consideration of the mutual terms, covenants, and conditions contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Payment of Installments and Costs. On or before March 31, 2014, CCVCF shall pay to FORA the sum of \$175,000.00 or more, plus all interest accrued or that will have accrued on the Loan through April 30, 2014, so as to supply all funds necessary for FORA to make the principal and interest payment due April 30, 2014 under the Loan Agreement. On or before September 30, 2014, CCVCF shall pay to FORA the sum necessary to fully repay the outstanding principal balance of the Loan, plus all interest accrued or that will have accrued on the Loan through October 31, 2014, so as to supply all funds necessary for FORA to make the principal and interest payment due on the October 31, 2014 maturity date under the Loan Agreement. To the extent that any late fees or other out-of-pocket costs of any kind are incurred by FORA in connection with the Loan or Loan Agreement, CCVCF shall promptly reimburse FORA for the same on demand.

2. Payment Obligations Unconditional. CCVCF's obligation to make the payments described in Section 1 of this Agreement is absolute and unconditional. Without limiting the generality of the foregoing, CCVCF shall remain fully obligated to make these payments irrespective of the success of CCVCF's fundraising efforts and irrespective of whether the Cemetery Project is ultimately approved, constructed and put into operation or completion is blocked by environmental challenge, unavailability of required funding, legal action or

otherwise. CCVCF's payment obligation is based solely on the assets of the CCVCF and not on the assets of the individual members of the CCVCF Board of Directors.

3. Attorneys' Fees. In the event of any action or proceeding in law or in equity arising out of or in connection with this Agreement or to enforce or interpret any of the terms of this Agreement, the prevailing party in such action shall be entitled to have and recover from the non-prevailing party reasonable attorneys' fees, including fees on appeal, in addition to such other relief as may be granted.

4. Complete Agreement. This Agreement is a complete statement of the parties' understanding with respect to the matters set forth in this Agreement and supersedes all prior or contemporaneous agreements, discussions, representations, or understandings between the parties relating to the subject matter of this Agreement, whether oral or written. No amendment to this Agreement shall be binding unless reduced to writing and signed by each of the parties.

5. Interpretation. It is understood and agreed by the parties that this Agreement has been arrived at through negotiation and deliberation by the parties, with each party having had the opportunity to review and revise this Agreement and to discuss the terms and effect of this Agreement with counsel of its choice. Accordingly, in the event of any dispute regarding its interpretation, this Agreement shall not be construed against any party as the drafter, and the parties expressly waive any right to assert such a rule of interpretation.

6. Authority. Each person signing this Agreement on behalf of a party expressly represents and warrants that he or she has received full and complete authority to sign this Agreement on behalf of that party by the exercise of any necessary powers governing the execution of contracts by that party and that no further approval of any kind is necessary to bind that party to this Agreement.

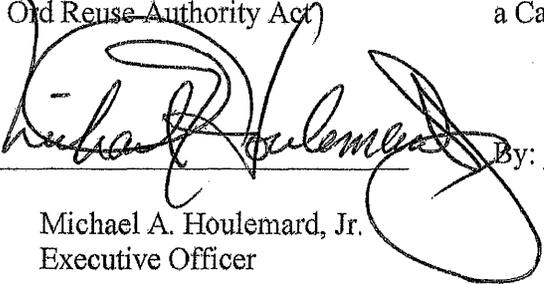
7. Counterparts. This Agreement may be signed in counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same instrument. The signature page of each counterpart may be attached to a single document which shall for all purposes be treated as an original.

IN WITNESS WHEREOF, the parties have signed this Agreement effective on the date first above written.

FORT ORD REUSE AUTHORITY,
a public entity formed under the
Fort Ord Reuse Authority Act)

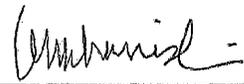
**CENTRAL COAST STATE VETERAN'S
CEMETERY NONPROFIT CORPORATION,**
a California nonprofit corporation

By: _____



Michael A. Houlemard, Jr.
Executive Officer

By: _____



Greg Nakanishi, Treasurer
for Richard Garza, Chairman of the Board

FORT ORD REUSE AUTHORITY BOARD REPORT

OLD BUSINESS

Subject:	Capital Improvement Program Review – Phase III Study	
Meeting Date:	November 8, 2013	INFORMATION
Agenda Number:	6c	

RECOMMENDATION(S):

Receive an update on the draft work plan for the Phase III Study.

