



FORT ORD REUSE AUTHORITY

ADMINISTRATIVE COMMITTEE MEETING

Wednesday, May 4, 2016 at 8:30 a.m.

920 2nd Avenue, Suite A, Marina CA 93933 (FORA Conference Room)

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE
4. PUBLIC COMMENT PERIOD

Members of the public wishing to address the Committee on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes.

5. APPROVAL OF MEETING MINUTES ACTION
 - a. February 17 and April 13, 2016 Minutes
6. MAY 13, 2016 BOARD MEETING AGENDA REVIEW INFORMATION
7. BUSINESS ITEMS
 - a. The Parker Flats Prescribed Burn Experiment: 10th Year Post-fire Vegetation Recovery in 2015 INFORMATION
 - b. Water Augmentation Planning Process INFORMATION
 - c. Capital Improvement Program Planning INFORMATION
 - i. Priorities
 - ii. Cash flow
8. ITEMS FROM MEMBERS
9. ADJOURNMENT

NEXT MEETING: May 18, 2016

For information regarding items on this agenda or to request disability related modifications and/or accommodations please contact the FORA office at (831) 883-3672, forty-eight (48) hours prior to the meeting. Agendas are available on the FORA website at www.fora.org.



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, February 17, 2016 | 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*

Daniel Dawson, City of DelReyOaks*
Craig Malin, City of Seaside*
Layne Long, City of Marina* AR
Melanie Beretti, Monterey County*
Elizabeth Caraker, City of Monterey*
Steve Matarazzo, UCSC
Vicki Nakamura, MPC
Lisa Reinheimer, MST

Wendy Elliott, MCP
Tim O'Halloran, City of Seaside
Mike Wesley, MCWD
Andy Sterbenz, Schaaf & Wheeler
Eric Morgan, BLM
Doug Yount
Bob Shaffer

FORA Staff:
Steve Endsley
Jonathan Brinkmann
Robert Norris
Peter Said
Maria Buell

2. PLEDGE OF ALLEGIANCE

Pledge of allegiance was led by Doug Yount.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Steve Endsley announced that on March 7, 2016 at 4:30 p.m. a Special Board has been scheduled for the presentation of Draft Regional Urban Design Guidelines.

4. PUBLIC COMMENT PERIOD

The Committee received no comments from public.

5. APPROVAL OF MEETING MINUTES

a. February 3, 2016 Administrative Committee Minutes

MOTION: Craig Malin moved, seconded by Melanie Beretti to approve the February 3, 2016 Administrative Committee minutes as presented.

MOTION PASSED UNANIMOUSLY

The Committee received no comments from members or public.

6. FOLLOW-UP FEBRUARY 12, 2016 BOARD MEETING

a. Economic & Planning Systems, Inc. (EPS) Contract Amendment #10 for Biennial Formulaic Fee Review

Steve Endsley introduced this item and Peter Said provided a detailed presentation of the Formulaic Fee. He said a determination of any biennial formulaic fee study requires data to be inputted and will have an impact on the time it is implemented. Mr. Endsley added the study brings a lot more information and the consultant (EPS) was hired and they said contingencies were too high. They have recommended a modified lower fee to about 60%

from the original and it is now down to \$23,000. Mr. Dawson asked how many amendments will be done and the cost. Mr. Said responded that they will continue to use the Consultant's formulaic fee review model.

Mr. Endsley added the Board did not pass the Mid-Year Budget and it received a 12-1 vote. Since it was not unanimous, it returns to Board on March.

7. BUSINESS ITEMS

a. Fort Ord Reuse Authority Prevailing Wage Program Update

Robert Norris provided a summary of the presentation to Board at last meeting. He received a request that authority counsel opine as to whether a jurisdiction can require a developer to release Prevailing Wages information when the jurisdiction is NOT a developer. Mr. Endsley responded that that this issue is under a lot of scrutiny and that FORA must be proactive as it is a valuable resource to the jurisdictions and it will return to Board at next meeting.

The Committee received no comments from members or public.

b. Water Augmentation: Pipeline Financing Commitment

Steve Endsley introduced this item and said the Board received a full report at their last meeting. Peter Said gave the Committee a comprehensive report and said a Memorandum of Understanding will be provided to Board on April and that FORA is paying a partial cost of building the pipeline, but not paying for all of the costs of facility going to the ground. FORA is supporting the pure water project along with Marina Coast Water District (MCWD) and Monterey Regional Water Pollution Control Agency (MRWPCA) and a resolution was prepared and will be submitted to California Public Utilities Commission. The next steps are a pipeline financing commitment, FORA funds for the building of the pipeline and a presentation at next Administrative Committee meeting.

The Committee received no comments from members or public.

c. Capital Improvement Program Development Forecasts and Schedule Update

Jonathan Brinkmann provided a presentation on the Forecast and answered Committee members questions.

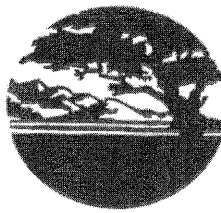
The Committee received no comments from public.

8. ITEMS FROM MEMBERS

Eric Morgan announced a ribbon cutting ceremony for the new Regional Offices of the Bureau of Land Management is scheduled for April 8th at 1:15 p.m. and invited everyone.

9. ADJOURNMENT

The meeting adjourned at 9:35 a.m.



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, April 13, 2016 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Mr. Houlemard 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
Dan Dawson, City of Del Rey Oaks
Craig Malin, City of Seaside*
Melanie Beretti, Monterey County*
Elizabeth Caraker, City of Monterey*
Anya Spear, CSUMB
Chris Placco, CSUMB
Steve Matarazzo, UCSC
Vicki Nakamura, MPC
Lisa Reinheimer, MST
Erin Harwayne, DD&A

Mike Zeller, TAMC
Lyle Shurtleff, BRAC
Wendy Elliott, MCP
Patrick Breen, MCWD
Don Hofer, Shea Homes
Beth Palmer
Bob Shaffer
Ann Sansevero, Dudek

FORA Staff:
Michael Houlemard Jr.
Steve Endsley
Jonathan Brinkmann
Ted Lopez
Peter Said
Stan Cook
Josh Metz
Maria Buell

Absent: _____

2. PLEDGE OF ALLEGIANCE

Pledge of allegiance was led by Craig Malin.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Mr. Houlemard announced recruitment of a Prevailing Wage Coordinator and an interview panel is being formed. Mr. Said announced the water augmentation program and an MOU being finalized and will be brought to the Committee for review at next meeting.

Mr. Dawson reminded the committee of the Sea Otter Classic at Laguna Seca and traffic with bicyclists on the road.

Lisa Reinheimer announced she had to leave at 8:45 a.m. due to another meeting.

4. PUBLIC COMMENT PERIOD

None.

5. APPROVAL OF MEETING MINUTES (no minutes were approved)

a. March 30, 2016 Administrative Committee Minutes

MOTION: Steve Matarazzo moved, seconded by Chris Placco to approve the March 30, 2016 Administrative Committee minutes as presented.

MOTION PASSED UNANIMOUSLY

The committee did not receive comments from members or public.

6. APRIL 8, 2016 BOARD MEETING FOLLOW UP

a. Fort Ord Reuse Authority 2020 Transition

Mr. Houlemard said the Transition Task Force (TTF) was appointed by Chair to provide review on the TTF. After Board takes action then it goes to LAFCO then to State Legislature. This is a Group that will provide advisory recommendation as to how to proceed to LAFCO. Mr. Endsley said presentation was given to Board and the formation of an Ad Hoc group is important given the nature of the study/summary provided so far. He added a lot of detail will be covered under each potential scenario and answers are being formulated. The Committee will be given this information. The Ad-Hoc will consist of 5 elected officials and 1 alternate (CSUMB) and the review of this Ad-Hoc is expected to take up to a few months and provide a recommendation by fall to Board. Steve Endsley reiterated that they might give input and feedback about how long this process will take. A member of the public said the developers have good knowledge on how to use the land and asked if public would be given access to these deliberations. Mr. Houlemard said the task force can make a decision on this and there is no intent to not be inclusive but TTF will make its own decision as to how to proceed and the rules behind these meetings as transparency is of outmost importance.

7. BUSINESS ITEMS

a. Government Accounting Office (GAO), US Army HQ BRAC Environmental Cleanup Costs & Property Conveyance Visit/Meetings

Mr. Houlemard provided a summary of the meetings with GAO and US Army HQ BRAC representatives. He said part of FORA's transition in June 2020 will require certain clearances from these regulators as a successor in interest to FORA is put in place. GAO representatives were given a status of the progress to-date; a tour was given as a follow up to the last meeting FORA had in 2007. GAO wanted details and adjustments to remedial investigation and data extracted from it and had questions regarding FORA's survival during the recession. They were positive about the developments in City of Marina. Mr. Tom Lederle was the project manager for US Army /Fort Ord then and is currently the Interim Director and he covered the ESCA agreement. Mr. Houlemard said the transition of FORA has contractual pieces with US Army and it leaves jurisdictions of County and Seaside to report all follow up on construction oversight (past and active); MPC will have similar obligations. FORA is asking for additional resources in managing these and a proposal is being formulated so they might be available post 2020. He said there are no guarantees since those monies will be appropriated, but a "no" has not been heard.

b. Capital Improvement Program Status Report

Mr. Houlemard introduced this item. Jonathan Brinkmann and Peter Said provided a power point presentation to the Committee.

A member of the public asked what will happen if the studies come in late. Mr. Endsley said he did not anticipate the process will be acrimonious, but more detail on Scope could be added. He added that TAMC is providing regular updates from their consultant and are on schedule. Also FORA is aware of their current work status and expects it to be complete by June; they cannot change it last minute, as there are provisions on the index. Mr. Houlemard added that it is about how the reallocation is done, not a new allocation and it is TAMC's decision but it is a percentage of the regional obligation set in 1997. TAMC can allocate it, the indexing can change, but it is on a fixed formula and there is a cap on the contingency and this is process is a public process.

Mr. Endsley said more slides will be presented at next meeting.

The Committee received public comment.

c. **Habitat Conservation Plan Schedule**

Mr. Houlemard introduced this item and Jonathan Brinkmann provided a Schedule on the Habitat Conservation Plan.

The committee did not receive public comment.

8. ITEMS FROM MEMBERS

Chris Placco announced CSUMB's Master Plan presentation scheduled for April 21st at 4:30 p.m.

9. ADJOURNMENT

The meeting adjourned at 9:27 a.m.

DRAFT

- START -

**DRAFT
BOARD PACKET**



FORT ORD REUSE AUTHORITY

REGULAR MEETING FORT ORD REUSE AUTHORITY BOARD OF DIRECTORS

Friday, May 13, 2016 at 2:00 p.m.
910 2nd Avenue, Marina, CA 93933 (Carpenters Union Hall)

AGENDA

ALL ARE ENCOURAGED TO SUBMIT QUESTIONS/CONCERNS BY NOON MAY 12, 2016.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE
5. CONSENT AGENDA

CONSENT AGENDA consists of routine items accompanied by staff recommendation.

- | | |
|---|--------------------|
| a. Approve April 8, 2016 Board Meeting Minutes | ACTION |
| b. The Parker Flats Prescribed Burn Experiment: 10 th Year Post-fire Vegetation Recovery in 2015 | INFORMATION |
| c. Approve Positions on Current State Legislation | ACTION |
| d. Caretaker Costs Reimbursement Report | INFORMATION |
|
6. BUSINESS ITEMS | |
| a. Adopt Fort Ord Reuse Authority FY 2016/17 Annual Budget | ACTION |
| b. Oak Woodland Conservation - Selection of Consultant – 2d Vote | ACTION |
| c. Water Augmentation: Planning Process | ACTION |
| i. Authorize Execution of Three-Party Memorandum of Understanding | |
| ii. Authorize Release of Request for Proposal-Augmentation Alternatives | |
| d. Adopt Marina Coast Water District's 2016/17 Ord Community Budget | ACTION |
| e. University of California (UC) Santa Cruz/County of Monterey/FORA
UC Monterey Bay Education Science & Technology Center (UCMBEST)
Memorandum of Understanding | ACTION |
| f. Categories I and II Post Reassessment Actions
Consultant Determination Opinion Report | INFORMATION/ACTION |

7. PUBLIC COMMENT PERIOD

Members of the public wishing to address the Board on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes.

8. EXECUTIVE OFFICER'S REPORT

INFORMATION

The Executive Officer makes brief reports regarding FORA's ongoing activities or request clarification or direction regarding meeting or study session scheduling.

- a. Habitat Conservation Plan Update
- b. Administrative Committee
- c. Finance Committee
- d. Post Reassessment Advisory Committee
- e. Regional Urban Design Guidelines Task Force
- f. Veterans Issues Advisory Board
- g. Water/Wastewater Oversight Board
- h. Travel Report
- i. Public Correspondence to the Board

9. ITEMS FROM MEMBERS

10. ADJOURNMENT

NEXT BOARD MEETING: June 10, 2016

For information regarding items on this agenda or to request disability related modifications and/or accommodations please contact the Deputy Clerk at (831) 883-3672, forty-eight (48) hours 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 Channel 25. The video and meeting materials are available online at www.fora.org.

Placeholder for Item 5a

4/8/16 DRAFT Board Minutes

This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject:	Parker Flats Prescribed Burn Experiment: 10 th Year Post-fire Vegetation Recovery in 2015	
Meeting Date:	May 13, 2016	INFORMATION
Agenda Number:	5b	

RECOMMENDATION(S):

Receive a final report for The Parker Flats Prescribed Burn Experiment: 10th Year Post-fire Vegetation Recovery in 2015.

BACKGROUND/DISCUSSION:

In 2005, the Fort Ord Reuse Authority (FORA), Army, County, Monterey Peninsula College (MPC), and Bureau of Land Management (BLM) signed the Proposed East Garrison/Parker Flats Land-Use Modification Memorandum of Understanding, resulting in exchanging habitat reserve acres from East Garrison to Parker Flats. This exchange required U.S. Fish and Wildlife Service's (USFWS's) concurrence because it amended the Army's 1997 Habitat Management Plan (HMP). USFWS concurred in the proposed HMP amendment, requiring: 1) FORA and/or County to conduct a prescribed burn within Parker Flats habitat reserves and 2) Pre-burn and post-burn HMP species monitoring to measure growth and recovery. In 2004 and 2005, FORA coordinated with local Fire Departments and California State University, Monterey Bay (CSUMB) biologists to combine wildfire training and HMP species regrowth and recovery.

In 2005, a team of biologists and environmentalists from the CSUMB, Division of Science & Environmental Policy, in conjunction with the Fort Ord - Coordinated Resources Management Planning (CRMP) team, met to explore methods to address the regeneration of special-status plant species on Parker Flats.

With FORA provided funds, CSUMB and CRMP conducted a 10-year prescribed burn recovery program that was first studied in 2004 and 2005, and now has concluded with a final report in 2015. Dr. Lars Pierce, PhD (and assisted by Ian Harlan, John Inman, and Manual Casanova) will present his findings in a final report: "The Parker Flats Prescribed Burn: 10th Year Post-fire Vegetation Recovery in 2015."

A copy of the final report may be found by opening the following link below:

http://fora.org/Reports/Parker_Flats2015Report_4-25-2016.pdf

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

Administrative and Executive Committees, CSUMB, CRMP

Prepared by _____
Ted Lopez

Approved by _____
Michael A. Houlemard, Jr.

Placeholder for Item 5c

Approve Positions on Current State Legislation

The FORA Legislative Committee will meet on May 4th to review this item and provide a Board recommendation. This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Caretaker Costs Reimbursement Report

Meeting Date: May 13, 2016

Agenda Number: 5d

INFORMATION

RECOMMENDATION(S):

Receive a report regarding caretaker costs reimbursements for Fiscal Year (FY) 15/16.

BACKGROUND/DISCUSSION:

The Fort Ord Reuse Authority (FORA) Board approved the Capital Improvement Program (CIP) Caretaker Cost Policy on October 9, 2015. This first year, FORA staff received Caretaker Costs Worksheet submittals from the Cities of Seaside and Del Rey Oaks before the Policy deadlines. The FORA FY 15/16 CIP designated up to \$150,000 for funding caretaker costs reimbursements.

FORA staff provided response letters to the Cities of Seaside (**Attachment A**) and Del Rey Oaks (**Attachment B**) regarding caretaker costs eligible for FORA funding.

FISCAL IMPACT:

Reviewed by FORA Controller _____

Eligible caretaker costs and staff time for this item are included in the approved annual budget.

COORDINATION:

Administrative and Executive Committees, Cities of Del Rey Oaks and Seaside.

Prepared by _____
Jonathan Brinkmann

Approved by _____
Michael A. Houlemard, Jr.



