



Townsend's Solitaire, a medium-sized thrush, is a very rare seasonal resident of the former Fort Ord. (photo David Styer)

FORA Board Member Agencies

- City of Carmel-by-the-Sea • City of Del Rey Oaks • City of Marina
- City of Monterey • City of Pacific Grove • City of Sand City • City of Salinas
- City of Seaside • County of Monterey

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- 17th Congressional District • 27th State Assembly District
- 15th State Senate District • California State University Monterey Bay
- Marina Coast Water District • Monterey Peninsula Unified School District
- Monterey Peninsula College • Monterey-Salinas Transit
- Transportation Agency for Monterey County
- United States Army/Base Realignment and Closure Office
- University of California Santa Cruz

Fort Ord Reuse Authority 2010/2011 Annual Report



Fort Ord Reuse Authority

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FORA Annual Report

2010-2011



Michael A. Houlemard Executive Officer's Message

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Veterans' Cemetery

Federal, state, and local government have made significant progress in moving the Central Coast Veterans' Cemetery closer to design and construction over the past year. Federal legislation, supported by Congressman Farr, was approved this past year to increase the federal government's burial allowance for veterans from \$300 to \$700 per burial.

This legislation significantly reduced the local community's endowment fund target from approximately \$3.4 million to \$2 million. Last Fall, Governor Schwarzenegger signed AB 1757 (sponsored by Assemblymember Bill Monning) into law, enabling the construction and design of the planned Veterans' Cemetery at Fort Ord to proceed in stages.

This Spring, Assemblymember Monning authored new legislation (AB 629), which would allow the California Department of Veterans Affairs to contract directly with FORA to design and build the cemetery. If the legislation is signed into law, FORA expects to achieve \$500,000 in additional savings, bringing cemetery design cost estimates from the \$2 million range to the \$1.5 million range. The critical piece of remaining work is successful fundraising through community contributions to meet the State's additional \$1 million requirement necessary to complete the preliminary planning. With strong local support, this target is achievable within the next several years.

The Fort Ord Reuse Authority (FORA) is proud of its accomplishments this past fiscal year. Our former Fort Ord planning, financing, advocacy, conservation, and infrastructure development mission continues despite significant ongoing challenges from the national/regional economic downturn. We can point to several achievements over the past 12 months and signs that we are surfacing from development slowdowns.

This coming fiscal year we will take on the planning challenges for assessing the FORA Base Reuse Plan, helping to complete the California Central Coast Veterans' Cemetery, and determining the FORA transition.

This past year, we: 1) completed the construction of General Jim Moore Blvd., the first part of a two-phase economic stimulus grant; 2) continued to support development of the California Central Coast Veterans' Cemetery through a U.S. Office of Economic Adjustment grant; 3) finalized a Capital Improvement Program Developer Fee

validation process; and, 4) benefitted from several new construction projects (Monterey Peninsula College satellite campus, Carpenter's Union and FORA offices at Imjin Office Park, the Community Hospital of Monterey Peninsula Wellness Center, and Ord Military Community housing).

FORA's munitions removal work, on behalf of the U.S. Army, experienced ongoing success improving detection, engineering techniques, and removing remnant munitions. FORA's remediation team (ARCADIS U.S., Inc., Weston Solutions, and Westcliffe Engineers) is in the fourth year of the program intended to be completed in 2015. We are especially proud of the achievements that are effectively proving to be safe techniques and protocols in clearing for residential use in peripheral range areas.

2010-2011 demonstrated that persistence kept projects going despite recent economic uncertainty. This next year is sure to be a similar challenge!



FORA moves to Imjin Office Park

The current FORA office is in the path of the future City of Marina's Dunes on Monterey Bay development. In preparation for office relocation, FORA collaborated with several entities to create a joint use facility called the Imjin Office Park (IOP) at the intersection of Imjin Parkway and Second Avenue in Marina. Marina Coast Water District purchased FORA and Association of Monterey Bay Area Government parcels at the site.

FORA moves into the new offices at the beginning of this fiscal year.

Carpenters Union Local 605 recently completed its office/conference facility at the site, and offers space for public meetings to FORA. The Builders Exchange of the Central Coast is evaluating its development schedule for its building at IOP.



Capital Improvement Program

TRANSPORTATION/TRANSIT

In August 2009, FORA was awarded a \$12.8M (\$6.4M federal dollars and \$6.4M local match) American Recovery and Reinvestment Act (ARRA) grant (through the US Department of Commerce, Economic Development Administration) to construct improvements to General Jim Moore Boulevard (GJMB) and Eucalyptus Road (EUC). The Notice of Completion for the first stage of this work was filed in March 2011. This project included:

- 1) Nearly two miles of four lane roadway (GJMB);
- 2) a mile of two lane roadway (EUC);
- 3) utilities installation including water, recycled water, and 6-duct conduit bank;
- 4) GJMB intersections with Hilby, Broadway, and

San Pablo; and 5) in excess of 100 construction jobs and 200 material delivery jobs.

Due to a favorable bidding climate, there were enough remaining ARRA grant funds after the first stage of work to fund an additional project to fully complete the two roadways. Bids were received for the GJMB/EUC Completion Project in May 2011 with an anticipated contract award in June. The Completion Project will include:

- 1) extending EUC to (approximately) the Parker Flats Cutoff;
- 2) traffic signals at the three GJMB intersections;
- 3) erosion control and irrigation;
- 4) street lights on GJMB and EUC;
- and 5) demolition and removal of old GJMB.