BACKGROUND/DISCUSSION:

The Fort Ord Reuse Authority (FORA) conducted an initial Capital Improvement Program (CIP) Review Study in Fiscal Year (FY) 10-11, resulting in a Board-approved 27% fee reduction. The FORA Board then authorized a CIP Review – Phase II Study in FY 11-12 and FY 12-13. The Phase II Study applied the Board-adopted formula to the FORA fee structure, resulting in a subsequent 23.6% fee reduction.

Resolution 12-5 and the FORA-jurisdictions Implementation Agreement amendments state that FORA will apply the formula again in the Spring of 2014 and biennially thereafter, unless a material change to the CIP occurs. When the FORA Board adopted the FY 13-14 CIP, several questions and concerns arose that are intended to be addressed in the upcoming CIP Review – Phase III Study. These items include: review of appropriate cost-index, review of transportation costs and contingencies, review of contingency costs (such as additional transportation costs, HCP endowment funding, and additional utility/storm drainage costs), review of water augmentation costs, and review of any surplus fund balance. In addition, calibration of commensurate cuts to the FORA developer fee resulting from MCWD request for removal of the so-called voluntary capacity charge buy-down line item in the FOR A CIP would be added to the scope of work.

FORA staff is working with Economic and Planning Systems (EPS) on developing a scope of work and budget for completion of Phase III Study elements. Staff anticipate presenting the Phase III Study contract for Board consideration at its December 13, 2013 meeting. The scope would be carried out during January through April 2014 and returned to the Board for review in May 2014.

FISCAL IMPACT:

Reviewed by FORA Controller 

Staff time for this item is included in the approved FORA budget.

COORDINATION:

EPS, Administrative Committee, and Executive Committee.

Prepared by


Jonathan Garcia

Reviewed by


Steve Endsley

Approved by


Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Outstanding Receivables	
Meeting Date: November 8, 2013	INFORMATION
Agenda Number: 7a	

RECOMMENDATIONS:

Receive a Fort Ord Reuse Authority (FORA) outstanding receivables update for October 31, 2013.

BACKGROUND/DISCUSSION:

1. Development Fee/Preston Park: In 1997, the U.S. Army and FORA entered into an interim lease for Preston Park. Preston Park consisted of 354 units of former Army housing within the jurisdiction of the City of Marina (Marina). Marina became FORA's Agent in managing the property. Marina and FORA selected Mid-Peninsula Housing Coalition to manage the property and lease it to tenants. In 1998, Mid-Peninsula completed rehabilitating Preston Park units and began leasing the property to the public. After repayment of the rehab loan, Marina and FORA have each shared 50% of the net operating income from Preston Park.

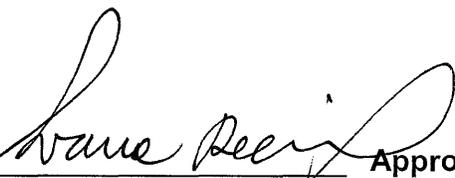
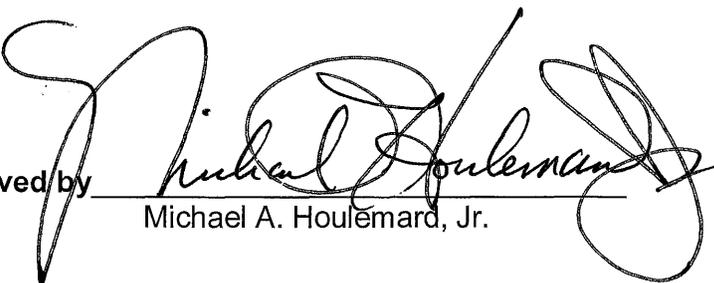
The FORA Board enacted a basewide Development Fee Schedule in 1999. Preston Park is subject to FORA's Development Fee Schedule overlay. In March 2009, the FORA Board approved the MOU between FORA and Marina whereby a portion of the Preston Park Development Fee was paid by the project. In 2009, Marina transferred \$321,285 from Preston Park, making an initial Development Fee payment for the project. The remaining balance is outstanding and is the subject of current litigation.

FISCAL IMPACT:

All former Fort Ord projects are subject to either the developer fee overlay or the Community Development District fees to pay individual share of the California Environmental Quality Act required mitigation measures. If any projects fail to pay their fair share it adds a financial burden to other reoccupied or development projects to compensate.