FORT ORD REUSE AUTHORITY

Attachment A to Item 5d
FORA Board Meeting, 5/13/16

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

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

April 28, 2015

Daniel Dawson
City Manager
City of Del Rey Oaks
650 Canyon Del Rey Road
Del Rey Oaks, CA 93940

RE: City of Del Rey Oaks Caretaker Costs Reimbursement Request former Fort Ord Lands

Dear Mr. Dawson:

On October 9, 2015, the Fort Ord Reuse Authority (FORA) Board approved the Capital Improvement Program, Caretaker Costs Reimbursement Policy (Policy). The Policy was created to aid the five member FORA jurisdictions (County of Monterey, Cities of Seaside, Marina, Del Rey Oaks, and Monterey) to recover costs/expenses to maintain former Fort Ord property now in their possession. Subsequently, in Fiscal Year (FY) 15/16, a total of \$150,000 was budgeted for this activity, and divided into five equal parts of \$30,000 for each jurisdiction.

The Policy established two deadlines to apply for costs reimbursement: January 31st and March 31st. For FY 15/16, FORA received two Caretaker Cost Worksheet submittals from the City of Del Rey Oaks (Del Rey Oaks) and City of Seaside (Seaside). Due to receiving only two submittals, the FY 15/16 Policy funding can now be divided into two parts for a maximum eligible reimbursement of up to \$75,000 each (Del Rey Oaks and Seaside).

On January 25, 2016, FORA received Del Rey Oaks' request for \$84,600 in caretaker reimbursement costs (see table below).

2-All Terrain Vehicles	\$40,000.00	Patrol 360 acres
Radar Enforcement Trailer	\$5,000.00	Speed Enforcement.
Light Tower	\$8,000.00	Light intersection as required.
Chain Saw(s), brush cutter(s), garbage pump, fire fighting equipment	\$15,000.000	Abate fire hazards, clear edge of roadways.
Fence & Gate Maintenance	\$2,000.00	Repair gates and fencing as required.
Sign repair and replacement	\$1,000.00	Replace and repair signage.
Pot hole repair	\$3,000.00	Repair potholes as required.
Gabilan Crew	\$2,000.00	Two Weeks of brush abatement.
10% Administration	\$8,600.00	
TOTAL:	\$84,600.00	

After careful review, FORA staff has determined that Del Rey Oaks is eligible for a total of \$8,800 in reimbursement costs. \$8,000 is for fence & gate maintenance, sign repair and replacement, pot hole repair, and direct labor costs (Gabilan Crew) and \$800 for administration costs.

Del Rey Oaks may also be eligible for an additional \$16,500 in reimbursement costs. The chain saw(s), brush cutter(s), garbage pump and fire fighting equipment requested will require additional information for FORA staff to evaluate.

The Del Rey Oaks request for two all-terrain vehicles, radar enforcement trailer and light tower are not eligible for Policy funds (see table below).

Fence & Gate Maintenance	\$2,000.00	Repair gates and fencing as required.	Eligible
Sign repair and replacement	\$1,000.00	Repair and replaces signage.	Eligible
Pot hole repair	\$3,000.00	Repair potholes as required.	Eligible
Gabilan Crew	\$2,000.00	Two weeks of brush abatement	Eligible
10% Admin cost	\$800		Approved
TOTAL REIMBURSEMENT	\$8,800.00		Approved
Chain Saw(s), brush cutter(s), garbage pump, fire fighting equipment	\$15,000.00	Abate fire hazards, clear edge of roadways.	Pending Eligibility
Up to 10% Admin. cost	\$1,500.00		Pending Approval
Potential REIMBURSEMENT	\$16,500.00		Pending Approval

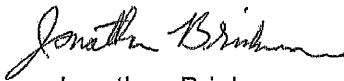
2-All Terrain Vehicles	\$40,000.00	Patrol 360 acres	Not Eligible
Radar Enforcement Trailer	\$5,000.00	Speed Enforcement	Not Eligible
Light Tower	\$8,000.00	Light intersection as required	Not Eligible

FORA staff will administer reimbursement of \$8,800.00 in funds upon completion of work. The potential additional \$16,500 reimbursement is contingent upon Del Rey Oaks providing the following additional information for evaluation:

1. An itemized cost breakdown for each piece of equipment
2. Cost substantiation for each item
3. A brief description of the items use in maintenance of the former Fort Ord property.

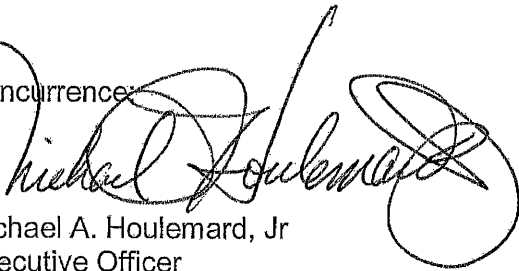
Please contact Ted Lopez, Associate Planner, prior to beginning planned work. Mr. Lopez will schedule a site visit to document before and after completion of caretaker work. He may be reached at 831-883-3672 ext 117 or ted@fora.org.

Sincerely,



Jonathan Brinkman
Principal Planner

Concurrence:



Michael A. Houlemard, Jr
Executive Officer



FORT ORD REUSE AUTHORITY

Attachment B to Item 5d
FORA Board Meeting, 5/13/16

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

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

April 28, 2015

Leslie Llantero
Assistant Engineer
City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

RE: City of Seaside Caretaker Costs Reimbursement Request former Fort Ord lands

Dear Ms. Llantero:

On October 9, 2015, the Fort Ord Reuse Authority (FORA) Board approved the Capital Improvement Program, Caretaker Costs Reimbursement Policy Program (Policy). The Policy was created to aid the five member FORA jurisdictions (County of Monterey, Cities of Seaside, Marina, Del Rey Oaks, and Monterey) to recover costs/expenses to maintain former Fort Ord property now in their possession. Subsequently, in Fiscal Year (FY) 15/16, a total of \$150,000 was budgeted for this activity, and divided into five equal parts of \$30,000 for each jurisdiction.

The Policy established two deadlines to apply for costs reimbursement: January 31st and March 31st. For FY 15/16, FORA received two Caretaker Cost Worksheet submittals from the City of Del Rey Oaks (Del Rey Oaks) and City of Seaside (Seaside). Due to FORA receiving only two submittals, the FY 15/16 Policy funding can now be divided into two parts with a maximum eligible reimbursement of up to \$75,000 each (Del Rey Oaks and Seaside).

On January 25, 2016, FORA received Seaside's request for \$140,000 in reimbursement costs. The reimbursement cost estimate is to remove an approximately 120' x 25' tall overhead sign located on Lightfighter Drive in Seaside (see table below):

Traffic Control	\$15,000.00
Removal	\$100,000.00
Disposal and Recycling	\$23,000.00
Permitting	\$2,000.00
10% Administration	-0-
TOTAL:	\$140,000.00

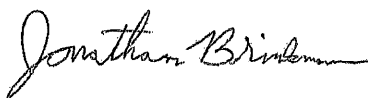
After careful review, FORA staff has determined that Seaside is eligible for up to the maximum allowable of \$75,000.00 in reimbursement costs to remove the above ground portion of the overhead sign due to the risk to public safety. This amount is contingent on Seaside providing a detailed scope and cost estimate from a contractor for the activity of removing the above ground portion of the sign.

We regret to inform you that below ground sign removal costs and permitting costs are not eligible for Policy funds (see table below).

Removal	\$100,000.00	Cost estimate required to evaluate amount for reimbursement	Eligible up to a maximum of \$75,000.00 and contingent upon receipt of detailed above ground sign removal estimate.
10% Administration	-0-		Eligible up to a maximum of \$75,000.00 and contingent upon receipt of detailed above ground sign removal estimate.
Pending Reimbursement	To Be Determined		Eligible up to a maximum of \$75,000.00 and contingent upon receipt of detailed above ground sign removal estimate.
Traffic Control	\$15,000.00		Eligible up to a maximum of \$75,000.00 and contingent upon receipt of detailed above ground sign removal estimate.
Disposal and Recycling	\$23,000.00		Eligible up to a maximum of \$75,000.00 and contingent upon receipt of detailed above ground sign removal estimate.
Permitting	\$2,000.000		Not Eligible

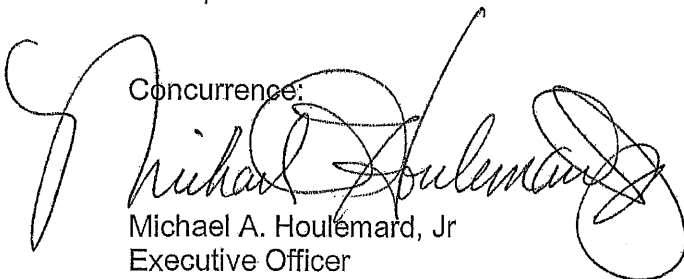
Please contact Ted Lopez, Associate Planner, prior to beginning planned work. Mr. Lopez will schedule a site visit to document before and after completion of caretaker work. He may be reached at 831-883-3672 ext 117 or ted@fora.org.

Sincerely,



Jonathan Brinkman
Principal Planner

Concurrence:



Michael A. Houlemard, Jr.
Executive Officer

Placeholder for Item 6a

Approve FY 16-17 Budget

The FORA Executive Committee will meet on May 4th to review this item and provide a Board recommendation. This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject: Oak Woodland Conservation – Selection of Consultant – 2d Vote

Meeting Date: May 13, 2016

Agenda Number: 6b

ACTION

RECOMMENDATION(S):

Second Vote: Authorize the Fort Ord Reuse Authority (FORA) Executive Officer to execute a professional consultant service contract with Denise Duffy & Associates, Inc. (DD&A), not to exceed \$176,578 (**Attachment A**), to complete a Draft Oak Woodland Conservation Area Map and Draft Oak Woodland Area Management and Monitoring Plan as described in the specific City of Seaside (Seaside) and County of Monterey (County) Base Reuse Plan (BRP) Oak Woodlands Policies and Programs (Biological Resources Policies B-2 and Programs B-2.1 and B-2.2 (**Attachments B and C**)).

BACKGROUND/DISCUSSION:

Additional background information is available in the April 8, 2016 FORA Board Packet under Item 6c: <http://www.fora.org/Board/2016/Package/041816BrdPacket.pdf>

At its April 8, 2016 Board meeting, the FORA Board deliberated on the interview panel's recommendation of Dudek and Associates. At the end of the discussion, the Board voted on a motion to enter into contract with DD&A. Board members noted that DD&A's estimated \$176,578 project cost was the lowest of the three proposals submitted, DD&A has direct experience on former Fort Ord related to the draft Habitat Conservation Plan, and DD&A is a local business.

FISCAL IMPACT:

Reviewed by FORA Controller _____

Funding for Oak Woodland Conservation Planning and staff time are included in the approved annual budget.

COORDINATION:

Authority Counsel, Administrative and Executive Committees, land use jurisdictions, Transportation Agency for Monterey County.

Prepared by _____
Ted Lopez

Approved by _____
Michael A. Houlemard, Jr.

Agreement No. FC - _____

Agreement for Professional Services

This Agreement for Professional Services (hereinafter "Agreement") is by and between the Fort Ord Reuse Authority, a political subdivision of the State of California (hereinafter "FORA") and Denise Duffy & Associates, Inc. (hereinafter "Consultant").

The parties agree as follows:

1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide FORA with Scope of Work services as described in Exhibit "A." Such services will be at the direction of the FORA Board of Directors.
2. TERM. This Agreement shall be from May __, 2016 through May __, 2017. The term of the Agreement may be extended upon mutual concurrence and amendment to this Agreement.
3. COMPENSATION. The overall maximum amount of compensation to Consultant over the full term of this Agreement is not-to-exceed \$176,578.00 (One Hundred Seventy-Six Thousand, Five Hundred Seventy-Eight Dollars and No-Cents) including travel / out of pocket expenses.
FORA shall pay Consultant for services rendered pursuant to this Agreement at the times and in the manner set forth in Exhibit "A."
4. FACILITIES AND EQUIPMENT. Consultant is not required to use FORA facilities or equipment for performing professional services. Consultant shall arrange to be physically present at FORA facilities to provide professional services at least during those days and hours that are agreed upon by the parties to deliver the services noted in the Scope of Services attached hereto in Exhibit "A."
5. GENERAL PROVISIONS. The general provisions set forth in Exhibit "B" are incorporated into this Agreement. In the event of any inconsistency between said general provisions and any other terms or conditions of this Agreement, the other term or condition shall control only insofar as it is inconsistent with the General Provisions.
6. EXHIBITS. All exhibits referred to herein are by this reference incorporated.

IN WITNESS WHEREOF, FORA and CONSULTANT execute this Agreement as follows:

FORA

CONSULTANT

By _____
Michael A. Houlemard, Jr.
Executive Officer

_____ Date

By _____
_____ Date

Approved as to form:

Jon R. Giffen
Authority Counsel

EXHIBIT A

SCOPE OF WORK

DRAFT

EXHIBIT B

GENERAL PROVISIONS

1. INDEPENDENT CONSULTANT. At all times during the term of this Agreement, CONSULTANT shall be an independent Consultant and shall not be an employee of FORA. FORA shall have the right to control CONSULTANT only insofar as the results of CONSULTANT'S services rendered pursuant to this Agreement.

2. TIME. CONSULTANT shall devote such services pursuant to this Agreement as may be reasonably necessary for satisfactory performance of CONSULTANT'S obligations pursuant to this Agreement. CONSULTANT shall adhere to the Schedule of Activities shown in Exhibit "A".

3. INSURANCE. MOTOR VEHICLE INSURANCE. CONSULTANT shall maintain insurance covering all motor vehicles (including owned and non-owned) used in providing services under this Agreement, with a combined single limit of not less than \$100,000/\$300,000.

4. CONSULTANT NO AGENT. Except as FORA may specify in writing, CONSULTANT shall have no authority, express or implied to act on behalf of FORA in any capacity whatsoever as an agent. CONSULTANT shall have no authority, express or implied, pursuant to this Agreement, to bind FORA to any obligation whatsoever.

5. ASSIGNMENT PROHIBITED. No party to this Agreement may assign any right or obligation pursuant to this Agreement. Any attempted or purported assignment of any right or obligation pursuant to this Agreement shall be void and of no effect.

6. PERSONNEL. CONSULTANT shall assign only competent personnel to perform services pursuant to this Agreement. In the event that FORA, in its sole discretion, at any time during the term of this Agreement, desires the removal of any person or persons assigned by CONSULTANT. CONSULTANT shall remove any such person immediately upon receiving notice from FORA of the desire for FORA for the removal of such person or person.

7. STANDARD OF PERFORMANCE. CONSULTANT shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which CONSULTANT is engaged in the geographical area in which CONSULTANT practices his profession. All products and services of whatsoever nature, which CONSULTANT delivers to FORA pursuant to this Agreement, shall be prepared in a thorough and professional manner, conforming to standards of quality normally observed by a person practicing in CONSULTANT'S profession. FORA shall be the sole judge as to whether the product or services of the CONSULTANT are satisfactory but shall not unreasonably withhold its approval.

8. CANCELLATION OF AGREEMENT. Either party may cancel this Agreement at any time for its convenience, upon written notification. CONSULTANT shall be entitled to receive full payment for all services performed and all costs incurred to the date of receipt entitled to no further compensation for work performed after the date of receipt of written notice to cease work shall become the property of FORA.

9. PRODUCTS OF CONTRACTING. All completed work products of the CONSULTANT, once accepted, shall be the property of FORA. CONSULTANT shall have the right to use the data and products for research and academic purposes.

10. INDEMNIFY AND HOLD HARMLESS. CONSULTANT is to indemnify, defend, and hold harmless FORA, its officers, agents, employees and volunteers from all claims, suits, or actions of every name, kind and description, brought forth on account of injuries to or death of any person or damage to property arising from or connected with the willful misconduct, negligent acts, errors or omissions, ultra-hazardous activities, activities giving rise to strict liability, or defects in design by the CONSULTANT or any person directly or indirectly employed by or acting as agent for CONSULTANT in the performance of this Agreement, including the concurrent or successive passive negligence of FORA, its officers, agents, employees or volunteers.

It is understood that the duty of CONSULTANT to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance of insurance certificates and endorsements required under this Agreement does not relieve CONSULTANT from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply whether or not such insurance policies have been determined to be applicable to any of such damages or claims for damages.

FORA is to indemnify, defend, and hold harmless CONSULTANT, its employees and sub-consultants, from all claims, suits, or actions of every name, kind and description, brought forth on account of injuries to or death of any person or damage to property arising from or connected with the willful misconduct, negligent acts, errors or omissions, ultra-hazardous activities, activities giving rise to strict liability, or defects in design by FORA or any person directly or indirectly employed by or acting as agent for FORA in the performance of this Agreement, including the concurrent or successive passive negligence of CONSULTANT, its officers, agents, employees or volunteers.

11. PROHIBITED INTERESTS. No employee of FORA shall have any direct financial interest in this agreement. This agreement shall be voidable at the option of FORA if this provision is violated.

12. CONSULTANT- NOT PUBLIC OFFICIAL. CONSULTANT possesses no authority with respect to any FORA decision beyond the rendition of information, advice, recommendation or counsel.