Additionally, FORA has retained the services of Whitson Engineers to finalize the alignment of Eastside Parkway and a portion of Intergarrison Road. The design and environmental process will take place over the next twelve months. Eastside Parkway, from its intersection with Intergarrison Road to its intersection with Eucalyptus Road, will provide an alternative to Highway 1 commuters.

WATER AUGMENTATION

The "Regional Plan" (RUWAP – Regional Urban Water Augmentation Program) for water augmentation has been designated by the State Public Utilities Commission as the preferred environmental alternative. Marina Coast Water District, Monterey Regional Water Pollution Control Agency, and Cal-Am Water have entered into an agreement in principal to proceed with the Regional Plan. This project appears to be both better for the environment and considerably less expensive than previous plans. There are still several permitting, financing and regulatory hurdles to clear before the project is realized.



Environmental Services Cooperative Agreement

The Environmental Services Cooperative Agreement (ESCA) between the U.S. Army and FORA is now in its fifth year. The ESCA \$100 million grant provides funds to remove Munitions and Explosives of Concern (MEC) on the remaining 3,400 acres of former Fort Ord Economic Development Conveyance property. This property has transferred to FORA ownership until MEC remediation is complete.

Under the terms of the grant, FORA entered into a contract with ARCADIS US, Inc., to perform the MEC removal and regulatory compliance requirements. FORA must meet U.S. Environmental Protection Agency and the CA Department of Toxic Substances Control standards for MEC cleanup, which will take about seven years - less time

than anticipated under the former US Army program. Over the past year, FORA's ESCA team remediated MEC in Parker Flats and Future East Garrison parcels. The FORA ESCA Remediation Team has been active in nearly 1,400 outreach activities in four years - features, articles, newsletters, events, community organization one-on-one meetings, and orientation sessions/workshops designed to apprise public entities and citizens of the ESCA documentation/fieldwork.

From the beginning of the ESCA, FORA has worked with community groups dedicated to hiking, biking, and equestrian activities on the former Fort Ord to address safe access for these uses through ESCA properties to the adjacent recreational trails on Bureau of Land

Management property. This group quickly became known as the Fort Ord Users Working Group, and meets monthly to assist FORA and the jurisdictions' Emergency Service Providers in reaching the public about the signage and safety requirements on ESCA property, reporting illegal dumping on former Fort Ord, and curtailing illegal activities in the former Fort Ord back-country. Within the last year, the Users Working Group has created their own group known as the Fort Ord Recreational Trails Friends (FORT Friends) with the mission of working constructively with the jurisdictions to protect and enhance the trail network on former Fort Ord as base reuse continues. For more information, please visit the ESCA website at:

<http://www.fora-esca-rp.com>

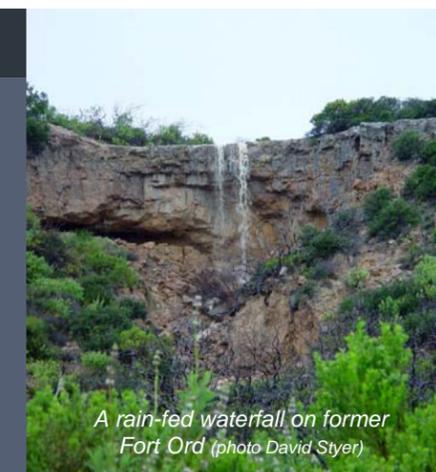
Habitat Management Plan

The Monterey Bay Region made a firm commitment to preserving two-thirds of the former Fort Ord as open space or habitat in the early 1990's. Over the past sixteen years, FORA has actively engaged federal, state, and local resource and habitat management agencies to develop a base-wide Habitat Conservation Plan (HCP) to protect special status species. In December 2009, FORA's HCP consultant, ICF Jones & Stokes, completed a draft HCP for coordinated review. FORA's representatives met with U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG) key leaders to assure resources for final HCP approval.



This past year FORA staff and consultants received all of USFWS's comments on the December 2009 draft HCP. CDFG has not submitted formal comments on the December 2009 draft HCP. However, CDFG is engaged in the process and committed to the HCP preparation schedule, which is to begin the 90 day public review period in June 2012 and issue permits in May 2013. FORA consultant Denise Duffy & Associates is drafting the California and Federal HCP environmental compliance documents, which will undergo public review with the HCP during the next year.

FORA sets aside millions of developer fee dollars to fund HCP-required habitat management responsibilities during the anticipated 50-year permit term. This important long term feature of Fort Ord reuse is on schedule for completion in 2013.



A rain-fed waterfall on former Fort Ord (photo David Styer)

FY 2010—2011 Budget

REVENUES

Federal Grants	\$4,157,945
Development Fees	93,000
Land Sale/Leases	2,799,992
Tax Increment	1,500,000
Other (Dues, Investments Reimbursements) ..	2,221,634
Totals	\$10,772,571

BALANCES

Net Revenues	\$-1,272,906
Beginning Balance 7/1/10	7,223,323
Ending Balance 6/30/11	\$5,950,417

EXPENDITURES

Capital Projects	\$6,425,530
Debt Service	2,399,094
Planning/Administration	3,220,853
Totals	\$12,045,477