COORDINATION:

Executive Committee

Prepared by  Approved by 
Ivana Bednarik Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Habitat Conservation Plan Update

Meeting Date: November 8, 2013

Agenda Number: 7b

INFORMATION

RECOMMENDATION(S):

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

BACKGROUND/DISCUSSION:

The Fort Ord Reuse Authority (FORA), with the support of its member jurisdictions and ICF International (formerly Jones & Stokes), FORA's HCP consultant, is on a path to receive approval of a completed basewide HCP and 2081 permit in 2015, concluding with US Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) (formerly known as California Department of Fish and Game) issuing federal and state permits.

Most recently, FORA received comments on the Administrative Draft HCP from USFWS in July 2012 and CDFW staff in August 2012, and held recent in-person meetings on April 10 and June 19, 2013 to discuss outstanding issues; however, a legal review by these wildlife agencies is not yet complete and several policy-level issues must be resolved between CDFW and BLM, CDFW and State Parks/UC. After meeting with CDFW Chief Deputy Director Kevin Hunting on January 30, 2013, FORA was told that CDFW and BLM issues require a Memorandum of Understanding (MOU) between CDFW and BLM, outlining certain assurances between the parties, resulting in additional time. Also, according to CDFW, final approval of an endowment holder no longer rests with CDFW (due to passage of SB 1094 [Kehoe]), which delineates specified rules for wildlife endowments. However, CDFW must review the funding structure and anticipated payout rate of the HCP endowment holder to verify if the assumptions are feasible. CDFW has outlined a process for FORA and the other permit applicants that expedites compliance with endowment funding requirements. FORA has engaged Economic and Planning Systems (EPS) to help in this process. Other policy issues and completion of the screencheck draft HCP should be completed in the next few months. If the current schedule is maintained, FORA staff expects a Public Draft HCP available for public review by June 2014.

Update: Agency and contractor personnel met by phone on Weds 10/29 to provide updates on various permit processing efforts, which continue according to agreed upon schedules with renewed energy from the recently returned Federal employees.

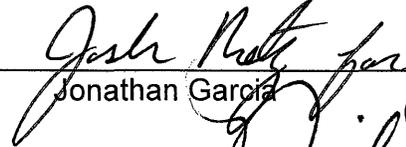
FISCAL IMPACT:

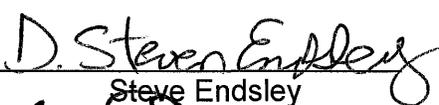
Reviewed by FORA Controller 

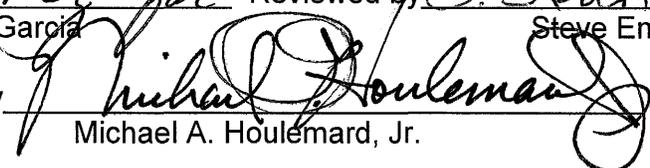
Staff time for this item is included in the approved FORA budget.

COORDINATION:

Administrative Committee, Executive Committee, ICF, Denise Duffy and Associates

Prepared by 
Jonathan Garcia

Reviewed by 
Steve Endsley

Approved by 
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Administrative Committee

Meeting Date: November 8, 2013

Agenda Number: 7c

INFORMATION

RECOMMENDATION:

Receive a report from the Administrative Committee.

BACKGROUND/DISCUSSION:

The approved October 2, 2013 and October 16, 2013 Administrative Committee minutes are attached for Board review.

FISCAL IMPACT:

Reviewed by the FORA Controller 

Staff time for the Administrative Committee is included in the approved annual budget.

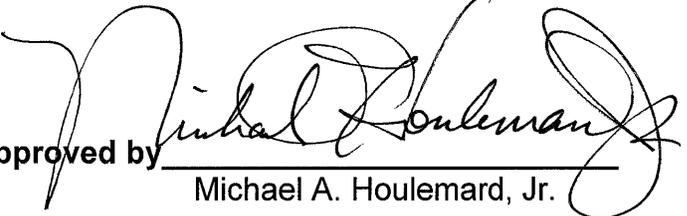
COORDINATION:

Administrative Committee

Prepared by


Lena Spilman

Approved by


Michael A. Houlemard, Jr.