Section 2. Statement of Qualifications

Exhibit A to Attachment A
FORA Board Meeting, 5/13/16

DD&A Team

The following section describes the qualifications and professional experience of the individual team members who would be responsible for tasks associated with the proposed project. The DD&A personnel who will actively participate in the proposed project and work closely with FORA, Seaside, and County staff are: **Erin Harwayne**, Senior Project Manager/Environmental Scientist/Planner; **Josh Harwayne**, Senior Environmental Scientist/Project Manager; **Matthew Johnson**, Senior Environmental Scientist/GIS Manager; **Jami Davis**, Associate Environmental Scientist/GIS Analyst; **Shaelyn Hession**, Assistant Environmental Scientist; and **Patric Krabacher**, Assistant Environmental Scientist. DD&A's intimate familiarity with the critical environmental issues and complex regulatory framework of the former Fort Ord has been fostered through evaluation of more than 75 projects over the last 20 years. In addition, DD&A has teamed with local arborist, **Frank Ono**, and CEQA attorney, **Jacqueline Zischke**, to provide the necessary services to assess oak woodland conditions and the requested CEQA legal opinion.

DD&A has placed great importance on the selection of a project team to meet the needs of the project. We have selected highly skilled DD&A personnel and subconsultants that understand the key issues that will need to be addressed and have extensive local expertise in the Monterey area, specifically on the former Fort Ord and projects involving coast live oak woodland.

It is also worth noting, that although he was not available to join our team, DD&A had numerous discussions with Dr. Mark Stromberg on the approach for this project, specifically regarding survey methodology. Dr. Stromberg was the Resident Reserve Director of the Hastings Natural History Reservation, a remote research and teaching facility in the Santa Lucia Mountains south of former Fort Ord. He is recognized and highly respected for his research related to grassland ecology, oak woodland management and conservation, and the California tiger salamander. His resume is included at the end of **Appendix A**. Dr. Stromberg has authored and/or co-authored the following publications:

- California Grasslands: Ecology and Management;
- Coast Ranges Oak Woodland Network: long-term research, monitoring and training to restore and manage oak woodlands and grasslands in California's coast ranges;
- Soil microbial community composition and land use history in cultivated and grassland ecosystems of coastal California;
- Long-Term population dynamics of native *Nassella* bunchgrasses in unmanaged stands in central California;
- Life history and demographic variation in the California tiger salamander (*Ambystoma californiense*); and
- Ecology of invasive non-native species in California grassland.

DD&A recognizes the importance of academic research in the successful completion of this project, and Dr. Stromberg is the local expert on grasslands and oak woodland ecology. He provided relevant publications and proposed a survey methodology that may be applicable for this project (please refer to **Section 3. Scope of Work, Subtask 1.1**). Dr. Stromberg has recently retired and is not ready to enter the workforce again just yet. However, he did volunteer his time to answer any questions and provide guidance on the surveys and plan preparation.

Section 3. Scope of Work

Project Approach

In implementing the project, the DD&A Team will work closely with FORA, Seaside, and County staff to successfully complete the proposed project within the requested timeframe. As discussed throughout this proposal, DD&A is already highly knowledgeable of the Fort Ord regulatory and planning environment, and the natural resources on the former military base. In addition, DD&A attended the FORA Administrative Committee and Board meetings when the Draft Oak Woodland Plan RFP was on the agenda and heard the comments from the jurisdictions, members of the public, and Board of Directors. As a result, DD&A will have very little learning curve on this project, reducing time and cost.

DD&A coordinated closely with Dr. Mark Stromberg, local oak woodland and grassland expert, to discuss ideas on survey methodology and habitat management requirements. This expertise, in addition to DD&A biologists, local forester, and CEQA attorney included in this proposal will provide all the requested skills and services requested in the RFP.

Project Management Approach

DD&A's management philosophy is based on personalized service, accessibility, and accountability. In response to this RFP, DD&A intends to utilize Senior Project Manager, Ms. Erin Harwayne, AICP, as the Project Manager for this project based on her extensive history with regulatory permitting, compliance monitoring, and projects within the former Fort Ord. Ms. Harwayne will be responsible for reviewing all technical and project data, coordinating with the client and project team, managing subconsultants, assigning and overseeing in-house staff, maintaining the project budget/schedule, and providing quality assurance on deliverables. All documents will be internally reviewed by in-house senior staff and edited for technical and legal accuracy, editorial proficiency, and clarity of presentation. All draft environmental documents will be provided to FORA for review and comment, and revised prior to finalization and distribution.

When necessary, DD&A has the company resources and commitment to expedite project schedules. DD&A strategies to meet strict deadlines include:

- Prioritize deadlines by scheduling available staff;
- Work closely w/the lead agency and project team to avoid delays;
- Set clear goals and timelines, including a strict timeline for preparation of the document and related studies;
- Obtain commitment from staff, subconsultants, and other team members to meet this schedule;
- Conduct regular progress meetings (in person or by phone) to resolve issues quickly; and
- Work overtime as needed to meet critical milestones.

Scope of Work

The following proposed Scope of Work describes the tasks and deliverables outlined in the RFP and, in addition, identifies how the DD&A team would successfully complete each task. Potential deviations from these tasks are described in the **Alternative Approach** discussion below.

Task 1. Background Data Collection and Content

This task consists of initial project review, data collection, and a project kick-off meeting with FORA, Seaside, and County staff. DD&A will coordinate a kick-off meeting to: 1) collect and review relevant background information for the project; 2) confirm expectations related to specific deliverables, format of products, assignments and roles, and appropriate paths of communication; 3) discuss any revisions to the scope of work; and 4) discuss critical milestones and finalize the schedule.

DD&A shall collect all data and information resources from Seaside, the County, CDVA, FORA, and other identified sources.

DD&A already possesses, and is extremely familiar with, the primary data sources available, including: the 1997 BRP, 1997 BRP Final Program EIR, 1997 HMP, and GIS data. FORA shall provide DD&A with any additional data sources currently available, as identified during the kick-off meeting. The DD&A Team will review the background data through the lens of accomplishing 1997 BRP, Biological Resources Policy B-2, and Biological Resources Programs B-2.1 and B-2.2 pertaining to Seaside and the County.

DD&A participated in the BRP Reassessment process as part of the EMC Planning Group, Inc. team, and is also very familiar with the relevant policies and programs identified in the RFP. In its review of the background data, the DD&A Team will account for the additional oak woodland and tree protection policies and programs identified in the BRP. This shall specifically involve Recreation Policy C-1, Biological Resources Policy C-2, and Biological Resources Programs C-1.1, 2.2, 2.3, 2.4, 2.5, and 2.6. These policies and programs shall be noted in context with Seaside and the County general plan policies and ordinances affecting oak trees.

The DD&A Team will also review applicable laws, regulations, planning documents, and research concerning oak woodland conservation and management, including, but not limited to:

- SB 1334 (Oak Woodland Conservation Act),
- Public Resources Code Section 21083.4,
- CEQA Guidelines Appendix G, Forestry and Biological Resources,
- City and County Policies, Codes, and Ordinances,
- County Voluntary Oak Woodland Stewardship Guidelines, and
- Research and Publications from the UC Integrated Hardwood Range Management Program (IHRMP) and Oak Woodland Conservation Workgroup.

Based on our local knowledge and project experience, DD&A is able to clearly and methodically differentiate between existing planning documents and planning documents currently under consideration, including, for example, understanding the status of the draft Seaside General Plan Update and the Fort

Ord Multispecies Habitat Conservation Plan and the current and approved 2004 Seaside General Plan and HMP.

Subtask 1.1. Baseline Biological Data Collection

DD&A biologists and contracted arborist, Mr. Frank Ono, will research, quantify, review, and analyze oak woodland areas to submit a background/data report in support of a Draft Oak Woodland Conservation Area Map (Draft Area Map) and Draft Oak Woodland Area Management and Monitoring Plan (Draft Management Plan).

DD&A biologists and contracted arborist will establish a biological baseline for the identified polygons and other potential oak woodland conservation areas by reviewing recent biological and forestry reports, undertaking ground verification, and completing additional focused surveys, as determined necessary. Establishing the baseline conditions of the area will guide the selection of the proposed conservation area and future monitoring and management, including maintenance and monitoring activities and timing of activities, of the conservation area.

DD&A will compile relevant files from its GIS database to obtain past and current oak woodland habitat maps and other relevant data (as recent as 2015). Using this data DD&A will prepare tables and maps with acreage calculations from BRP polygons and Army parcels, to compare past and present conditions. This exercise will help inform where ground verification and additional surveys may be required.

As part of the baseline survey, DD&A biologists and Mr. Ono will assess, document, and map the following using GPS/GIS:

- Biological Conditions: Vegetation/Habitat
 - plant species diversity (compile a species list of dominant species)
 - wildlife species diversity (compile a list of documented and potential wildlife species)
 - habitat mapping (including native and non-native grasses)
 - oak tree population by size, class, and density
 - oak tree health and vigor (including disease and invasive species)
 - landmark oak trees
 - oak regeneration
- Physical Conditions
 - soil erosion, noting the extent and location
 - non-native invasive plant species, noting extent and location
 - natural disturbances, such as fire or significant soil shifts
 - areas exhibiting potential erosion control issues (along trails and fuel-breaks)
 - areas with populations of invasive non-native plant species potentially in need of removal, focusing on jubata/pampas grass, iceplant, French broom, (along trails and fuel-breaks)
 - volunteer trails that should be signed and monitored for trespass and erosion issues
 - conditions and locations of existing fuel-breaks and access roads

Per DD&A's discussions with Dr. Mark Stromberg, survey methodology must be applied consistently across the survey area and be designed to be repeated in future sampling events as part of the monitoring effort. As these are long-living trees, population and size class data needs to be collected in order to have better modeling of the population's growth rates. Dr. Stromberg recommended utilizing the "point-centered quarter" method to collect the necessary tree data, which will show trends and reveal any issues that need to be addressed long-term. Once the DD&A Team reviews all existing biological background data and identifies the need and location where additional surveys are required, review of this survey methodology will be conducted to confirm the methodology remains appropriate.

Upon completion of the baseline biological field survey and background data review, DD&A will prepare and submit the draft Background/Data Report to FORA for review and comment. Upon receipt of comments, DD&A will finalize the report accordingly. This scope of work assumes one round of comments from FORA.

Deliverables:

- DD&A shall prepare a Final Scope of Work and Schedule.
- DD&A shall prepare a draft and final Background/Data Report for future use in preparation of a Draft Area Map and Draft Management Plan for Seaside and the County.

Task 2. Public Participation Process

DD&A shall develop a Public Participation Plan. The primary focus of the public participation plan is to outline a process to solicit public comment regarding oak woodland conservation. FORA staff anticipates that meetings will foster active discussion from a number of stakeholders.

The Public Participation Plan will be clear and detailed with milestones and success criteria. The document will identify outreach strategies for the key stakeholders, including regulatory agencies, non-governmental organizations, interest groups, recreational users, and the general public. It will also outline the public outreach identified in this scope of work as well as additional public outreach that may be considered, including additional meeting types (site visits/field visits, small group, one-on-one), periodic project updates for Seaside and the County, and/or providing a project website. It will identify the public outreach that will be provided through the CEQA process and the potential to integrate the two processes. DD&A will submit a Draft Public Participation Plan to FORA for review and comment. Upon receipt of comments, DD&A will revise accordingly and finalize the plan. This scope of work assumes one round of comments from FORA.

DD&A will prepare a mailing/email list of stakeholders and public agencies based on its existing database from previous projects. DD&A will also maintain the project stakeholder and public agency contact database, including a contact management system to trace all contact with stakeholders, other agencies, and members of the public at large.

DD&A shall develop and conduct two (2) community project initiation meetings to include the participation of Seaside, the County, and other jurisdictions/stakeholders.

DD&A shall also develop and conduct two (2) workshops and two (2) open-house presentations to disclose its findings and present a Draft Area Map and Draft Management Plan (please refer to Task 6 and Task 7 below).

DD&A shall also include the services of a qualified biologist or arborist to participate in the community project initiation meetings, workshop meetings, and open-house meetings.

In addition to the responsibilities outlined in Task 11, this scope of work assumes that FORA will be responsible for providing any recording or translating services at these meetings.

This scope of work assumes DD&A will provide all necessary meeting materials, including, but not limited to: agendas, meeting notes, log of comments received, sign-in sheets, poster boards, PowerPoint presentations, etc. DD&A will submit drafts of all meeting materials to FORA and/or Seaside and the County, as determined necessary, for review and comment prior to public meeting distribution.

Deliverables:

- DD&A will prepare a Draft and Final Public Participation Plan.
- DD&A will prepare and maintain a contact database.
- DD&A will provide draft and final meeting materials.
- DD&A will deliver two (2) community project initiation meetings: one (1) for Seaside and one (1) for the County.
- DD&A will deliver two (2) workshop meetings: one (1) for Seaside and one (1) for the County.
- DD&A will deliver two (2) open-house meetings: one (1) for Seaside and one (1) for the County.

Task 3. Agency Presentation Process

DD&A and its included arborist and biologist shall conduct Draft Area Map and Draft Area Management Plan presentations to Seaside and the County. The purpose of these presentations is to receive feedback to finalize the Draft Management Plan as described in Task 9.

DD&A shall develop and conduct two (2) presentations describing the Draft Area Map and Draft Area Management Plan to Seaside: one (1) shall be delivered to the City Council and one (1) to a citizen advisory commission of Seaside's choosing.

DD&A shall develop and conduct two (2) presentations describing the Draft Area Map and Draft Area Management Plan to the County: one (1) shall be delivered to the Board of Supervisors and one (1) shall be delivered to a citizen advisory commission of the County's choosing.

As stated above, this scope of work assumes DD&A will provide all necessary meeting materials, including, but not limited to: agendas, meeting notes, log of comments received, sign-in sheets, poster boards, PowerPoint presentations, etc. DD&A will submit drafts of all meeting materials to FORA and/or Seaside and the County, as determined necessary, for review and comment prior to public meeting distribution.

Deliverables:

- DD&A will provide draft and final meeting materials.
- DD&A will deliver two (2) agency presentations describing the Draft Area Map and Draft Area Management Plan to Seaside: one (1) shall be delivered to the City Council and one (1) to a citizen advisory commission.
- DD&A will deliver two (2) presentations describing the Draft Area Map and Draft Area Management Plan to the County: one (1) shall be delivered to the Board of Supervisors and one (1) shall to a citizen advisory commission.
- DD&A will provide copies of the final meeting materials for distribution to Marina, CSUMB, etc.

Task 4. City of Marina Participation Process

The FORA Board of Directors directed FORA staff to include the City of Marina (Marina) as a participant in this oak woodlands planning effort. The purpose of these presentations is to receive feedback to finalize the Draft Management Plan as described in Task 9. Marina's role shall be to conduct public outreach meetings that take advantage of Seaside and County efforts to conserve oak woodlands.

DD&A shall develop and conduct two (2) presentations to Marina: one (1) shall be delivered to the City County and one (1) shall be delivered to a citizen advisory commission of Marina's choosing. Although not specifically stated in the RFP, this scope of work assumes that the presentations will be descriptions of the Draft Area Map and Draft Area Management Plan, as described in Task 3, above.

As stated above, this scope of work assumes DD&A will provide all necessary meeting materials, including, but not limited to: agendas, meeting notes, log of comments received, sign-in sheets, poster boards, PowerPoint presentations, etc. DD&A will submit drafts of all meeting materials to FORA and/or Marina, as determined necessary, for review and comment prior to public meeting distribution.

Deliverables:

- DD&A will provide draft and final meeting materials.
- DD&A will deliver two (2) presentations describing the Draft Area Map and Draft Area Management Plan to Marina: one (1) shall be delivered to the City Council and one (1) to a citizen advisory commission.

Task 5. California Department of Veterans Affairs – FORA Assistance

In June 2015, the CDVA requested FORA assistance with developing mitigation measures for the CCCVC project. FORA assistance is to consist of 3 – 4 options to mitigate project impacts to oak woodland.

Subsequently, DD&A shall prepare an oak woodlands mitigation strategy for the CDVA CCCVC project. This shall also include sharing of data, information, and proposed management strategies that result in a seamless process for oak woodlands conservation with Seaside and the County.

DD&A proposes the following to successfully complete the mitigation strategy:

1. Utilizing DD&A biologists and contracted arborist, DD&A will develop 3 – 4 options and share with CDVA for comment, looking at ways to combine with the Seaside and County Management Plans, as well as other opportunities within the former Fort Ord;
2. Based on feedback from above, DD&A will prepare a Draft Area Map and Oak Tree Mitigation and Strategy Report, sharing all the Draft Area Map files, data, information, and proposed strategies with CDVA;
3. Present to the Draft Map and Report to the CDVA for review and comment; and
4. Based on comments on the draft, DD&A will prepare a Final Map and Report for the CDVA.

