

HABITAT CONSERVATION PLAN



Snowy Plover

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

This past year FORA staff and consultants tackled each and every USFWS and CDFG comment or issue, resulting in the draft HCP. FORA consultant Denise Duffy & Associates have prepared the California and Federal HCP environmental compliance documents which will undergo public review (with the HCP) during the coming year. FORA has, and will continue to, set aside millions of developer fee dollars to fund HCP habitat management responsibilities during the anticipated 50 year permit term. The HCP will be published this year with approval expected in 2011. Completion of this important long term feature of Fort Ord reuse is in sight.

FORA Board Member Agencies

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FORT ORD REUSE AUTHORITY Annual Report 2009-2010

Fort Ord Reuse Authority (FORA) is now in the 17th year of its mission for former Fort Ord planning, financing, advocacy, conservation, and infrastructure development. Our work continues to face significant challenges, primarily resulting from the national/regional economic downturn. However, several important accomplishments were achieved in 2009, signaling a major change for reuse of the former Fort Ord.

This past year: a) significant grant funding (\$6.4M) was received to complete the construction of General Jim Moore Blvd; b) important progress was made toward the development of the Central Coast Veterans Cemetery – including a grant from the U.S. Office of Economic Adjustment to FORA; c) construction was completed for several educational facilities for Monterey Peninsula College, CSU Monterey Bay, and Monterey College of Law; d) military housing construction continued to be strong, and e) Habitat Conservation Plans were significantly advanced.

Our munitions removal work, on behalf of the U.S. Army, was very productive this past year clearing vegetation, preparing required documentation, improving detection and clearance techniques, and removing remnant munitions. FORA's remediation team (ARCADIS U.S., Inc. (formerly LFR, Inc.), Weston Solutions, Westcliffe Engineers) will finish cleanup within the seven year projected schedule. Notably, the team also completed a landmark report on cleaning former range areas to residential standards. FY 2010 marked a beginning rebound from recent economic uncertainty. FY 2011 will certainly stay on that track!



ESCA

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



Under the terms of the grant, FORA entered into a contract with LFR/ARCADIS, Inc. to perform the MEC removal and regulatory compliance requirements. FORA must meet U.S. Environmental Protection Agency and the CA Department of Toxic Substances Control standards for MEC cleanup, which will take about seven years - less time than anticipated under the former program. Over the past year, FORA's ESCA team remediated MEC Seaside Special

Case Areas and Parker Flats parcels. The FORA ESCA Remediation Team has been active in nearly 1000 outreach activities in its three years - features, articles, newsletters, events, community organization one-on-one meetings, and orientation sessions/workshops designed to apprise public entities and citizens of the ESCA documentation/fieldwork. For more information, please visit our dedicated website at: www.fora-esca-rp.com.

CAPITAL IMPROVEMENT PROGRAM

TRANSPORTATION/TRANSIT

The General Jim Moore Boulevard (GJMB) Phase IV and Eucalyptus Road (EUC) Phase I project was completed September 2009. This project included; 1) coordinating PG&E power pole removal/relocation, 2) earthwork/grading, 3) Coe Ave to Kimball Ave waterlines, 4) storm water underground percolation chambers, and 5) sewer crossings.

In August 2009, FORA was awarded a \$12.8M (\$6.4M federal and \$6.4 FORA match) American Recovery and Reinvestment Act grant through the US Economic Development Administration (EDA). The grant funds GJMB Phase V and EUC Phase II - roadway paving, sidewalks, gutters, bike lanes, intersection signals, street lighting, and landscaping. In addition, the project includes non-EDA funded work support for the Aquifer Storage and Recovery project, and the installation of recycled water

lines and potable water line connections. In December 2009, Top Grade Construction, Inc. began the first part of these improvements with a December 2010 expected completion date. A second contract will be awarded Summer 2010.

WATER AUGMENTATION

The "Regional Plan" for water augmentation has been designated by the State Public Utilities Commission as the preferred environmental alternative to address existing/future water demands, including former Fort Ord needs. Marina Coast Water District (MCWD), Monterey Regional Water Pollution Control Agency, and Cal-Am Water have entered into an agreement (in principal) to proceed with the Regional Plan. This project appears to be environmentally superior and less expensive than prior plans. There are still several permitting, financing and regulatory hurdles to clear before the project is realized.



IMJIN OFFICE PARK

The current FORA office is in the path of the future City of Marina's Dunes on Monterey Bay development. In preparation for office relocation, FORA collaborated with several entities to create a joint use facility called the Imjin Office Park (IOP) at the intersection of Imjin Parkway and Second Avenue in Marina. Marina Coast Water District purchased FORA and Association of Monterey Bay Area Government parcels at the site and anticipates constructing a building for FORA occupancy in summer 2011. The Carpenters Union Local 605 recently completed their office/conference facility at the site. The Builders Exchange of the Central Coast will also develop a building at IOP in 2011.



FY 2009-2010 BUDGET

REVENUES

Federal Grants.....	\$ 2,634,397
Development Fees.....	51,531
Land Sale/Leases.....	2,856,644
Tax Increment.....	960,000
Loan Proceeds.....	19,000,000
Other (Dues, Investments, Reimbursements).....	<u>3,542,110</u>
Totals	29,044,682

EXPENDITURES

Capital Projects.....	5,042,412
Debt Service.....	14,129,756
Planning/Administration.....	<u>3,772,195</u>
Totals	22,944,363

BALANCES

Net Revenues.....	6,100,319
Beginning Balance 7/1/09.....	<u>610,062</u>
Ending Balance 6/30/10	\$ 6,710,381