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES

8:15 a.m., Wednesday, October 2, 2013 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER AND ROLL CALL

Chair Dawson called the meeting to order at 8:15 a.m. The following were present, as indicated by signatures on the roll sheet:

Dan Dawson, City of Del Rey Oaks*
Carl Holm, County of Monterey*
Elizabeth Caraker, City of Monterey*
John Dunn, City of Seaside*
Layne Long, City of Marina*
Anya Spear, CSUMB
Vicki Nakamura, MPC
Craig Spencer, County of Monterey
John Ford, County of Monterey
Graham Bice, UC MBEST

Mike Zeller, TAMC
Kathleen Lee, Sup. Potter's Office
Tim O'Halloran, City of Seaside
Patrick Breen, MCWD
Talli Robinson, UCP
Jim Fletcher, UCP
Scott Hilk, MCP
Don Hofer, MCP
Bob Schaffer
Crisand Giles, BIA

FORA Staff:
Michael Houlemard
Steve Endsley
Jim Arnold
Lena Spilman
Crissy Maras
Jonathan Garcia
Josh Metz

* Voting Members

2. PLEDGE OF ALLEGIANCE

Carl Holm led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Executive Officer Michael Houlemard discussed local fundraising efforts to bridge the gap between the recently awarded federal grant for construction of the California Central Coast Veterans Cemetery and the project's estimated costs. He noted that a special Board meeting might be necessary to process proposed loan and grant applications by the October 15, 2013 deadline. Senior Planner Jonathan Garcia introduced new Associate Planner Josh Metz.

Chair Dawson discussed his recent trip to Portland, Maine with Mr. Houlemard to attend the Association of Defense Communities Base Redevelopment Forum.

4. APPROVAL OF MEETING MINUTES

- a. **September 4, 2013 Administrative Committee meeting**
- b. **September 18, 2013 Administrative Committee meeting**

MOTION: Graham Bice moved, seconded by Carl Holm, to approve the minutes as presented.

MOTION PASSED: unanimous.

5. PUBLIC COMMENT PERIOD

None.

6. AGENDA REVIEW - OCTOBER 11, 2013 BOARD MEETING

Mr. Houlemard led a review of the October 11, 2013 draft Board packet.

7. OLD BUSINESS

a. Habitat Conservation Plan - Status Report

Mr. Garcia discussed the status of the Habitat Conservation Plan, noting that FORA staff continued to meet with the regulatory agencies in order to move the document forward as quickly as possible. Mr. Houlemard discussed the current document review schedule.

8. NEW BUSINESS

a. Consistency Determination: 2010 Monterey County General Plan

Carl Holm presented the item to the Committee. Craig Spencer, Monterey County Planning Department, explained the history of County General Plan approvals and answered questions from Committee members. Assistant Executive Officer Steve Endsley provided an overview of the FORA consistency determination process. Mr. Garcia answered Committee questions relative to FORA's analysis.

MOTION: John Dunn moved, seconded by Graham Bice, to recommend the Board approve resolution 13-XX, concurring in the County of Monterey's legislative land use decision that the 2010 Monterey County General Plan is consistent with the Fort Ord Base Reuse Plan.

MOTION PASSED: unanimous

9. ITEMS FROM MEMBERS

None

10. ADJOURNMENT

Chair Dawson adjourned the meeting at 10:01 a.m.



**FORT ORD REUSE AUTHORITY
JOINT ADMINISTRATIVE COMMITTEE AND
WATER AND WASTEWATER OVERSIGHT COMMITTEE MEETING MINUTES**

8:15 a.m., Wednesday, October 16, 2013 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER AND ROLL CALL

Co-Chair Houlemard called the meeting to order at 8:15 a.m. The following were present, as indicated by signatures on the roll sheet:

Carl Holm, County of Monterey*
Elizabeth Caraker, City of Monterey*
John Dunn, City of Seaside*
Diana Ingersoll, City of Seaside
Anya Spear, CSUMB
Vicki Nakamura, MPC
Graham Bice, UC MBEST
Craig Spencer, County of Monterey
John Ford, County of Monterey
Tim O'Halloran, City of Seaside

Rick Reidl, City of Seaside
Mike Zeller, TAMC
Patrick Breen, MCWD
Mike Lerch, CSUMB
Dick Medima, Mo. Co. RMA-PW
Bob Schaffer
Crisand Giles, BIA
Beth Palmer, Monterey Downs
Chuck Lande, Marina Heights

FORA Staff:
Michael Houlemard
Steve Endsley
Jim Arnold
Lena Spilman
Crissy Maras
Jonathan Garcia
Josh Metz

* Voting Members

2. PLEDGE OF ALLEGIANCE

Tim O'Halloran led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Co-Chair Houlemard announced the Army had planned two prescribed burns on Fort Ord that week in preparation for munitions remediation work. He also announced that the state had accepted the federal grant for construction of the California Central Coast Veterans Cemetery. The state's acceptance was made possible through a great deal of work at the state and local level to bridge the gap between the federal contribution and the estimated project cost.