As stated above, this scope of work assumes DD&A will provide all necessary meeting materials, including, but not limited to: agendas, meeting notes, log of comments received, sign-in sheets, poster boards, PowerPoint presentations, etc. DD&A will submit drafts of all meeting materials to FORA and/or CDVA, as determined necessary, for review and comment prior to public meeting distribution.

Deliverables:

- DD&A will provide draft and final meeting materials.
- DD&A will conduct up to two (2) consultant meetings with CDVA representatives; these will be in addition to the two (2) presentations identified below.
- DD&A will develop 3 – 4 options to mitigate CCCVC project oak woodland impacts and present them to the CDVA.
- DD&A will prepare a Draft Area Map and Draft CDVA – Oak Tree Mitigation and Strategy report and present to CDVA for comment.
- DD&A will share all maps, GIS and other data, information, and all proposed strategies with CDVA.
- DD&A shall prepare a final CDVA – Oak Tree Mitigation and Strategy report for CDVA.

Task 6. Draft Oak Woodland Conservation Area Map

Based upon input and information received and collected during Tasks 1, 2, 3, and 4, the DD&A team (e.g., DD&A biologists and contracted arborist) shall complete a final Draft Area Map. DD&A shall use all resources collected in Task 1 and within the polygons identified in BRP Biological Resources Policy B-2 and Programs B-2.1 and B-2.2 for Seaside and the County to complete a Draft Area Map. DD&A shall also incorporate general context for oak woodland and tree protection policies and programs as discussed in Recreation Policy C-1, Biological Resources Policy C-2, and Biological Resources Programs C-2.1, 2.2, 2.3, 2.4, 2.5, and 2.6.

DD&A shall also coordinate oak woodland conservation planning with Marina. This shall include the sharing of data, information, and proposed strategies that would result in a coordinated process for oak management in Seaside and the County.

DD&A shall also incorporate all information collected from Task 1 and Task 2 into the preparation of a Draft Area Map. DD&A will prepare a draft and final Draft Area Map and submit to FORA for review

and comment. Upon receipt of comments, DD&A will revise the map accordingly and finalize the Draft Area Map. This scope of work assumes one round of comments from FORA.

Deliverables:

- DD&A will coordinate and conduct up to 17 meetings as described in Tasks 1 – 5 above (*please note that the RFP states “12 meetings;” however, with DD&A’s assumptions regarding the number meetings in Task 5 and the addition of one project kick-off meeting in Task1, this scope of work assumes 17 meetings*).
- DD&A will prepare a draft and final Draft Area Map for Seaside and the County, in coordination with arborist and biologist.

Task 7. Draft Oak Woodland Management and Monitoring Plan

Using the final Draft Area Map and input from the public participation process, DD&A will prepare a final Draft Management Plan that includes a resource and monitoring strategy.

DD&A shall receive feedback by Task 2 and Task 3 participants during coordination meetings as the Draft Management Plan is developed. DD&A shall also include input, ideas, and best practices identified by Task 2 and Task 3 participants to complete the Draft Management Plan. DD&A shall use the Draft Management Plans for Seaside and the County in conducting the two (2) workshops and two (2) open-house presentations described in Task 2. At the conclusion of the public participation process, DD&A shall present the Draft Management Plans to FORA for review and comment. Upon receipt of comments, DD&A will revise the plan accordingly and finalize the Draft Management Plan. This scope of work assumes one round of comments from FORA.

The Draft Management Plan will specify and include coordination of management measures with the Fort Ord Coordinated Resource Management Planning team (CRMP). The Draft Management Plan shall require, but not be limited to, the following:

- Maintenance of a large, continuous block of oak woodland habitat;
- Access control;
- Erosion control;
- Non-native species eradication;
- Monitoring measures in conformance with the habitat management compliance monitoring protocol specified in the HMP Implementing/Management Agreement; and
- Submission of annual monitoring reports to the CRMP.

Deliverables:

- Draft Oak Woodland Management Plans for Seaside and the County.
- Presentation of the Draft Management Plans to the Fort Ord CRMP for their feedback.

Task 8. Environmental Documents Review and Analysis

CEQA attorney, Ms. Jacqueline Zischke, shall conduct a thorough analysis of available environmental documents that pertain to oak woodland preservation, conservation, and management, as well as adopted plans and policies previously prepared by Seaside, the County, FORA, Marina, CDVA, and other jurisdictions. Ms. Zischke shall focus on compliance with CEQA.

Ms. Zischke, shall craft a legal opinion recommending to Seaside and the County an approach for complying with CEQA law prior to each entity adopting or approving the Draft Area Map and Draft Management Plan.

Ms. Zischke will submit a draft opinion to FORA for review and comment. Upon reception of comments, Ms. Zischke will finalize the opinion and submit to Seaside and the County. This scope of work assumes one round of comments.

Deliverables:

- Draft and final legal opinion recommending how Seaside and the County should approach CEQA compliance in considering a Draft Area Map and Draft Management Plan.

Task 9. Revised Draft Oak Woodland Management and Monitoring Plans

DD&A shall make appropriate revisions to the Draft Management Plans, and produce the Final Draft Management Plans to circulate for public review and comment.

DD&A shall use the Final Draft Management Plans to continue and complete Task 3 and Task 4 (*please note that this is a deviation from the scope in the RFP as the incorrect tasks were referenced*). DD&A shall make all necessary changes to the draft plan following Task 3 and 4 activities. This phase shall require, but not be limited to, the following:

- Deliver the Final Draft Management Plans to Seaside and the County;
- Conduct the four (4) presentations to Seaside and the County as described in Task 3, and the two (2) presentations to Marina as described in Task 4; and
- Conduct up to four (4) additional presentation meetings as directed by FORA.

Deliverables:

- Final Draft Management Plans for Seaside and County.
- Conduct up to four (4) additional presentation meetings as directed by FORA.
- Complete the presentations to Seaside, the County, and Marina as described in Tasks 3 and 4.

Task 10. Final – Draft Oak Woodland Area Management and Monitoring Plans

DD&A will make the final appropriate revisions to the Final Draft Area Management Plans and produce a Final – Draft Management and Monitoring Plans to comply with BRP Reassessment Report Biological Resources Policy B-2 and Programs B-2.1 and B-2.2 for Seaside and the County.

Deliverables:

- City of Seaside Final – Draft Management Plan.
- County of Monterey Final – Draft Management Plan.

Task 11. Mutual Responsibilities Related to Scope of Work

Close coordination will be required between FORA staff, Seaside staff, County staff, CDVA staff, and the DD&A Team. The mutual responsibilities related to the Scope of Work are as follows:

- FORA staff will provide a project manager as a single point of contact.
- FORA staff, from a range of divisions, shall attend and participate in project meetings as appropriate.
- FORA staff will support the consultant's public engagement throughout the project and solicit the attendance of third parties whose participation FORA deems important.
- FORA will make every effort to ensure the attendance of elected officials, committee members, and stakeholders as appropriate at key meetings and presentations.
- FORA will provide appropriate meeting room(s) for any public engagement meetings, workshops, presentations, and studio workspace, including securing the space.
- DD&A shall provide FORA staff with monthly project status reports (1 page).

Section 4. Schedule

DD&A has placed great importance on the selection of a project team to meet the needs of the project and its timeline. In response to FORA's RFP, DD&A has assembled a team of biologists, an arborist, and a CEQA attorney that have the requisite background to provide the services necessary to satisfy the project requirements. Each has reviewed their workload to determine their availability and assure responsive services. Our experienced project team is immediately available to meet FORA's needs for the project. DD&A will ensure that this project remains a top priority to our firm and that staff is always immediately available. The table below identifies the tasks and timelines for each task to successfully complete the project by December 2016.

DRAFT PROJECT TIMELINE

Task	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1. Background Data Collection/Context									
2. Public Participation Process									
3. Agency Presentation Process									
4. City of Marina Participation Process									
5. CDVA – FORA Assistance									
6. Draft Area Map									
7. Draft Management Plan									
8. CEQA Review and Analysis									
9. Revised Draft Management Plan									
10. Final – Draft Management Plan									
11. Mutual Responsibilities									

DDA Cost Estimate
Draft Oak Woodland Conservation Area Map and
Draft Oak Woodland Area Management and Monitoring Plan

TASKS #	Draft Oak Woodland Conservation Area Map and Draft Oak Woodland Area Management and Monitoring Plan	Principal	Senior Project Manager	Senior Environmental Scientist	GIS Manager	Associate Scientist	Assistant Scientist	Graphics/GIS	Administration	Subconsultant (Arborist)	Subconsultant (Attorney)	Expenses	Administrative Fee	Task Total
	Rate	\$ 215.00	\$ 155.00	\$ 145.00	\$ 125.00	\$ 103.00	\$ 92.00	\$ 98.00	\$ 60.00					
1	Background Data Collection and Context													
	Kick-Off		4	4		4	2	2	2	\$ 400		\$ 25	\$ 64	\$ 2,601
	Background Data Review		6	6	6	4	4			\$ 2,000	\$ 7,200	\$ 25	\$ 1,384	\$ 13,939
	Biological Baseline Conditions		8	40	32	56	56	16		\$ 8,000		\$ 250	\$ 1,238	\$ 33,016
	Draft and Final Background/Data Report		6	10	12	18	20	6	4	\$ 4,000		\$ 25	\$ 604	\$ 13,031
2	Public Participation Process													
	Draft and Final Public Participation Plan and Database	2	2				8		6			\$ 10	\$ 2	\$ 1,848
	Community Project Initiation Meetings		8	8			4		4	\$ 1,200		\$ 70	\$ 191	\$ 4,469
	Public Workshop Meetings		8	8			4		4	\$ 1,200		\$ 70	\$ 191	\$ 4,469
	Open-House Meetings		8	8			4		4	\$ 1,200		\$ 70	\$ 191	\$ 4,469
3	Agency Presentation Process													
	Seaside Meetings		8	8			4		4	\$ 1,200		\$ 50	\$ 188	\$ 4,446
	County Meetings		8	8			4		4	\$ 1,200		\$ 100	\$ 195	\$ 4,503
4	City of Marina Participation Process		8	8			4	4	1	\$ 1,200		\$ 50	\$ 188	\$ 4,658
5	CDVA - FORA Assistance													
	Options Preparation		4	8		4	8	4	2	\$ 400		\$ 10	\$ 62	\$ 3,912
	Options Meeting		4			4		2	2			\$ 25	\$ 4	\$ 1,377
	Draft and Final Mitigation and Strategy Plan		2			8	10			\$ 400		\$ 10	\$ 62	\$ 2,526
	Mitigation and Strategy Meetings		8			8						\$ 25	\$ 4	\$ 2,093
6	Draft Oak Woodland Conservation Area Map		4	6	12		4	4		\$ 1,000		\$ 75	\$ 161	\$ 4,986
7	Draft Oak Woodland Management and Monitoring Plan		4	16	10	24	30	4	2	\$ 2,000		\$ 50	\$ 308	\$ 12,292
	CRMP Presentation		4	4			2		2	\$ 300		\$ 25	\$ 49	\$ 1,878
8	Environmental Documents Review and Analysis													
	Draft and Final Legal Opinion	4	4	30			8				\$ 18,000	\$ 10	\$ 2,702	\$ 27,278
9	Revised Draft Oak Woodland Management and Monitoring Plan	1	4	6	6	8	20	4	6	\$ 4,000		\$ 25	\$ 604	\$ 10,500
	Potential Additional Presentations (4)		28			14	4	4	4	\$ 1,600		\$ 100	\$ 255	\$ 8,737
10	Final - Draft Oak Woodland Area Management and Monitoring Plan	1	8	4	4	10	16	2	6	\$ 2,000		\$ 10	\$ 302	\$ 7,905
	Production Expenses		2						8			\$ 750	\$ 113	\$ 1,653
11	Mutual Responsibilities - FORA													
	TOTAL HOURS	8	150	182	82	162	216	52	65					917
	TOTAL LABOR COST	\$ 1,720	\$ 23,250	\$ 26,390	\$ 10,250	\$ 16,686	\$ 19,872	\$ 5,096	\$ 3,900	\$ 33,300	\$ 25,200	\$ 1,860	\$ 9,054	\$ 176,578

NOTES Assumes all electronic copies of review draft documents.
Coordination with FORA as part of Task 11 is included as project

Placeholder for Item 6b Attachment B

Oak Woodland Report

This item will be included in the final Board packet.

Placeholder for Item 6b Attachment C

Oak Woodland Report

This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Water Augmentation: Planning Process	
Meeting Date:	May 13, 2016	ACTION
Agenda Number:	6c	

RECOMMENDATION(S):

- i. Authorize the Executive Officer to execute the Three Party Planning Memorandum of Understanding (**Attachment A**).
- ii. Authorize staff to issue a Request For Proposal (RFP) to study augmentation alternatives needed to meet the remaining mitigation obligation.

BACKGROUND/DISCUSSION:

The Fort Ord Reuse Authority (FORA) and Marina Coast Water District (MCWD) Board of Directors approved a Hybrid Alternative (Recycled & Desalinization components) in order to implement the Regional Urban Water Augmentation Project (RUWAP) on June 10, 2005. FORA and MCWD then agreed upon a modified RUWAP Hybrid Alternative to provide 1,427 AFY of recycled water to the Ord Community without the need for seasonal storage, resulting in an additional FORA Board Resolution No. 07-10 (May 2007), allocating 1,427 AFY of RUWAP recycled water to the land use jurisdictions. That leaves 973 AFY of future augmentation water for the Ord Community (Additional Water Augmentation) once a feasibility analysis is performed on the future water component. The FORA Board of Directors unanimously endorsed a joint water supply planning process among FORA, Monterey Regional Water Pollution Control Agency (MRWPCA), and MCWD on October 9, 2015. On December 11, 2015, MCWD and FORA agreed in a Memorandum of Agreement resolving the 2015/16 budget dispute to "participate in a tripartite planning process with PCA" in order to study and identify water sources to supply the additional 973 AFY of Additional Water Augmentation. The Parties recognized that there could be a mix of different sources of water to meet the Additional Water Augmentation Component, including water conservation, a possible increase or decrease to the Advanced Treated Water (ATW) component, and other available options.

Therefore Staff has prepared an MOU, negotiated by the Executive Officer, and approved by MWRPCA and MCWD Boards, to guide the Three Party Planning Process. The three parties agree to:

- 1) Study and identify a mix of water sources, options, and alternatives necessary to provide the Additional Augmentation Water need.
- 2) The three parties equally Fund the study with FORA already authorized to contribute up to \$157,000 in the current year's budget.
- 3) Establish an Ad-Hoc Technical Advisory Group (TAG), staffed by the land use Jurisdictions and responsible to act as liaisons during the course of the study

Staff has also prepared the Study's draft Scope of Services (**Attachment B**) in coordination with MCWD and MRWPCA, and upon execution of the MOU, will prepare an RFP for professional services in coordination with the three parties and the TAG.

Staff recommends the Board authorize execution of the Three party planning MOU by the Executive Officer and thereby authorize staff to release an RFP to study augmentation alternatives to meet the remaining mitigation obligation.

FISCAL IMPACT:

Reviewed by FORA Controller _____

Funding is included in the approved 2015/16 mid-year budget.

COORDINATION:

Authority Counsel, Administrative and Executive Committees, MCWD, MRWPCA.

DRAFT

Prepared by _____
Peter Said

Reviewed by _____
Steve Endsley

Approved by _____
Michael A. Houlemard, Jr.

**MEMORANDUM OF UNDERSTANDING
REGARDING FORT ORD WATER AUGMENTATION AND A THREE
PARTY EFFORT TO STUDY ALTERNATIVES**

This Memorandum of Understanding Regarding Fort Ord Water Augmentation Planning ("MOU") is made and entered into by and among the **FORT ORD REUSE AUTHORITY** ("FORA"), the **MARINA COAST WATER DISTRICT** ("MCWD"), and **MONTEREY REGIONAL WATER POLLUTION CONTROL AGENCY** ("PCA") (each a "Party" and collectively, as the "Parties").

