



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, October 14, 2015 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Chair Dawson called the meeting to order at 8:30 a.m. The following were present:

**voting members, AR = arrived after call to order*

Layne Long, City of Marina*
Melanie Beretti, Monterey County
John Dunn, City of Seaside*
Diana Ingersoll, City of Seaside
Tim O'Halloran, City of Seaside
Elizabeth Caraker, City of Monterey*
Vicki Nakamura, MPC
Anya Spear, CSUMB
Chris Placco, CSUMB

Graham Bice, UCSC
Mike Zeller, TAMC
Wendy Elliott, MC
Mike Gallant, MST
Lisa Rheinheimer, MST
Don Hofer, MCP
Andy Sterbenz, Schaaf & Wheeler
Bob Schaffer

FORA Staff:
Michael Houlemard
Steve Endsley
Jonathan Garcia
Ted Lopez
Peter Said
Josh Metz
Maria Buell

2. PLEDGE OF ALLEGIANCE

Pledge of allegiance was led by Daniel Dawson.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Michael Houlemard said the California Environmental Protection Agency and Department of Toxic substances control visited FORA on October 13th. They reviewed the Implementation Plan - Operations and Maintenance.

Mr. Houlemard said he provided Testimony before U.S. House of Representatives pertaining to base recovery and remediation program; and, how regulations at federal level place restrictions on funding brown fields cleanup. Chair Shimkus stated that he would look at that problem to assist the cities of Seaside, Marina and Monterey to help with removal. He mentioned that there are two statutes that regulate how remediation is to be done on contaminated fields. Further, no duplicate funding can be acquired for technical reasons that FORA did not get funding for years.

Mr. Houlemard announced that 2 Cal EPA deputies, Grant Cole and Arsenio Mataka are conducting advanced work for Barbara Lee, Secretary of Cal EPA, who might visit in November.

Josh Metz announced a workshop scheduled for November 2nd on the DRAFT Regional Urban Design Guidelines and it will include an open house in the morning and the afternoon/evening. The Board will also have a special workshop from noon– 2:00 p.m. He invited everyone to attend.

4. PUBLIC COMMENT PERIOD

Individuals wishing to address matters within Committee's jurisdiction, but not on this agenda, may do so during this period for up to three minutes. Comments on specific agenda items are heard under that item.

No public comments received.

5. OCTOBER 9, 2015 BOARD MEETING FOLLOW-UP

a. Marina Coast Water District - Water and Wastewater 3-Party Planning

Jonathan Garcia provided a summary of Board decision. Resulting vote was 11-2 and the 3-party planning needs to go back for a second vote.

b. FORA/MCWD Facilities Agreement Dispute Resolution–2nd Vote

Steve Endsley provided a summary of the Board meeting discourse and stated main item was the \$150,000 budget item and after second vote takes place it will be added to budget. He said it saves ratepayers money because it reduces their line item. Mr. Endsley added that all details will be brought back for further approval. The agreement between PCA and MCWD will be brought to Administrative Committee and ultimately to the Board. He said that progress was made. Mr. Houlemard reiterated that 3 items were before Board; first item was approved; second was 11-2 and needs to go back to Board; third item needs Administrative Committee and MCWD review before both Boards go ahead. It was deferred to a closed session at next meeting due the potential of future litigations based on these actions.

Public comment was received.

c. Caretaker Costs Policy

Jonathan Garcia discussed the new policy unanimously approved by Board and that it will be sent to all jurisdictions.

No public comment was received.

d. Master Resolution Amendment (Prevailing Wage, etc.)

Mr. Houlemard said the Board adopted a list, but not a resolution requiring all jurisdictions to register with DIR and the ongoing complaints in some jurisdictions. He stated a new resolution will be prepared for Board to approve and shared that a board member asked FORA to be more active and become the enforcer and not place it on the jurisdictions.

No public comment was received.

e. Base Reuse Plan (BRP) Post-Reassessment Report - Update

Categories 1 and 2 Consultant Recommendation

Mr. Houlemard said Board approved the Category 1-2 recommendation and that Associate Planner will move forward with hiring of Consultant to do the work and that a progress report will be presented in November.

No public comment was received.

6. BUSINESS ITEMS

a. CSUMB DRAFT Master Plan Update.

Chris Placco (CSUMB) gave a presentation to Administrative Committee and stated they hope to be finished by 2016 and then begin CEQA process and the housing is part of Master plan.

John Dunn asked for the intended use for the open space. Mr. Placco said recreational use only for now, but possible future developable land. The goals are to preserve open character of campus; work with natural resources; and adding density. The housing will expand to various areas of campus; a Rec center is being proposed. A traffic study to follow in opening roads as CSUMB expands and the impact on other jurisdictions. Water and wastewater conservation as well as major infrastructure investments are being considered to support all activities of campus. And get all functions to center core and keep it as walkable and bicycle center; looking at alternative modes of transportation and building Partnerships with other entities.

b. LUCIP/OMP Update Workshop at 9:30 am following Administrative Committee meeting.

Mr. Houlemard said Consultants will provide a complete overview of LUCIP/OMP and an important part of jurisdictions understanding.

John Dunn requested a presentation to the City Councils and allow them to understand the complexities of these plans. Mr. Houlemard said a workshop can be put together in Seaside and other jurisdictions can participate in it. The history to why the Land Use Covenant is in place and the future of these properties. He added that, should there be an interest to develop this land in the future, a process can be followed.

Layne Long stated that these lands were "reviewed" but clearing went 3 feet deep, he has concerns of other ordinances existing.

Diane Ingersoll asked if this would be a continuation to the last meeting and if the incorporation of these lands could be removed from these requirements.

7. ITEMS FROM MEMBERS

Anya Spear asked about the ESCA parcel and if that project will divert traffic for a while. Mr. Houlemard said it may require a waiver for some properties.

8. ADJOURNMENT

Meeting adjourned at 9:34 a.m.