4. APPROVAL OF MEETING MINUTES

a. October 2, 2013 Joint Admin/WWOC Committee meeting

MOTION: Elizabeth Caraker moved, seconded by Carl Holm, to approve the minutes as presented.

MOTION PASSED: unanimous.

5. PUBLIC COMMENT PERIOD

The Committee received comments from members of the public.

6. OCTOBER 11, 2013 BOARD MEETING FOLLOW UP

Mr. Garcia stated that the Board had postponed consideration of the Monterey County General Plan consistency determination due to several comment letters that were received within 24 hours of the Board meeting. He discussed comments received from the Board regarding the Monterey County General Plan.

7. OLD BUSINESS

a. FY 2013/14 Ord Community Budget

MCWD staff and consultant Carollo Engineers, Inc. made a presentation to the FORA Board on October 11, 2013 outlining the MCWD Financial Plan and Rate and Fee Study and its impact on the FY 2013/14 Ord Community budget. Co-Chair Houlemard detailed FORA Board member concerns regarding 1) MCWD Board representation and LAFCO status, 2) MCWD capacity charge increase and commensurate FORA developer fee decrease, 3) overall valuation of the former Fort Ord water and wastewater systems, and 4) the future of the Regional Urban Water Augmentation Program (RUWAP).

MCWD General Manager Brian Lee responded that 1) MCWD has initiated the annexation process and is in municipal services review with LAFCO, 2) options to the capacity charge increase include MCWD charging the capacity charge/ FORA removing the "voluntary contribution" from their Capital Improvement Program, or, a repayment agreement between MCWD and FORA, 3) although the systems were received by MCWD at no cost, system upgrade or replacement is required because the facilities are at the end of their useful life or not built to current standards, and 4) the MCWD Board has requested that FORA staff recommend FORA Board reconsideration of the RUWAP. It was agreed that MCWD should provide more information on these items before they process to the FORA Board.

Public comments suggested the October 21, 2013 MCWD Proposition 218 hearing was premature, however the Joint Committee did not take a formal position.

MCWD staff requested that any outstanding questions be submitted by Friday, October 18, 2013, so that they could be addressed in preparation for the next Joint Committee meeting on October 30, 2013.

8. ITEMS FROM MEMBERS

None

9. ADJOURNMENT

Co-Chair Houlemard adjourned the meeting at 11:15 a.m.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Water/Wastewater Oversight Committee

Meeting Date: November 8, 2013

Agenda Number: 7d

INFORMATION

RECOMMENDATION:

Receive a report from the Water/Wastewater Oversight Committee (WWOC).

BACKGROUND/DISCUSSION:

The WWOC met jointly with the Administrative Committee on October 16 and 30, 2013. The approved October 16th minutes are provided for your information (**Attachment A**).

There was considerable discussion on October 30 about the issues that surfaced at the October 11th FORA Board meeting and others that had since surfaced at the Marina Coast Water District (MCWD) Board Proposition 218 hearing held October 21. There was also discussion about the potential of a joint MCWD/FORA meeting on these and other MCWD budget issues. Further, there were several comments about deferring action by MCWD to coincide with upcoming FORA Capital Improvement Program actions. MCWD did not provide responses to the questions that had been posed – noting that their consultants were still completing the evaluation and analysis work. Some pointed to that as another reason to defer action, and all concluded that it would likely be the first of the year before the process could come to a FORA Board meeting for deliberation. It is expected that a more detailed update will be provided at the December 13, 2013 FORA Board meeting after further WWOC interaction at its December 4, 2013 meeting.