WITNESSETH THAT:

- A. FORA has determined in its Base Reuse Plan adopted June 1997 ("BRP") that new, additional facilities capable of delivering 2,400 acre-feet per year ("AFY") of water for the redevelopment of the Fort Ord Community (the "Ord Community") are required; and
- B. In accordance with Section 1.3 of the 1998 Water/Wastewater Facilities Agreement ("Facilities Agreement") "FORA and MCWD intend to establish terms and conditions for FORA to plan and arrange for the provision of the facilities, and for MCWD to acquire, construct, operate, and furnish the facilities, to benefit mutually the service area and the area within MCWD's jurisdictional Boundaries;" and
- C. MCWD will design, and construct new water facilities as FORA, in consultation with MCWD, reasonably determines are necessary for the service area and to support the BRP recovery program in accordance with Section 3.2.1 of the Facilities Agreement, and MCWD will recover all of its direct and indirect, short term and long term costs of furnishing facilities to the service area in accordance with Section 7.1.2 of the Facilities Agreement; and
- D. The FORA and MCWD Boards of Directors approved a recommendation consisting of a hybrid of two projects (Recycled & Desalinization) in order to implement the Regional Urban Water Augmentation Project ("RUWAP") on June 10, 2005, at a joint meeting of the Boards in order to provide the 2,400 AFY of water required by the California Environmental Quality Act Environmental Impact Report associated with the BRP to mitigate the reuse of the closed former Fort Ord US Army Military Reservation; and
- E. RUWAP 1,427 AFY Recycled Water Component.
 - 1) FORA and MCWD agreed upon a modified RUWAP Hybrid Alternative to provide 1,427 AFY of recycled water to the Ord Community without the need for seasonal storage, and this in turn resulted in the FORA Board adopting Resolution No. 07-10 (May 2007), which allocated that 1,427 AFY of RUWAP recycled water to its member agencies having land use jurisdiction (the "Recycled Water Project").
 - 2) On October 8, 2015, the PCA Board approved in its Resolution Number 2015-24 The Pure Water Monterey Project which includes: construction and operation of all source water facilities, Product Water Conveyance Facilities, Advanced Water Treatment Facility

("AWTF"), and other improvements at the Regional Treatment Plant site, and other System Improvements described in the EIR for the Pure Water Monterey Project.

3) On October 9, 2015, the FORA Board of Directors unanimously endorsed the PCA Pure Water Monterey Project as a potential supplier of augmented water to the Ord Community.

4) On April 8, 2016, MCWD and PCA entered into that certain Pure Water Delivery and Supply Project Agreement wherein the Product Water Conveyance Facilities will be designed, constructed, owned, and operated by MCWD with a capacity sufficient to convey the 1,427 AFY of advance treated water and wherein MCWD will have the right to utilize up to and including a net 1,427 AFY of the AWTF's treatment capacity to implement FORA Board Resolution 07-10.

F. Additional 973 AFY Augmentation Water Component.

1) As a result of the RUWAP Recycled Water Project and the Pure Water Monterey Project, 973 AFY of augmentation water is still needed for the Ord Community ("Additional Water Augmentation").

2) On October 9, 2015, the FORA Board of Directors unanimously endorsed a joint water supply planning process among FORA, PCA, and MCWD.

3) MCWD and FORA agreed in a Memorandum of Agreement to resolve the 2015/16 budget dispute, and on December 11, 2015, the FORA Board of Directors approved the MOA and agreed to "participate in a tripartite planning process with PCA" in order to study and identify water sources to supply the additional 973 AFY of Additional Water Augmentation.

4) The Parties recognize that there could be a mix of different sources of water to meet the 973 AFY of Additional Water Augmentation, including water conservation and to possibly increase or decrease the advance treated water component.

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

1. Purpose. The Parties agree:

1.1. To study and identify a mix of water sources, options, and alternatives necessary to provide the 973 AFY of Additional Water Augmentation;

1.2. To study and identify whether more or less than the 1,427 AFY of advance treated water is needed to serve the Ord Community so that Phase 2 of the Pure Water Monterey Project can be properly sized and financed to serve the Ord Community, recognizing that any change to FORA Resolution No. 07-10 will need the prior approval of the FORA Board of Directors and the FORA member jurisdictions named in the resolution.

2. General Principles. The Parties agree that the following General Principles will inform and guide the Three Party Planning ("TPP") effort and act as a mandate to perform the water supply planning specified herein:

- 2.1. Each Board shall support in good faith the TPP effort.
- 2.2. The TPP effort shall explore the most cost-effective and technically efficient mix of advance treated water, conservation, desalinization, groundwater recharge and recovery, and other water sources, options, and alternatives.
- 2.3. The TPP shall emphasize strategies that lower the cost burden on ratepayers and end users, such as economies of scale.
- 2.4. PCA, MCWD and FORA will equally contribute monies for the TPP effort. The Parties hereby agree to a total TPP budget for Fiscal Year 2016/17 of \$471,000, i.e., \$157,000 per Party and to so provide in their respective budgets. Additional funds may be considered by the Parties, subject to respective Board approval, as an amendment to this MOU if the parties desire to continue cooperative planning past Fiscal Year 2016/17 or to budget more than \$471,000 for Fiscal Year 2016/17 and/or for future fiscal years.
- 2.5. Written agreements on funding, budgeting, CEQA processing, and other deal points shall be returned to each of the three Boards for specific review, consideration and approval, prior to execution.
- 2.6. FORA shall consider how its Water Augmentation mitigation dollars may be applied to the Recycled Water component and the Additional Water Augmentation component, at all times subject to specific FORA Board approval.
3. The Study. To carryout Section 1 above, the Parties agree to perform the following:
 - 3.1. An economic study: to determine the economics of each option, the direct and indirect costs, and the potential scope.
 - 3.2. A feasibility study: to include a cost/benefit analysis and the feasibility of implementing each option regarding existing policy, regulations, and constraints.
 - 3.3. A technical study: to determine the technical requirements, designs and constraints for each option, and their impacts on the economics and feasibility of each option.
 - 3.4. A comparative analysis: to determine a recommended Water Augmentation Mix, including an assessment of the existing Recycled Water Project and the future impacts in order to determine the best 'mix' for an "all-of-the-above" solution and to help the Parties determine the potential level of effort needed for Additional Water Augmentation.
 - 3.5. Community engagement: to determine key points by which MCWD and FORA will engage with the land use jurisdictions, CSU Monterey Bay, UC Santa Cruz, Monterey Peninsula College, Monterey Presidio, stakeholders and the public concerning CEQA submittals, conceptual plans, designs, approvals, and project status.
 - 3.6. The Parties agree to participate in the community engagement process which may include key milestones, such as:

- 3.6.1. Requirements Determination
- 3.6.2. Public Reviews
- 3.6.3. Conceptual Plan Reviews
- 3.6.4. CEQA / EIR Submittals

3.7. The Parties agree that, at different stages following the execution of this MOU, two-party and/or multi-party agreements may be recommended to the respective Boards to advance identified water augmentation projects, provided that the Parties will review and recommend for approval by the FORA Board Additional Water Augmentation options.

3.8. The Parties agree the FORA Board will review and, if found suitable, select a Preferred Water Augmentation Mix within 120 days a recommendation is submitted. Selection will occur in accordance with FORA's Master Resolution, Section 2.20.040.. The term "Preferred Water Augmentation Mix" ("PWAM") shall mean the FORA Board-selected Additional Water Augmentation option or mix of options. The PWAM shall be the primary outcome of the Study, and will be the basis for the FORA Board's approved Additional Water Augmentation options to be developed by MCWD pursuant to the Facilities Agreement.

3.9. Term of this MOU. The term of this MOU shall commence as of July 1, 2016, and shall terminate on June 30, 2018, unless amended or extended by mutual written agreement of the Parties.

4. Roles and Responsibilities

4.1. FORA responsibilities are as follows:

- 4.1.1. Will have principal responsibility for the Study.
- 4.1.2. Participate in the needs assessment and data gathering for the Study.
- 4.1.3. Participate in the community engagement planning.
- 4.1.4. Present and participate in community engagement milestone reviews.
- 4.1.5. Establish a Technical Advisory Group.
- 4.1.6. Monitor consultant performance.
- 4.1.7. If feasible, select a Preferred Water Augmentation Mix consisting of Additional Water Augmentation options.
- 4.1.8. Review and consider provision of FORA CIP mitigation funding for the implementation of the Recycled Water component and an Additional Water Augmentation options.

4.2. PCA's responsibilities are as follows:

- 4.2.1. Participate in the needs assessment and data gathering for the Study.
- 4.2.2. Consider and recommend a Preferred Water Augmentation Mix to the FORA Board.
- 4.2.3. Participate in the community engagement planning.
- 4.2.4. Participate in community engagement milestone reviews.
- 4.2.5. Participate in the Technical Advisory Group.

4.3. MCWD's responsibilities are as follows:

- 4.3.1. Participate in the needs assessment & data gathering for the Study.
- 4.3.2. Consider and recommend a Preferred Water Augmentation Mix to FORA Board.
- 4.3.3. Participate in the community engagement planning.
- 4.3.4. Review and consider provision of funding, including but not limited to FORA CIP mitigation funding, Ord Community service area rates, grants, and loans, for the implementation of FORA Board-selected Additional Water Augmentation options.
- 4.3.5. Act as lead Agency for the implementation of the Preferred Water Augmentation Mix pursuant to Section 3.2.1 of the Facilities Agreement.
- 4.3.6. Participate in the Technical Advisory Group.

5. Funding

5.1. The Parties agree to fund the TPP with equal matching contributions.

5.2. Initial Consultant Costs of Up to \$150,000 for Fiscal Year 2016/17

5.2.1. The Parties agree FORA will fund one-third of initial consultant costs up to \$50,000 for Fiscal Year 2016/17.

5.2.2. The Parties agree MCWD will fund one-third of initial consultant costs up to \$50,000 for Fiscal Year 2016/17.

5.2.3. The Parties agree PCA will fund one-third of initial consultant costs up to \$50,000 for Fiscal Year 2016/17.

5.2.4. The Parties agree FORA will invoice MCWD one-third of the initial consultant invoice. MCWD will pay FORA's invoices within 30 days, up to \$50,000 for Fiscal Year 2016/17.

5.2.5. The Parties agree FORA will invoice PCA one-third of the initial consultant invoice. PCA will pay FORA's invoices within 30 days, up to \$50,000 for Fiscal Year 2016/17.

5.3 If additional contributions are required to complete the Study, the Parties agree that the respective staffs shall recommend to their boards an increase in the contribution amount as needed up to the budget for that fiscal year. Section 2.4 specifies the approved TPP budget for Fiscal Year 2016/17.

5.4 Each party agrees to include in its respective agency budget a line item for the TPP until the purpose of the TPP is completed, or the term of this MOU expires, whichever first occurs. If future funding is required to continue the Study beyond FY 2016/17, staff shall propose the following fiscal year's budget and present it to their respective Boards for consideration and approval no later than the last day of February. The Parties agree the fiscal year is to start July 1.

5.5 The Parties agree to develop in good faith a funding strategy for the implementation of the selected Additional Water Augmentation options.

6. Requirements

6.1. The Parties agree that FORA shall conduct the consultant selection process, negotiate a contract, and monitor contract performance.

6.2. The Parties agree that FORA shall establish a Technical Advisory Group (“TAG”).

6.3. The Parties agree that MCWD shall be the lead agency to implement Additional Water Augmentation options and shall act as the Lead Agency under CEQA in order to implement the Additional Water Augmentation options once the Parties commit to a definite course of action. FORA shall act as the Responsible Agency under CEQA for the Additional Water Augmentation option once the Parties commit to a definite course of action. The Parties recognize that project implementation is not a part of the TPP Effort, and that CEQA review will be performed prior to the Parties commitment to definitively move forward with the Additional Water Augmentation options.

7. Technical Advisory Group (“TAG”)

7.1. Purpose of TAG is to provide the Parties with technical advice during the Study and to perform the following functions:

7.1.1. The TAG is to act as the main point of contact to collect and/or disseminate essential data necessary for the Study.

7.1.2. The TAG is to review presented information/designs and provide input or feedback on behalf of the jurisdictions listed in Section 7.8.

Members of the TAG shall be responsible to gather and disseminate data concerning the Study to their respective jurisdictions.

7.2 TAG shall consist of one staff member each from FORA, Marina, Seaside, Del Rey Oaks, Monterey County, CSUMB, UCSC, PCA, MCWD and MPC. FORA staff shall chair the TAG.

7.2. Appointment to the TAG shall be made by the FORA Administrative Committee based upon nominations from the respective jurisdictions.

7.3. Frequency of meetings shall be once every two months, or more frequently as the chair may determines based on Study status.

7.4. The TAG shall be appointed within 120 days of signing this MOU, and dissolved upon approval of a Preferred Water Augmentation Mix by the FORA Board.

8. Consultant/Contractor Selection for Study Work

8.1. A Selection Committee (“Committee”) will be established for the requirements, development and review of requests and evaluation criteria, interviewing, evaluation of proposals, and selection of consultants and/or contractors to conduct the Study.

8.2. The Committee shall be comprised of 3 staff members, one from each of the Parties.

8.3. It is recommended the Committee members follow one of the two consultant selection procedures:

8.3.1. Engineering Firm Selection Process: Recommendations for Small Public Water Systems Utilizing CDPH Infrastructure Funding, California Department of Public Health, Division of Drinking Water and Environmental Management, August 2012.

8.3.2. Consultant Selection Guidebook: Procedures for Selecting Consultants for FHWA Federal-Aid Projects and State Funded Projects, STATE OF CALIFORNIA, Department of Transportation, Division of Local Assistance, Office of Procedures Development, January 2002, as may be updated from time to time.

8.4. It is recommended that the Committee members give priority to consultants and contractors able to demonstrate a mature project management model utilizing an earned value management system.

IN WITNESS WHEREOF, FORA, MCWD and MRWPCA execute this Agreement:

FORA

Approved as to form:

By _____ Date _____ By _____ Date _____
Michael A. Houlemard, Jr. Jon Giffen
Executive Officer Authority Counsel

MCWD

By _____ Date _____ By _____ Date _____
Keith Van Der Matten Roger Masuda
General Manager Authority Counsel

MRWPCA

By _____ Date _____ By _____ Date _____
Paul Sciuto Rob Wellington
General Manager Authority Counsel

Placeholder for Attachment B for Item 6c

Water Augmentation: Planning Process

This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	University of California (UC) Santa Cruz/County of Monterey/FORA UC Monterey Bay Education Science & Technology Center (UCMBEST) Memorandum of Understanding	
Meeting Date:	May 13, 2016	ACTION
Agenda Number:	6e	

RECOMMENDATION:

Approve the UC Santa Cruz/County of Monterey/Fort Ord Reuse Authority (FORA) - UC Monterey Bay Education Science & Technology Center (UCMBEST) Memorandum of Understanding (**Attachment A**).

BACKGROUND:

In 1994, the UC obtained +/- 1,000 historic Fort Ord acres (approximately 600 for the UC Natural Reserve and 400 acres for research and development opportunities) to create UCMBEST. UCMBEST has been managed by the UC Santa Cruz campus since the acquisition. Despite high aspirations, market demand for the UCMBEST has failed to meet expectations. Over the course of the last fifteen years UC engaged in two unsuccessful attempts to partner with a master developer.

UCSC Chancellor George Blumenthal announced in March 2010 that UC intended to shrink the footprint and pursue alternative uses for peripheral lands. In response to a request from Congressman Sam Farr, a group of stakeholders was assembled to discuss and make recommendations regarding a future vision for UCMBEST and the associated lands. UC Santa Cruz and the FORA jointly paid for consultant support and hosted a series of facilitated stakeholder meetings. Stakeholder recommendations from that effort are summarized in the 2011 UCMBEST Center Visioning Process Report (<http://bit.ly/1SBPITt>), and memorialized in a letter executed by stakeholders (included in **Attachment A**). Stakeholders agreed to the following outcomes:

- UC's presence continues to be valued. Stakeholders recommend that UC retain control of UCMBEST;
- The local institutions of higher education (and potentially others) should be invited to join an advisory group to help guide the UCMBEST;
- UC to actively seek new UCMBEST tenants and streamline the approval process;
- UC peripheral lands may be used for economic development opportunities; and
- UC may be expected to retain and utilize reasonable revenues for development.

Next steps outlined in the 2011 Report include:

- 1) Convene a special Working Group meeting to explore potential federal initiatives;
- 2) Convene a UC Santa Cruz and CSUMB meeting to explore 8th Street parcel uses;
- 3) Invite local higher education institutions to collaborate in supporting UCMBEST development and establish a process for expanding the range of potential research uses;
- 4) Seek funding for entitlements and additional water resources; and
- 5) Complete entitlements.

While many of the recommendations above remain valid, continued UCMBEST stagnation consistently surfaces/raises Board and community concerns. Recently, following Board direction, the strengthening of Monterey County Economic Development staffing, and the hiring of a new FORA Economic Development Coordinator, efforts have renewed to catalyze UCMBEST reuse activity. To this end a series of meetings were held in the fall of 2015 culminating with an Executive-level meeting at UCSC on December 22, 2015, and subsequent staff meeting in January, February, March and April, 2016. UC Santa Cruz Vice President for Research, Scott Brandt presented a UCMBEST status update to the Board at the March 11, 2016 meeting, providing historical context, and describing visioning recommendations implementation progress, and laying out current and future efforts to catalyze activity at UCMBEST. Also, UC Santa Cruz has recently added key new staff in intellectual property transfer and project planning.

DISCUSSION:

During the March 11 Board presentation, UC Santa Cruz Vice President for Research, Scott Brandt referenced a pending 3-party Memorandum of Understanding between UC Santa Cruz, County of Monterey, and FORA focused on mutually beneficial economic development activities. The final staff-level version of that Memorandum of Understanding is attached (**Attachment A**) for Board consideration

FISCAL IMPACT:

Reviewed by FORA Controller _____.