FISCAL IMPACT:

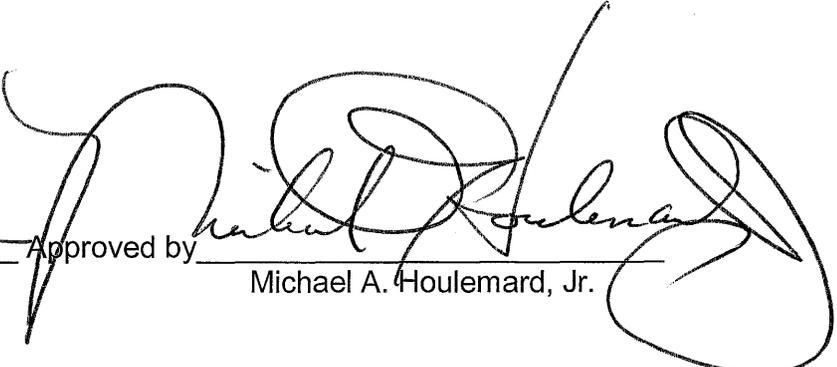
Reviewed by FORA Controller 

Staff time for this item is included in the approved FORA budget.

COORDINATION:

WWOC, Administrative Committee, Marina Coast Water District

Prepared by 
Crissy Maras

Approved by 
Michael A. Houlemard, Jr.



**FORT ORD REUSE AUTHORITY
JOINT ADMINISTRATIVE COMMITTEE AND
WATER AND WASTEWATER OVERSIGHT COMMITTEE MEETING MINUTES**

8:15 a.m., Wednesday, October 16, 2013 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER AND ROLL CALL

Co-Chair Houlemard called the meeting to order at 8:15 a.m. The following were present, as indicated by signatures on the roll sheet:

Carl Holm, County of Monterey
Elizabeth Caraker, City of Monterey
John Dunn, City of Seaside
Diana Ingersoll, City of Seaside
Anya Spear, CSUMB
Vicki Nakamura, MPC
Graham Bice, UC MBEST
Craig Spencer, County of Monterey
John Ford, County of Monterey
Tim O'Halloran, City of Seaside

Rick Reidl, City of Seaside
Mike Zeller, TAMC
Patrick Breen, MCWD
Mike Lerch, CSUMB
Dick Medima, Mo. Co. RMA-PW
Bob Schaffer
Crisand Giles, BIA
Beth Palmer, Monterey Downs
Chuck Lande, Marina Heights

FORA Staff:
Michael Houlemard
Steve Endsley
Jim Arnold
Lena Spilman
Crissy Maras
Jonathan Garcia
Josh Metz

2. PLEDGE OF ALLEGIANCE

Tim O'Halloran led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Co-Chair Houlemard announced the Army had planned two prescribed burns on Fort Ord that week in preparation for munitions remediation work. He also announced that the state had accepted the federal grant for construction of the California Central Coast Veterans Cemetery. The state's acceptance was made possible through a great deal of work at the state and local level to bridge the gap between the federal contribution and the estimated project cost.

4. APPROVAL OF MEETING MINUTES

a. October 2, 2013 Joint Admin/WWOC Committee meeting

MOTION: Elizabeth Caraker moved, seconded by Carl Holm, to approve the minutes as presented.

MOTION PASSED: unanimous.

5. PUBLIC COMMENT PERIOD

The Committee received comments from members of the public.

6. OCTOBER 11, 2013 BOARD MEETING FOLLOW UP

Mr. Garcia stated that the Board had postponed consideration of the Monterey County General Plan consistency determination due to several comment letters that were received within 24 hours of the Board meeting. He discussed comments received from the Board regarding the Monterey County General Plan.

7. OLD BUSINESS

a. FY 2013/14 Ord Community Budget

MCWD staff and consultant Carollo Engineers, Inc. made a presentation to the FORA Board on October 11, 2013 outlining the MCWD Financial Plan and Rate and Fee Study and its impact on the FY 2013/14 Ord Community budget. Co-Chair Houlemard detailed FORA Board member concerns regarding 1) MCWD Board representation and LAFCO status, 2) MCWD capacity charge increase and commensurate FORA developer fee decrease, 3) overall valuation of the former Fort Ord water and wastewater systems, and 4) the future of the Regional Urban Water Augmentation Program (RUWAP).

MCWD General Manager Brian Lee responded that 1) MCWD has initiated the annexation process and is in municipal services review with LAFCO, 2) options to the capacity charge increase include MCWD charging the capacity charge/ FORA removing the "voluntary contribution" from their Capital Improvement Program, or, a repayment agreement between MCWD and FORA, 3) although the systems were received by MCWD at no cost, system upgrade or replacement is required because the facilities are at the end of their useful life or not built to current standards, and 4) a MCWD Board member has requested that FORA staff recommend FORA Board reconsideration of the RUWAP. It was agreed that MCWD should provide more information on these items before they process to the FORA Board.