Staff time for this item is in the approved annual budget.

COORDINATION:

UCSC and Administrative Committee

Prepared by _____
Josh Metz

Approved by _____
Michael A. Houlemard, Jr.

To all parties concerned:

Re: Agreement to Cooperate to Foster UC MBEST Development

This letter agreement (hereinafter, "Agreement") is between the University of California Santa Cruz (hereinafter "UC Santa Cruz"), the Fort Ord Reuse Authority (hereinafter "FORA"), and the County of Monterey (hereinafter "County") (collectively hereinafter referred to as "Parties") outlining general terms of a cooperative effort to advance the University of California, Monterey Bay Education Science and Technology (hereinafter "UC MBEST") vision. This agreement shall become effective on the date last signed below.

UC lands at the former Fort Ord ("UC Lands") consist of five parcels ("West Campus, Central North Campus, East Campus, Central South Campus, and 8th Street Parcel") depicted in Exhibit A. All parties concur that development of UC Lands will benefit local jurisdictions and FORA, and that FORA and the County have expertise that can assist in such development.

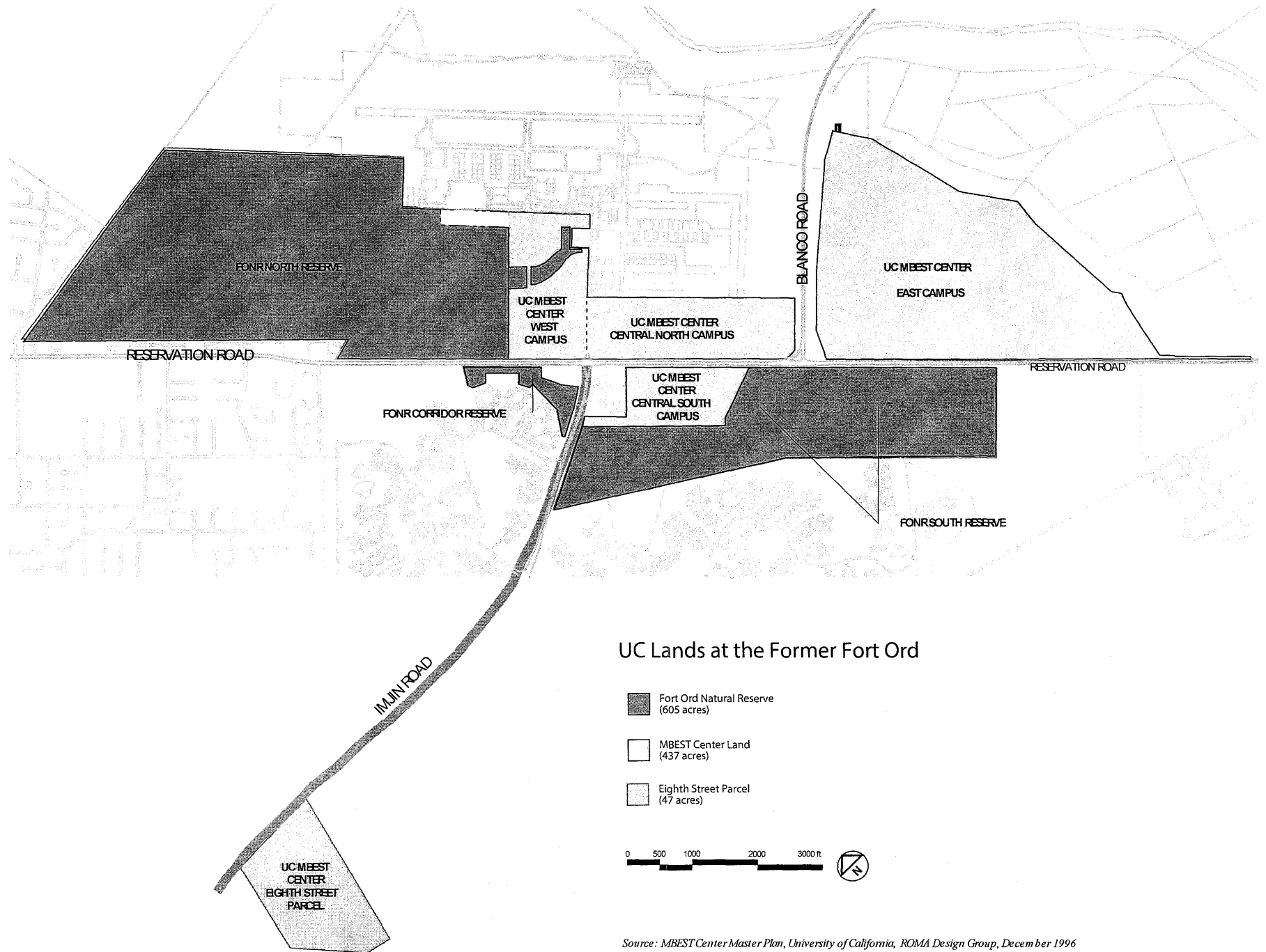
Consistent with a letter dated May 10, 2012 (attached as Exhibit B), recommending a new vision for the MBEST Center, the parties agree to the following, subject to the parties' available resources and consistency with each party's policies:

- a. Continue supporting the regional recovery focus on establishing a 50-70-acre R&D Center on the Central North Campus, which is served by roadways and utilities.
- b. Advance job creating and revenue generating uses on ancillary UC Lands (West Campus, East Campus, Central South Campus, and the 8th Street Parcel).
- c. Collaborate and seek research-related and educationally oriented uses and offer the ancillary UC Lands for ground lease, lease-option purchase and for sale to meet industry demand as market conditions warrant.
- d. Collaborate on a marketing effort for the R&D Center and other UC lands as soon as is feasible.
- e. Establish an advisory group to evaluate and advance development alternatives for the R&D Center and other UC Lands in order to expand the range of potential research and economic development activities at the former Fort Ord.
- f. Continue working with the City of Marina to complete entitlements on the R&D Center to position UC Santa Cruz to respond to market opportunities.
- g. Present a quarterly progress report by UC Santa Cruz to the FORA Board of Directors or the County Economic Opportunity Committee.

George Blumenthal, Chancellor (Date)
University of California Santa Cruz

Jane Parker, Chair (Date)
County of Monterey Supervisors

Frank O'Connell, Chair (Date)
Fort Ord Reuse Authority



UC Lands at the Former Fort Ord

Source: MBEST Center Master Plan, University of California, ROMA Design Group, December 1996

May 11, 2012

Chancellor Blumenthal
University of California, Santa Cruz
1156 High Street
Santa Cruz, CA

Re: Support for Implementing UC MBEST Center Vision

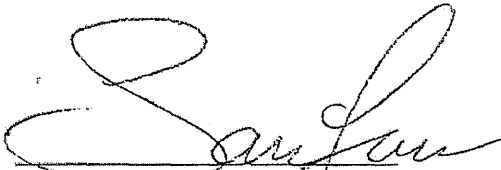
Dear Chancellor Blumenthal:


Reuse of the former Fort Ord offers both challenges and opportunities for the Monterey Bay region. A key reuse element is the University of California ("UC") Monterey Bay Education, Science, and Technology Center ("MBEST Center"). The original MBEST Center vision called for establishing a 437-acre R&D Center. Now, after 15 years of development experience and a changing market, UC is repositioning UC MBEST to be an R&D Center of approximately 70 acres. In partnership with the Fort Ord Reuse Authority, UC convened a stakeholder group to update the MBEST Center vision and to explore ideas for moving forward with job creation and revenue generation on remaining developable UC land at the former Fort Ord.

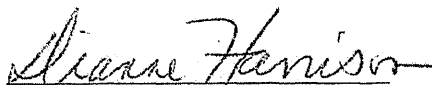
The MBEST Center visioning process engaged leadership of regional institutions of higher education, local jurisdictions, the Fort Ord Reuse Authority, and the 17th Congressional District. After several months of meetings the final report, dated November 29, 2011, was issued, summarizing the salient points of the visioning process, which include the following:


1. UC will retain and continue to manage the 605-acre Fort Ord Natural Reserve as protected habitat while the MBEST Center footprint will be focused on the 70-acre Central North campus.
2. Other developable UC-owned lands at the former Fort Ord will be available for job-generating uses consistent with the Fort Ord Base Reuse Plan that are compatible with the UC MBEST Center.
3. UC will continue to seek research-related and educationally oriented uses on adjacent developable lands.
4. UC Santa Cruz will invite local higher education institutions to establish an advisory group to help guide the MBEST Center and to expand the range of potential research activities.
5. UCSC and CSUMB will collaborate on a path forward for UC's Eighth Street Parcel.
6. UC Santa Cruz will partner with the City of Marina to complete entitlements on the Central North Campus to better position the MBEST Center to respond to R&D opportunities.


The following stakeholders support UC in its efforts to implement this updated MBEST Center vision and commit to working collaboratively with UC to bring this important effort to fruition.


1. 
Sam Farr, Congressman
17th Congressional District


2. 
Dave Potter, Chairman
FORA Board

3. 
Dianne Harrison, President
California State University
Monterey Bay

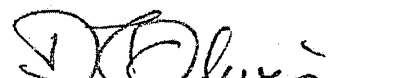
4. 
Doug Garrison, President
Monterey Peninsula College

5. 
Jane Parker, District 4 Supervisor
Monterey County

6. 
Sunder Ramaswamy
President
Monterey Institute of
International Studies

7. 
Bruce Delgado, Mayor
City of Marina

The Naval Postgraduate School has a significant and continuing interest in the progress of the MBEST Center's movement forward under the revised vision.

8. 
Dan Oliver, President
Naval Postgraduate School

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Adopt Marina Coast Water District's 2016/17 Ord Community Budget	
Meeting Date:	May 13, 2016	ACTION
Agenda Number:	6d	

RECOMMENDATION(S):

- i. Receive a Fort Ord Reuse Authority (FORA) staff presentation;
- ii. Receive a Marina Coast Water District (MCWD) staff presentation; and,
- iii. Consider Resolution Nos. 16-XX and 16-XX Adopting a Compensation Plan for Base-wide Water and Sewer Services on the Former Fort Ord (**Attachment A and B**).

BACKGROUND/DISCUSSION:

The 1998 Water Wastewater Facilities Agreement (FA) assigns MCWD the responsibility to keep a fund for the Ord Community separate from the general MCWD operation. The Ord Community fund has its own line items and account numbers, giving MCWD the ability to report on revenues and expenses for the service area (Section 7.1.1). The Water Wastewater Oversight Committee (WWOC) is responsible for reviewing and recommending Budgets and Compensation Plans for the Ord Community (per Section 4.2.2.5 and Section 7.1.3 of the FA). The Fort Ord Reuse Authority's (FORA's) responsibility is to state whether it agrees or disagrees with proposed budget within 3 months of receiving the Proposed Budget and Plans, and adopt by ordinance the compensation plan per Section 7.2 and 7.3. Any disputes over items in the Budget are governed by section 7.2.1.

The WWOC received the proposed Budget on 10 March 2015, starting the three-month clock, making FORA Board's final approval deadline June 10, 2015. The FA states that if FORA does not respond within three months, the compensation plan contained in the latest submittal from MCWD shall be deemed adopted (Section 7.2.1), and if not approved, MCWD will default to the previous year's budget (FY 15/16). The WWOC met with MCWD to review the budget on March, 16th, April 8th, and May 2nd of 2015. Due to their size, the proposed budget and its revisions are available online at the following address:

<http://fora.org/wwoc-review.html>

The WWOC has voted and put forward for Board consideration the following recommendation:

XXXXX TBD XXXX

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

WWOC, MCWD, Administrative Committee, Executive Committee

Prepared by _____
Peter Said

Reviewed by _____
Steve Endsley

Approved by _____
Michael A. Houlemard, Jr.

Placeholder for Attachment A for Item 6d

**Water Augmentation: Planning Process
Resolution 16-XX**

This item will be included in the final Board packet.

Placeholder for Attachment B for Item 6d

**Water Augmentation: Planning Process
Resolution 16-XX**

This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS AGENDA

Subject:	Categories I and II Post Reassessment Actions Consultant Determination Opinion Report	
Meeting Date:	May 13, 2016	INFORMATION/ACTION
Agenda Number:	6f	

RECOMMENDATION(S):

Receive the Michael Baker Inc. (MBI) Consultant Determination Opinion Report for Categories I and II.

BACKGROUND/DISCUSSION:

At the September 13, 2013 Fort Ord Reuse Authority (FORA) Board of Directors (Board) meeting, special land use attorney Alan Waltner recommended Categories I and II undergo California Environmental Quality Act (CEQA) review. In addition, Special Counsel Waltner recommended that FORA hire an environmental consultant to determine the type of CEQA environmental clearance to complete the Base Reuse Plan (BRP) Reassessment Report, Categories I and II. This was added to the FORA Board that subsequently approved funding in FY 2015/16 to complete recommended work.

At the February 13, 2014 FORA Board meeting, the Board approved the BRP Reassessment Work Plan. The BRP Reassessment Work Plan identified Categories I and II items to be completed. The Category I focus is on text and figure changes, and the Category II focus is on prior Board actions and regional plan consistency. Shortly thereafter, the Post Reassessment Advisory Committee met with FORA staff to review page by page, Categories I and II edits.

In February 2016, FORA hired MBI to conduct the analysis and prepare a Determination Opinion that would address Categories I and II CEQA compliance. MBI and their CEQA specialist, legal counsel, Amanda J. Monchamp, Esq. (Holland & Knight), completed its review and is of the opinion that Categories I and II do not meet the definition of "projects" under CEQA that warrant detailed environmental review or actions that have been previously reviewed by other agencies (**Attachment A**).

Subsequently, FORA staff and MBI will continue to work on Categories I and II analysis, completing the following: 1) Category I corrections and updates; 2) Category II land use modifications based on other jurisdiction actions; 3) Category II modifications of circulation maps, text, and Capital Improvement Plans, and; 4) Category II modifications to assure consistency with regional and local plans. FORA staff will bring back regular reports to the Board.

FISCAL IMPACT:

Reviewed by FORA Controller _____

Staff time and MBI's contract funding are included in the approved FORA budget.

COORDINATION:

Authority Counsel, Administrative and Executive Committees, MBI.

Prepared by _____
Ted Lopez

Approved by _____
Michael A. Houlemard, Jr.

Placeholder for Item 6f Attachment A

**Consultant Determination Opinion Report
to be distributed under separate cover**

Placeholder for Item 8a

Habitat Conservation Plan Update

This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Administrative Committee

Meeting Date: May 13, 2016

Agenda Number: 8b

INFORMATION

RECOMMENDATION:

Receive a report from the Administrative Committee.

BACKGROUND/DISCUSSION:

The Administrative Committee met on April 13, 2016. The approved minutes will be included in the final Board packet.

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 _____ Approved by _____
Maria Buell Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Finance Committee

Meeting Date: May 4, 2016

Agenda Number: 8c

INFORMATION

RECOMMENDATION(S):

Receive minutes from the April 11, 2016 Finance Committee (FC) meeting.

BACKGROUND/DISCUSSION:

The FC met on April 11, 2016 to discuss the draft preliminary FY 16-17 budget. Please refer to the attached minutes (**Attachment A**) for more details and the FC recommendations.

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

Finance Committee

Prepared by _____ Approved by _____
Marcela Fridrich Michael A. Houlemard, Jr.



FORT ORD REUSE AUTHORITY FINANCE COMMITTEE MEETING MINUTES

Monday, April 11, 2016 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Immediate Past Chair/Member Oglesby called the meeting to order at 3:35 p.m. Chair Morton joined meeting at 3:50 p.m. The following were present:

Members:

Gail Morton, City of Marina
Casey Lucius, City of Pacific Grove
Andre Lewis, CSUMB
Ian Oglesby, City of Seaside

Absent:

Nick Chiulos, County of Monterey
Alan Haffa, City of Monterey

Public:

Bob Shaffer
Wendy Eliot

FORA Staff:

Michael Houlemard
Steve Endsley
Helen Rodriguez
Ivana Bednarik
Marcela Fridrich
Peter Said

2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE – Executive Officer Houlemard announced the advertising for a FORA prevailing wage coordinator in several outlets including the FORA website.

3. PUBLIC COMMENT PERIOD – None

4. FEBRUARY 1, 2016 MINUTES – Adopted: Motion Lucius, Second Lewis. Passed. Ayes; Morton, Lucius, Lewis, Oglesby. Noes; None.