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MCWD staff requested that any outstanding questions be submitted by Friday, October 18, 2013, so that they could be addressed in preparation for the next Joint Committee meeting on October 30, 2013.

8. ITEMS FROM MEMBERS

None

9. ADJOURNMENT

Co-Chair Houlemard adjourned the meeting at 11:15 a.m.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Post Reassessment Advisory Committee

Meeting Date: November 8, 2013

Agenda Number: 7e

INFORMATION

RECOMMENDATION(S):

Receive an update on planning for the California State University Monterey Bay (CSUMB) hosted Fort Ord Reuse Implementation Colloquium.

BACKGROUND/DISCUSSION:

At its July meeting, the Fort Ord Reuse Authority (FORA) Board provided direction to proceed with a four-topic Colloquium hosted by/at CSUMB. Since that action, the Post Reassessment Advisory Committee (PRAC) met twice in August, twice in September, and three times in October to coordinate event program planning with CSUMB (see attached meeting minutes: **Attachment A**). Staff will provide an oral report to the FORA Board at its November 8, 2013 meeting.

CSUMB has reserved its facilities for December 12 and 13 to host the Colloquium event. CSUMB and FORA are preparing for the event, refining subtopics, preparing background materials for speakers, recruiting knowledgeable outside speakers, preparing event format/schedule, preparing and circulating event invitation materials for elected officials, government staff, and community members, preparing a colloquium program, and coordinating logistical items for the event. The colloquium is designed to conclude prior to the regularly scheduled FORA Board meeting for that day, which would be held at the same CSUMB venue.

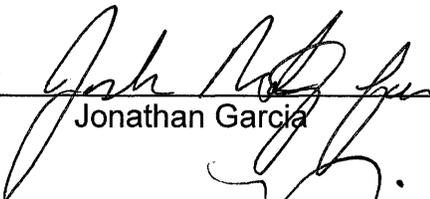
FISCAL IMPACT:

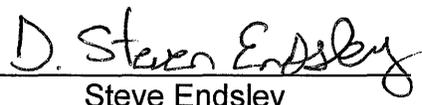
Reviewed by FORA Controller 

Staff time for this item is included in the approved FORA budget. The \$56,725 in Colloquium budget was approved by the Board on September 13, 2013 and is included in the approved FY 13-14 budget for the Base Reuse Plan Post Reassessment.

COORDINATION:

PRAC, CSUMB, Administrative Committee, and Executive Committee.

Prepared by 
Jonathan Garcia

Reviewed by 
Steve Endsley

Approved by 
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Travel Report

Meeting Date: November 8, 2013

Agenda Number: 7f

INFORMATION

RECOMMENDATION(S):

Receive an informational travel report from the Executive Officer.

BACKGROUND/DISCUSSION:

The Executive Officer regularly submits reports to the Executive Committee providing details of his travel requests, including those by the Fort Ord Reuse Authority ("FORA") Board members. Travel expenses may be paid or reimbursed by FORA, outside agencies/jurisdictions, or a combination of these sources. The FORA Travel Policy requires all non-local travel to be reported to the Board.

COMPLETED TRAVEL:

Destination: Washington, D.C.

Date: October 8-10, 2013

Traveler/s: Robert Norris, Principal Analyst

Purpose: Mr. Norris serves on the National Coalition of Homeless Veterans Board of Directors and traveled to Washington, D.C. to attend briefings by the Assistant Secretary of Veterans Affairs, Department of Labor, and Housing and Urban Development regarding veterans benefits (housing, employment, and medical). Mr. Norris is the primary staff liaison for the FORA Veterans Issues Advisory Committee, the Monterey County Fort Ord Veterans' Cemetery Citizens Advisory Committee, the Central Coast Veterans Cemetery Foundation, and the Veterans Transition Center.

FISCAL IMPACT:

Reviewed by FORA Controller 

Staff time for this item was included in the approved annual budget. Travel expenses were not paid by FORA.

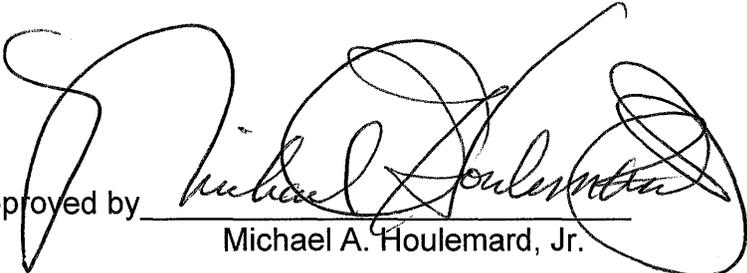
COORDINATION:

No Board/Committee coordination required.

Prepared by


Lena Spilman

Approved by


Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICERS REPORT

Subject: FORA Board/Committee Policy Review

Meeting Date: November 8, 2013

Agenda Number: 7g

INFORMATION

RECOMMENDATION(S):

Review Fort Ord Reuse Authority (FORA) Board/Committee Policies.

BACKGROUND/DISCUSSION:

Questions have recently surfaced from Board/Committee members and the public regarding FORA's procedure for receipt, distribution and consideration of correspondence from outside organizations and members of the public. There also appears to be ongoing concern about FORA's agenda packet protocol. These policies/protocols were reviewed with the Executive Committee at their October 30, 2013 meeting. The Committee directed staff to distribute the below information to the full Board and to include a notice on Board meeting agendas. The notice highlights that in order for the Board to adequately review and evaluate public correspondence related to agenda items, comments must be received by noon the day prior to the Board meeting.

a. Procedure for Public Communication with the FORA Board

In June 2012, in response to requests from members of the public, the FORA Executive Committee directed staff to create a FORA Board email account to permit submission of public correspondence directly to the full Board and FORA staff. Per Committee direction, correspondence received is posted to the FORA website on a monthly basis. In February 2013, The Committee further requested that FORA Board member alternates and ex-officio members/alternates be added to the distribution list for the Board email account and that FORA distribute information to all recipients regarding their responsibilities under the Brown Act.

The FORA Board email account is widely used by members of the public, particularly in the days leading up to a FORA Board meeting. While this has proven an effective tool for receiving public input, FORA staff, or affected jurisdictional staff, is often unable to provide adequate responses to the detailed comments/questions consistently received at this email address within 48 hours of Board meetings. Consequently, the Executive Committee directed the inclusion of the above referenced notice on upcoming agendas.

b. Reproduction and Distribution of Items Received from the Public

In April 2013, staff sought direction from the Executive Committee on responding to repeated requests from some members of the public to distribute materials received by staff as little as twenty minutes before Board/committee meetings. The requests were nearly impossible to address with such little time to prepare materials and had become disruptive to operations. The Committee directed staff to establish a policy whereby all materials received from the public for distribution at a Board/committee meeting must be received by the close of business the day prior to the meeting. These types of requests have greatly diminished since the establishment of the policy, but staff has noted an increase in comments received by the Board email address in the days prior to a Board meeting.

c. Distribution of Voluminous Documents

It has long been a FORA practice to post voluminous documents on the FORA website, rather than including them in the agenda packet. When a document is deemed too large for inclusion in a Board/committee agenda packet, the document is posted on that Board/committee page on the FORA website and a link is provided in the packet. This policy has been endorsed by the Executive Committee, as it reduces printing costs, paper waste, and electronic download time. For those without internet access, these voluminous items are always available upon request from the FORA office.

FISCAL IMPACT:

Reviewed by FORA Controller 

Staff time for this item was included in the approved annual budget.

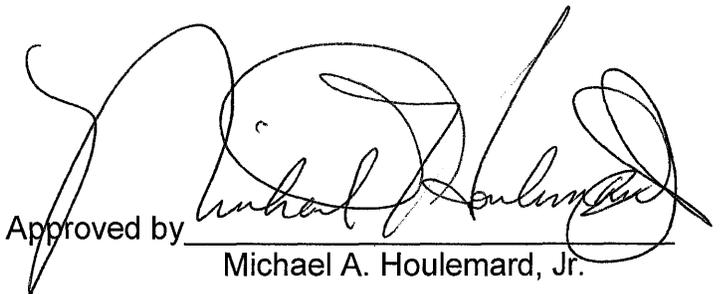
COORDINATION:

Executive Committee

Prepared by


Lena Spilman

Approved by


Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject:	Public Correspondence to the Board	
Meeting Date:	November 8, 2013	INFORMATION
Agenda Number:	7h	

Public correspondence submitted to the Board is posted to FORA's website on a monthly basis and is available to view at <http://www.fora.org/board.html>.

Correspondence may be submitted to the Board via email to board@fora.org or mailed to the address below:

FORA Board of Directors
920 2nd Avenue, Suite A
Marina, CA 93933