5. FY 16-17 PRELIMINARY BUDGET – Michael Houlemard introduced the Preliminary Budget. Finance Committee (FC) Members then received a revised draft preliminary budget from the one released with the Finance Committee packet. Copies were made available to the public as well. Finance Controller provided a brief summary explaining the revisions and emphasized that the CIP and Lease and Land Sale components of the budget represented estimates available at the time of review and are pending the completion of the CIP Budget anticipated sometime in July or August. She added that a current Salary Study is in progress, and upon its completion the Finance and Executive Committees will review this item and provide a recommendation to the Board at its next meeting. FC Members 1) expressed concern about the \$9.7M of proposed expenditures in excess of projected income, 2) asked about Land Sale and CFD revenue stream projections and 3) inquired about the fund balances as noted on the budget presentation. Chair Morton asked staff to: 1) itemize the fund balance identifying all committed or assigned funds so as to identify unassigned fund balances, 2) prepare a summary of the prior 5 year Cost of Living Adjustments (COLA) that FORA has given and its impact in the current year draft budget; and 3) provide information on what the surrounding member jurisdictions' proposed budget for COLA, if available. Members requested that the CIP and Lease and Land Sale budget be further updated. Staff responded that these items will be revised and sent to them pursuant to their requests.

MOTION:

Moved by member Lewis, seconded by member Lucius to forward the FY 16-17 Preliminary Budget with requested revisions and additional information to the Executive Committee/Board for their consideration.

MOTION WAS UNANIMOUS. Ayes: Morton, Oglesby, Lucius, Lewis. Nays; None.

6. NEXT MEETING DATE – FC Members agreed that the April 23rd meeting is not required.

7. ADJOURNMENT – Meeting adjourned at 4:27 PM.

Minutes prepared by Marcela Fridrich.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Post Reassessment Advisory Committee

Meeting Date: May 13, 2016

Agenda Number: 8d

INFORMATION

RECOMMENDATION(S):

Receive a report on the Post Reassessment Advisory Committee (PRAC) activity/meeting.

BACKGROUND/DISCUSSION:

The PRAC met Wednesday, April 6, 2016 and received Business Item staff presentations on 2016 Water Symposium (update) and Draft Trails Concept (update).

PRAC members received new information for a 2016 Water Symposium event. The water symposium was discussed at the December 10, 2015 and March 9, 2016 PRAC meetings. At the April 6, 2016 PRAC meeting, members discussed possible symposium topics: a historical context of water in the tri-county region and state laws/legal issues that impact local water rights.

Also, staff reported to PRAC members the outcome of the Draft Trails Concept. At the March 11, 2016 FORA Board meeting, Board members adopted Resolution 16-06 in support of the Draft Trails Concept. Finally, attached is the approved March 9, 2016 PRAC minutes to this report (**Attachment A**).

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

PRAC, California State University Monterey Bay, Transportation Agency for Monterey County, Administrative and Executive Committees.

Prepared by _____
Ted Lopez

Approved by _____
Michael A. Houlemard, Jr.



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

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

1. CALL TO ORDER

Chair Beach called the meeting to order at 9:00 a.m. The following were present:

Committee Members:

Victoria Beach (Chair), City of Carmel
Alan Haffa, City of Monterey
Andre Lewis, CSUMB
Gail Morton, City of Marina
Steve Matarazzo, UCSC
Jane Parker, Supervisor County of Monterey
Ralph Rubio, Mayor City of Seaside

FORA Staff:

Michael Houlemard
Steve Endsley
Jonathan Brinkmann
Ted Lopez
Josh Metz
Mary Israel
Stan Cook
Laura Vidaurri
Peter Said

Other Attendees:

Craig Malin, City of Seaside
Wendy Elliot, Dunes at Monterey Bay
Bob Schaffer, member of the public

2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

None.

3. APPROVAL OF MEETING MINUTES

a. February 10, 2016 Minutes

MOTION: Mayor Rubio moved, seconded by Victoria Beach to approve the February 10, 2016 PRAC Committee minutes.

MOTION PASSED UNANIMOUSLY.

4. PUBLIC COMMENT PERIOD

None.

5. BUSINESS ITEMS

a. Water Symposium

Principal Planner Jonathan Brinkmann gave an update on research assigned to staff by the PRAC at the December 10, 2015 meeting. Mr. Brinkmann presented biographies of potential speakers. He said the symposium can be held in August or September at the CSUMB University Center. Assistant Executive Officer Steve Endsley said more agencies can be involved to share the cost and help draw participants. Mayor Rubio said to estimate the amount

of staff time will be involved and submit a proposal to the Executive Committee. Members further discussed symposium topics, including legal document review, Groundwater Sustainability Act requirements, water allocations to former Fort Ord lands and current regional projects on future water distribution. PRAC members asked staff to invite potential speakers to present to the committee.

b. Building Removal Update

Senior Program Manager Stan Cook presented the full history of building removal on former Fort Ord and highlighted issues involved in the current building removal projects on CSUMB property, the Stockade, and Seaside Surplus II. Mr. Cook showed maps of Marina, Seaside and CSUMB buildings removed, reused and remaining. Mr. Cook answered questions from PRAC members about funding building removal. PRAC members agreed to research funding for building removal after FORA sunsets.

Council member Beach, Mayor Rubio and Council member Gail Morton suggested an approach to bring a Resolution to the FORA Board committing staff time to work with jurisdiction staff to plan completion of blight/building removal after FORA sunsets and for the Board to look at FORA's building removal share, adjust and index the cost of building removal in Seaside. No formal vote was taken.

c. Draft Trails Concept Update

PRAC members felt that they had heard enough about the trails concept and asked staff to present it to the Board without comment.

d. 2016 PRAC Calendar Meeting Schedule Update

MOTION: Council member Gail Morton moved and Andre Lewis seconded to accept the PRAC Meeting Schedule as presented in the Agenda Packet with the understanding that each meeting will be confirmed by the group the meeting before.

MOTION PASSED UNANIMOUSLY.

6. ITEMS FROM COMMITTEE MEMBERS

None.

7. ADJOURNMENT

Meeting was adjourned at 11:03 a.m.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Regional Urban Design Guidelines Task Force

Meeting Date: May 13, 2016

Agenda Number: 8e

INFORMATION

RECOMMENDATION(S):

Receive Regional Urban Design Guidelines (RUDG) Task Force (Task Force) Update.

BACKGROUND/DISCUSSION:

The RUDG process began in spring 2014 and is nearing completion. The Task Force met at 1:00 p.m. Thursday, April 14, and 1:00 p.m. Thursday, April 28, 2016 to review staff RUDG development progress. Staff presented progress on the following items:

- Completion of landscape pallet and placement recommendations
- Completion of wayfinding and gateway signage recommendations
- Refinement of road and trail cross-sections
- Draft RUDG checklist

The Task Force heard from and asked questions of Mike Bellinger of Bellinger-Foster-Steinmetz Landscape Architects (BFSLA) who has completed the outstanding landscape pallet and layout recommendations.

Members moved to advance the landscape pallet, layout and gateway planting recommendations to the Board with minor additions/edits.

Members reviewed and provided comments to the staff prepared and draft RUDG checklist.

Refinements to the gateway and road cross-section content. Members recommended minor editorial changes to each RUDG and bring a full RUDG packet for Task Force review at the next meeting.

The next RUDG Task Force meeting is scheduled for 2:30 p.m. Tuesday, May 10, 2016.

Approved March 29 and April 14, 2016 minutes are attached (**Attachment A**).

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

Administrative Committee

Prepared by _____
Josh Metz

Approved by _____
Michael A. Houlemard, Jr.



REGIONAL URBAN DESIGN GUIDELINES TASK FORCE REGULAR MEETING NOTES

1:00 p.m., Thursday, April 14, 2016

920 2nd Avenue, Suite A, Marina, CA 93933 (FORA Conference Room)

1. CALL TO ORDER

Chair Michael Houlemard Jr. called the meeting to order at 1:08 a.m. The following were present:

Committee Members:

Layne Long, City of Marina
Anya Spear, California State University Monterey Bay (CSUMB)
Carl Holm, Monterey County

Other Attendees:

Mike Bellinger, BFS Landscape Architects (BFSLA)
Kathy Biala, Marina Planning Commission
Steve Matarazzo, University of California Santa Cruz
Karyn Wolfe, Citizens for Sustainable Marina
Levon Stone, Fort Ord Environmental Justice Network
Bob Schaffer, member of the public
Brian Boudreau, member of the public
Beth Palmer, member of the public
Wendy Elliott, Dunes at Monterey Bay

FORA Staff:

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

2. PLEDGE OF ALLEGIANCE

Mike Bellinger led the pledge of allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Mr. Houlemard announced that FORA will be interviewing candidates for the new Prevailing Wage position next week.

4. APPROVAL OF MEETING MINUTES

a. March 29, 2016 Minutes

MOTION: Layne Long moved, seconded by Carl Holm, to approve the March 29, 2016 RUDG Task Force meeting minutes.

MOTION PASSED UNANIMOUSLY.

5. PUBLIC COMMENT PERIOD

None.

6. BUSINESS ITEMS

a) DRAFT RUDG content review/edit/recommendations

i. Checklist

RUDG Project Manager Josh Metz presented a working draft RUDG checklist. He noted specific edits including: a new "Applicable" checkbox to indicate relevant guidelines; staff retained the "Yes/No" and "Notes" columns for each measure, added Measure numbers corresponding to RUDG Measure numbers, and formatted keywords to bold. Finally, he noted that staff had

distilled and added FORA's (2005) adopted Highway 1 Corridor guidelines as part of the checklist.

Staff also addressed the following questions from the Task Force and public:

Will the checklist be fillable online? There will be a PDF form to download and fill in, as well as an online form. Mr. Houlemard noted the material submission timestamping requirements in the Master Resolution Chapter 8 remain unchanged.

Could someone not meet one out of ten of the guidelines and still have their project accepted? Assistant Executive Officer Steve Endsley said the checklist is not meant to be a pass/fail test. Rather, it would represent project RUDG compliance after discussions with planners and FORA staff, and be one component of the total consistency determination packet.

Could LEED for Neighborhood Development inform the RUDG checklist? Task Force member Anya Spear advocated for using the LEED for Neighborhood Development standard to strengthen the RUDG by further incorporating national planning best practices. Staff agreed to take this under consideration and return a recommendation at the next meeting.

UCMBEST Planning Director, Steve Matarazzo, suggested the best development project might use both a checklist and submit 4-5 pages of narrative so jurisdictional staff can see how they alternatively meet Objectives. Mr. Houlemard asked staff to add a sentence in the 'How to Use This Checklist' section to the effect that where a Legislative Land-use Consistency Determination has been made referring to a specific measure, attach a document to explain how the project meet these requirements.

Mr. Holm asked where 'applicability' will be noted, per measure or per guideline. Mr. Metz explained that some guidelines are not-applicable for any given planning area or location and therefore jurisdiction staff can check "No" on the top right corner before conveying the checklist to an applicant. Mr. Holm also suggested the measures be itemized with alpha-numeric code, i.e. change Complete Streets measure 1 to "CS1," for clearer communications.

Mr. Metz asked the Task Force to submit all comments and questions on the checklist by the end of the following week (April 22nd). Mr. Houlemard reminded the Task Force that the checklist planning tool for jurisdiction staff and developers is not for FORA Board Approval.

ii. **Landscaping**

Mike Bellinger of BFSLA presented an updated draft plating palette. Following from previous street tree discussion, he reiterated his intent to offer durable trees with limited irrigation needs. He clarified that the plant palette is for public right-of-way only, such as parkway strips, medians and shoulders. Therefore, he chose to offer as few as possible, so as not to burden the agencies planting these areas with elaborate layouts and high-level care.

A representative of Citizens for a Sustainable Marina requested the development areas and regional corridor plant palette be based on the Fort Ord National Monument native plant list. She specifically requested madrone, flannel bush, native oak species, and said that *Leptospermum* and *Echium* are invasive and problematic. She spoke against Cypress trees. She offered her organization's support in sourcing native plants. Mr. Houlemard said that jurisdictions and developers can include more native plants if desired.

A representative of Fort Ord Environmental Justice asked for trees that are known to absorb air pollution to be included in the palette. She also said that the Army sprayed the native oak trees with Agent Orange.

A representative of the Dunes at Monterey Bay asked if microclimates of Fort Ord could be specified for a plant palette atlas. Mr. Bellinger said the main driver in his tree selections was the ability to survive and remain aesthetically appealing in the high winds that are typical in the former Fort Ord area.

A member of the Marina Planning Commission said she brought plant palette notes from Bruce Delgado and Rob Dupree for Mr. Bellinger and FORA staff to review. She asked for the RUDG Task Force to start looking at natural natives, then supplement them from an ecosystem approach. Staff agreed to review the notes. Mr. Bellinger offered to add notes about preserving native soils and delineate lead time for collection and propagation of native plants in the plant palette. Mr. Houlemard said that the plant palette will not cover 100% of the development area, but only about 5%.

Mr. Endsley asked staff to share the deadline for the plant palette input. Mr. Metz said the final draft is set to go to the June 10th Board Meeting, therefore a final public release needs to be May 16th, all other outstanding work must be done in early May. Mr. Houlemard said all plant palette feedback must be in to Mr. Bellinger and FORA staff by the end of next week (April 22nd).

b) Draft RUDG upcoming review/discussion

i. Gateways

Mr. Metz reminded members the Gateway content needed further attention. Mr. Houlemard asked for the Gateways landscaping palette to be part of Mr. Bellinger's assignment. He also said that the jurisdictions agreed to have military themes in gateways signage in the 1990s. He asked for language in the RUDG that encourages the jurisdictions to have monument-level signage or wayfinding at the gateways to recognize they are entering former Fort Ord.

Mr. Holm said there should be a consistent palette both in the landscaping and in the signage materials and colors of Gateways. Layne Long said the design of the gateway signage should be consistent across all jurisdictions. Ms. Spear said to refer to the TAMC wayfinding palette. Mr. Houlemard said the decision is already made to use the graphics that are in the RUDG and he suggested staff add language about the two gateways from the BRP as examples. He said the guidelines be kept generic and up to the jurisdictions.

ii. Cross-sections

Mr. Metz asked if the Task Force would like to include the cross-sections as they were provided by the consultants, although the road type titles do not match the BRP road types or FORA Fee Reallocation Study terms. Mr. Houlemard asked staff to come back to the Task Force at the next meeting with recommendations.

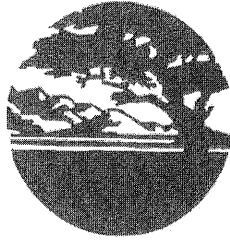
7. ITEMS FROM MEMBERS

None.

8. ADJOURNMENT

Meeting was adjourned at 3:03 p.m.

NEXT MEETING DATE: 1:00 p.m. April 28th, 2016



**FORT ORD REUSE AUTHORITY
REGIONAL URBAN DESIGN GUIDELINES (RUDG)
TASK FORCE MEETING MINUTES
10:00 a.m. Tuesday, March 29, 2016, FORA Conference Room**

1. CALL TO ORDER

A meeting of the whole was called to order at 10:04 a.m. by Mr. Houlemard as a quorum was not reached. Mr. Metz said Ms. Beach anticipated arriving late due to traffic. The meeting reached a quorum at 10:15 a.m.

Committee Members:

Victoria Beach, City of Carmel-by-the-Sea (AR)
Elizabeth Caraker, City of Monterey
Craig Malin, City of Seaside
Anya Spear, California State University
Monterey Bay
Carl Holm, Monterey County

FORA Staff:

Michael A. Houlemard, Jr. (Chair)
Steve Endsley
Josh Metz
Jonathan Brinkmann
Maria Buell

Other Attendees:

Kathy Biala, Marina Planning Commission
Steve Matarazzo, University of California Monterey Bay
Education, Science and Technology Center (UCMBEST)
Ariana Green, Transportation Agency Monterey County
(TAMC)
Bob Guidi, Presidio of Monterey (POM)
Levonne Stone, Fort Ord Environmental Justice Network
(FOEJN)

Public:

Brian Boudreau
Wendy Elliott, Dunes Monterey Bay
Bob Schaffer
Beth Palmer

2. PLEDGE OF ALLEGIANCE

Pledge of allegiance was led by Anya Spear.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

An announcement of an ESCA meeting at Carpenters Hall this evening at 6:30 p.m. and US Army-led tour.

4. APPROVAL OF MEETING MINUTES

a. February 25, 2016

MOTION: Moved by Anya Spear and seconded by Elizabeth Caraker to approve the February 25, 2016 minutes as presented.

MOTION WAS UNANIMOUS.

5. PUBLIC COMMENT PERIOD

There was no public comment.

6. BUSINESS ITEMS

Mr. Metz provided a Draft Regional Urban Design Guidelines (RUDG) status report. Key areas of staff work leading up to the meeting include: reviewing final Monterey County Bicycle & Pedestrian Wayfinding Signage Design (MCBPWSD) standards; securing a contract with Bellinger Foster Landscape Architects (BFSLA) to complete outstanding landscape palette recommendations; and advancing the development of a RUDG BRP consistency evaluation checklist. Mr. Metz also noted resolution of outstanding issues regarding gateway signage and road cross-sections remain.

Mr. Metz presented the final MCBPWSD package and recommended the Task Force consider a motion to include these as a RUDG Measure. Task Force members asked questions and commented – in particular a question was raised about possible in-ground wayfinding signage alternatives for heavily signed areas (i.e. urbanized areas). Task Force members recommended including a RUDG Wayfinding Measure that included “consistency with MCBPWSD”.

MOTION: Moved by Carl Holm and seconded by Craig Malin to recommend including a RUDG Wayfinding Measure that provides for “consistency with MCBPWSD”.

MOTION PASSED UNANIMOUSLY.

Mr. Houlemard introduced Michael Bellinger of BFSLA, who presented images of local and regional streetscape plantings. Drawing from his extensive local experience, he highlighted key landscape design and maintenance opportunities and challenges and asked for Task Force feedback. He noted the abundance of Monterey Cypress trees throughout the region and advocated for their use in landscape plans for areas on the former Fort Ord, west of General Jim Moore Blvd. Mr. Bellinger noted utilities are frequently located in landscape rights-of-way and affect practicalities of planting along roadways and in medians. He noted an on-going tension in landscape design is to balance engineered cross-sections with idealized design outcomes. He suggested utilities agencies such as Marina Coast Water District (MCWD) and Pacific Gas & Electric (PG&E) become part of the RUDG landscape planning discussions.

Mr. Metz described how the RUDG Checklist will be used to inform staff recommendations and Board consistency determinations. The checklist is an evaluation tool that includes a specific set of measures built off the objectives and drawn from the Base Reuse Plan (BRP). A completed checklist will be one part of the broad set of consistency determination evaluation criteria. He also explained the difference between objectives and measures and how the process has been refined for operational use.

Mr. Houlemard asked that any discussion on Gateways and Cross-sections be deferred because quorum was lost at 11:30 a.m. He reminded Task Force of importance of next RUDG meeting on April 14th as this review work may possibly be finished then.

7. ITEMS FROM MEMBERS

None.

8. ADJOURNMENT

The meeting was adjourned at 12:31 p.m.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Veterans Issues Advisory Committee

Meeting Date: May 13, 2016

Agenda Number: 8f

INFORMATION

RECOMMENDATION:

Receive an update from the Veterans Issues Advisory Committee (VIAC).

BACKGROUND/DISCUSSION:

The VIAC met on April 28, 2016. The draft March 24, 2016 VIAC minutes is attached (Attachment A).

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

VIAC

Prepared by _____
Robert J. Norris, Jr.

Approved by _____
Michael A. Houlemard, Jr.



**FORT ORD REUSE AUTHORITY
VETERANS ISSUES ADVISORY COMMITTEE (VIAC) MEETING MINUTES**

**3:00 P.M. THURSDAY, March 24, 2016
(FORA Conference Room)**

1. CALL TO ORDER

Confirming quorum, Chair Jerry Edelen called the meeting to order at 3:00 p.m. The following were present:

Committee Members:

James Bogan, Disabled American Veterans
Mayor Jerry Edelen, City of Del Rey Oaks (Chair)
Mary Estrada, United Veterans Council (UVC)
Richard Garza, Central Coast Veterans Cemetery Foundation (CCVC Foundation)
Master Sgt. Alan Gerardo, U.S. Army (POM Garrison)
Edith Johnsen, Veterans Families
Jack Stewart, Fort Ord Veterans Cemetery Citizens Advisory Committee
Sid Williams, Monterey County Military & Veterans Advisory Commission (VAC)
Preston Young, U.S. Army (POM/DLI)

FORA Staff:

Mary Israel
Michael Houlemard, Jr.

Others in Attendance:

Terry Bare, Veterans Transition Center
Erica Parker, Office of Assemblymember Stone
Bob Schaffer, member of the public

2. PLEDGE OF ALLEGIANCE

Sid Williams led the pledge of allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Chair Edelen announced the FORA Board of Directors resolved to declare 2016 the Year of the Veteran (Reso. #16-05).

Executive Officer Michael Houlemard Jr. announced that he now has a grandchild, and that he has been selected as a community leader in attendance at the U.S. Army National Security Seminar at the Army War College in Pennsylvania June 4-8 of this year.

4. PUBLIC COMMENT PERIOD

None.

5. APPROVAL OF MEETING MINUTES

a. February 25, 2016

MOTION: Jack Stewart moved, seconded by James Bogan, to approve the February 25, 2016 Veterans Issues Advisory Committee minutes with changes as noted by Mary Israel.
MOTION PASSED UNANIMOUSLY.

6. BUSINESS ITEMS

a. California Central Coast Veterans Cemetery Status Report

i. Cemetery Administrator's Status Report

Mr. Houlemard said he visited the Cemetery yesterday and construction is moving along and that it is time to form a committee to work toward the ribbon cutting ceremony. The former construction administrator is now effectively replaced by the new assistant Director, and although there will be no "new Eddie Falco," there is a hiring process underway for a local cemetery manager.

ii. Cemetery Advisory Committee (CAC) Working Meeting Agenda
No report.

iii. Endowment Parcel MOU

Mr. Houlemard said that the endowment parcel MOU review is rescheduled to the April meeting of the Monterey County Board of Supervisors Fort Ord Committee.

b. Fundraising Status

i. CCVC Foundation Status Report

Richard Garza had no other report than his research on State Assembly Bill 2561, which is discussed in 6f of this meeting agenda.

c. VA/DoD Veterans Clinic Status Report

i. Historic Flag Pole Variance Update

Sid Williams reported that the primer coat is on the flag pole, and he is scheduled to meet in person with Veterans Affairs (VA) to discuss placement. James Bogan said that the Clinic ribbon cutting is set for October 14th and the Secretary of Veterans Affairs is expected to attend. Therefore, he will invite the Secretary to see the veteran transitional housing of Veterans Transition Center (VTC). Otherwise, the attorneys of the VA and the Department of Defense (DOD) are discussing the variance.

ii. Clinic Construction Schedule
No report.

d. Transition Center Housing Construction

Terry Bare said a 70 unit housing project for the west end of VTC property is with the Marina Planning Commission and Design Board. Meanwhile, the timeline is tight to keep the funding, so VTC is seeking options for water to support the project and Sam Farr's office is helping to iron out a disagreement on site control with Health and Human Services. Mr. Houlemard offered that VTC measure real need rather than use Marina Coast Water District (MCWD) estimates, which project higher than actual acre-feet per year (AF-Y) need. When VTC has a real need number, they could approach the Army for the amount out of their allocation. Mr. Bare said that after City of Marina and MCWD, Colonel Fellingner has been asked to transfer Army water rights as an alternate.

****Chair Edelen left the meeting at 3:20 p.m. Edith Johnsen became acting Chair.****

e. Historical Preservation Project

Jack Stewart said he is working to enhance Cliff's work by speaking with Marina City Council member Amadeo.

f. California State Assembly Bill 2561

Mr. Garza said that the CCVC Foundation has two concerns with the wording of AB 2561: 1)"expended for maintenance and repair" could limit every penny of the capital campaign and prior fundraising to cemetery development and 2)"maintanence or beautification project designated by donor" is a phase of the project, whose funds exist at profit for the first ten years, so it could limit funding flow at other phases.

Mr. Houlemard said the intention of the bill is to assure funds aren't swept away at a fiscal year change. Mr. Williams said he questioned the bill's wording as Mr. Garza had, so he wrote to his representatives about it. Senator Monning's Chief of Staff contacted him and explained the reasoning for the terms and that they are helpful because they assure "continuous appropriation," which he took to mean the CCVC doesn't need to go through the state legislature to access the funds. Mr. Williams provided a copy of an email from Kathy Smith on the subject. Acting Chair Johnsen requested the email be attached to the minutes of this meeting. Mr. Williams said he will continue to research the administration of the fund with the office of Assemblymember Mark Stone about the bill, such as who would serve as the auditor and how the Fund will be distributed. A member of the public asked what administrative fee would be charged.

7. ITEMS FROM MEMBERS

Acting Chair Johnsen suggested the VIAC add Opening Ceremony in 6a to the next agenda.

8. ADJOURNMENT

Acting Chair Johnsen adjourned the meeting at 3:37 p.m.

Sid Williams

From: Smith, Kathy <Kathy.Smith@sen.ca.gov>
Sent: Tuesday, March 15, 2016 5:52 PM
To: csm_ret@comcast.net
Cc: Charles, Nicole
Subject: AB 2561

Hello Sid,

I will do my best to break down and explain the actual language included in the bill. I want to reiterate, the statute will limit Cal Vet to be allowed to do **ONLY** what is contained in the legislation and nothing more. I also ask that no one at the local level use this legislation as a way to air grievances against Cal Vet when the Assembly Committee on Veterans Affairs members are trying to do a positive thing for our local veterans cemetery. Here are the explanations:

SECTION 1.

Section 1457 of the Military and Veterans Code is amended to read:

1457.

(a) Notwithstanding Section 11005 of the Government Code, the veterans cemetery administrator may, subject to the approval of the Secretary of Veterans Affairs, accept donations of personal property, including cash or other gifts, to be used for the maintenance or beautification of the veterans cemetery.

This section gives permission to Cal Vet to accept cash donations or material gifts that can be used toward maintenance or beautification of the Central Coast Veterans Cemetery. This will **ONLY** apply to donations made to Cal Vet and no other donations made to ANY other nonprofits or organizations.

(b) Donations in the form of cash shall be deposited in the ~~Endowment Fund~~ *California Central Coast Veterans Cemetery Project Donation Fund*, which is hereby created in the State Treasury, and shall be expended for the maintenance and repair of the veterans cemetery or for a specified veterans cemetery maintenance or beautification project designated by the donor, ~~upon appropriation by the Legislature.~~ *donor.*

This section establishes the Donation Fund where the cash donations can be made to and deposited into that can then be spent specifically on maintenance and repair or beautification projects designated by the donor.

(c) Notwithstanding Section 13340 of the Government Code, donations deposited to the credit of the California Central Coast Veterans Cemetery Project Donation Fund as authorized by this section shall be continuously appropriated to the department, without regard to fiscal year.

This section provides that the legislature approves giving Cal Vet the required appropriation to spend the donations any time they are given without being delayed by the need to come back to the legislature for approval each time money is donated for a specific project/use as long as it is spent on maintenance, repairs or a beautification project specified by the donor, stated in the legislation.

This is everything included in the entire legislation. It is our hope that the local community sees this as an opportunity to accept donations from other Californians outside of the local community as well as others across the nation who want to contribute toward enhancing and beautifying our local veterans cemetery. It would be a travesty if our local community didn't welcome and appreciate this opportunity as an effort supplementing what is already being done by all our friends at the local level. I hope you agree.

K

Kathy Smith

Office of Senator William W. Moming

Senate Majority Leader

(916) 651-4017 (work)

(916) 947-7012 (cell)

Begin forwarded message:

From: "Sid Williams" <csn_ret@comcast.net>

Date: March 14, 2016 at 4:57:08 PM PDT

To: "Alec Arago" <alec.arago@mail.house.gov>, "Nicole Charles" <nicole.charles@sen.ca.gov>, "Ryan Simon" <ryan.simon@mail.house.gov>

Subject: AB 2561

Ladies and Gentlemen,

Please find attached a copy of my letter which will be sent officially to the offices of your elected official. It concerns CA AB 2651 which is to be voted out of committee by the state veterans affairs committee on consent agenda on March 22. I find some of the bill to be very disconcerting and have questions which this letter addresses. This is being emailed to you because of the short time span before the vote and the desire to give you heads up before it arrives by snail mail. It is not intended to upset or accuse anyone but rather to help smooth the process so that everyone can work together to continue the process of building the long awaited and overdue cemetery.

Thank you for any assistance you may feel is appropriate.

Sid Williams



FORT ORD REUSE AUTHORITY

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

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

March 31, 2016

Assembly Member Jacqui Irwin
State Capitol, Room 6011
Sacramento, CA 95814

RE: Support for AB 2561 Veterans' Cemeteries
(Assembly Committee on Veterans Affairs)

Dear Chair Irwin,

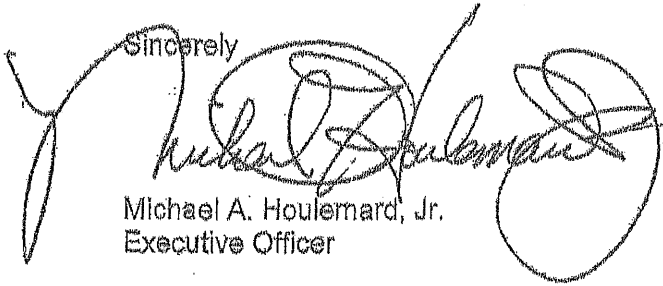
We would like to express our strong support for AB 2561 which would establish the California Central Coast Veterans Cemetery project donation fund.

Former veterans of Fort Ord have long struggled to establish a Veterans Cemetery on the former Fort Ord property and that dream is now coming to fruition. This bill would allow CalVet to receive donations that can be used at the cemetery, thereby allowing a continuous appropriation of those funds for specific enhancements. AB 2561 would also provide consistency for all current/future state cemeteries to have a fund via CalVet for these donations.

The statute that created the "Endowment Fund" was for the intention of mobilizing local support and getting the project started. Now that the project is started, this fund will be far less onerous and limiting than the cumbersome "Endowment Fund."

We strongly urge your support of AB 2561.

Sincerely,



Michael A. Houlemard, Jr.
Executive Officer

c: FORA Board
VIAC Committee

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Water/Wastewater Oversight Committee

Meeting Date: May 13, 2016

Agenda Number: 8g

INFORMATION

RECOMMENDATION:

Receive an update from the Water/Wastewater Oversight Committee (WWOC).

BACKGROUND/DISCUSSION:

On March 10, 2016 the WWOC received Marina Coast Water District's (MCWD's) Draft Proposed Ord Community Budget for Fiscal Year (FY) 16/17 thus starting Fort Ord Reuse Authority's three-month clock to review and approve per the Facilities Agreement. MCWD provided the same quality driven budget provided to the MCWD board and has spent time answering specific questions of the committee and public. WWOC members requested material in a different format and MCWD is working with them to provide the additional information. The WWOC also elected as permanent chair Rick Riedl, Senior Civil Engineer of Seaside, at its April 8th meeting.

The Draft, Proposed Ord Community Budget is online:

<http://fora.org/wwoc-review.html>

The WWOC also approved minutes from March 16th, 2016 (**Attachment A**)

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

WWOC, Administrative Committee, Executive Committee.

Prepared by _____ Reviewed by _____
Peter Said Steve Endsley

Approved by _____
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Travel Report

Meeting Date: May 13, 2016

Agenda Number: 8h

INFORMATION

RECOMMENDATION:

Receive a travel report from the Executive Officer.

BACKGROUND/DISCUSSION:

Per the FORA Travel Policy, the Executive Officer (EO) submits travel requests to the Executive Committee on FORA Board/staff travel. The Committee reviews and approves requests for EO, Authority Counsel and board members travel; the EO approves staff travel requests. Travel information is reported to the Board.

COMPLETED TRAVEL (as of April 30, 2016)

Annual California Association for Local Economic Development Conference

Destination: So. San Francisco, CA

Travel Dates: April 27, 2016

Traveler: Josh Metz

UPCOMING TRAVEL

National Coalition of Homeless Veterans (NCHV)–Annual Board of Directors Meeting (5/30-6/3)

Destination: Washington, DC

Travel Dates: May 30-June 3, 2016

Traveler: Robert Norris

In addition to his position as FORA staff liaison for veterans issues, Mr. Norris also serves as an NCHV Board member. “*A new beginning: building blocks of a post-plan era*” is the theme and will cover strategic resourcing, effective planning, and deep community engagement. In addition, special intensive sessions on emerging data trends and hot research topics will be provided to inform local planning and ensure veteran housing access stays on the nation’s radar.

62nd Annual U.S. War College National Security Seminar (6/6/-6/9)

Destination: Carlisle, PA

Travel Dates: June 5-10, 2016

Traveler: Michael Houlemard

Mr. Houlemard was selected among several hundred distinguished peers by the U.S. Army War College National Security. The National Security Seminar (NSS) is designed to heighten the students’ understanding of the society they serve and the interests, issues, and trends that influence the formulation of national security policy as well as gaining a better understanding of the perspectives and concerns of the defense community.

Association of Defense Communities-2016 National Summit (6/20-6/22)

Destination: Washington, DC

Travel Dates: June 19-23, 2016

Traveler/s: Michael Houlemard and two Board members

The topic for this summit is “Defense Communities at the Ready” and will cover key issues faced by defense communities such as preparing for leadership transition/changes; responding to evolving needs of mission, emerging threats, and technology; creating great communities;

supporting infrastructure sustainment and defending against cuts; and understanding the impacts of force restructuring, budget challenges, and policy directions.

FISCAL IMPACT:

Reviewed by FORA Controller _____

Travel expenses are paid/reimbursed according to the FORA Travel policy.

COORDINATION:

Executive Committee

DRAFT

Prepared by _____ Approved by _____
Maria Buell Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Public Correspondence to the Board

Meeting Date: May 13, 2016

Agenda Number: 8j

INFORMATION

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

- END -

**DRAFT
BOARD PACKET**