

# FORA

ANNUAL REPORT 2015 - 2016

## Reuse Moving Forward

### Executive Officer's Message

*The 2015-2016 Fiscal Year has proven to be the most active in Fort Ord Reuse Authority (FORA) history, especially in regard to new projects and construction.*

**F**ORA is proud to acknowledge and celebrate the CA Central Coast Veteran's Cemetery, the William F. Gourley Department of Defense/Veterans Administration Medical Clinic, Spring Hill Suites Hotel, Cinemark Movie Complex, the Bureau of Land Management (BLM) Regional Offices, CSU Monterey Bay (CSUMB) Joel & Dena Gambord Business and Technology Building, AMCAL Promontory Suites Complex, Monterey Bay Kidney Dialysis Center, and Dunes Fast Casual Restaurants

Housing, Del Rey Oaks Luxury RV Park, and additional CSUMB and FORA Building Removal.

Despite tough on-going challenges in former Fort Ord reuse—such as the dragging national economy, need for water resources augmentation, and prevailing wage enforcement issues—FORA is successfully moving ahead with economic recovery in support of local jurisdictions—significant FY 2015-16 milestones were achieved.

In FY 2015-16, FORA sustained success under an Environmental Services Cooperative Agreement (ESCA) the munitions removal work, completed the Regional Urban Design Guidelines (RUDG), sustained its fiscal solvency, negotiated water augmentation and economic recovery programs, and implemented the Prevailing Wage Compliance support to jurisdictions.

This past year, Congressman Sam Farr announced he would not be seeking reelection after a 22 year run in Congress, highlighted by hundreds of millions of dollars of federal support for the military mission in this region and hundreds of millions more for the former Fort Ord recovery. He was recognized for these achievements, his leadership in former Fort Ord recovery, and more, during the June Association Defense Communities Annual Summit in Washington.



These accomplishments and the continuing commitment to economic recovery by the FORA Board attest to the dedication of the Monterey Bay regional leadership that enables these successes. We look forward to equally beneficial achievements for the region in the 2016-17 fiscal year.

A handwritten signature in black ink that reads "Michael A. Houlemard, Jr." in a cursive style.

— Michael A. Houlemard, Jr.  
Executive Officer



*Congressman Sam Farr and Chief of Staff Rochelle Dornatt receive the Association of Defense Communities President's Award.*

and East Garrison and Dunes on Monterey Bay Housing. All were either in construction or opened this past year. Truly a banner accomplishment!

Several other key projects will soon start construction, including: Dunes on Monterey Bay shopping center expansion, AMCAL Promontory Suites Phase II, Veteran's Transition Center

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- Veterans Cemetery & Clinic
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## Base Reuse Plan Post-Reassessment

*In 1997, a comprehensive Base Reuse Plan (Reuse Plan) was adopted by FORA that established the “3 E’s”—Economy, Education and Environment—as guiding principles for former Fort Ord reuse and regional recovery.*

In 2012, FORA assessed BRP progress and issued a comprehensive Reassessment Report. In 2013, a Post-Reassessment Advisory Committee (PRAC) was formed to review topics and options under Reassessment Report Categories I and IV, and to make priority recommendations to the FORA Board (please refer to [www.fora.org/BRP](http://www.fora.org/BRP) for Category definitions).

In Fiscal Year 2015-2016, PRAC addressed a range of topics includes: Affordable Housing, Economic Development, Fort Ord Trails Concept, Water Augmentation, Building Removal, finalizing reassessment categories and assisted with the Regional Urban Design Guidelines (RUDG). Work on these items has been concluded, and a draft Fort Ord Trails Blueprint has been forwarded to TAMC for implementation.

### Categories I & II

In the BRP Reassessment Report, Category I consists of text/figure changes to the BRP, and Category II involves prior FORA Board actions and regional plan consistency.

In fall 2015, FORA began its effort to complete BRP Categories I & II by conducting a consultant selection process. In February 2016, FORA contracted the planning consultant firm of Michael Baker International (MBI) to complete Categories I & II.

In May 2016, MBI issued a Determination Opinion memorandum to provide FORA an informed opinion as to whether Categories I & II constitute a project under the California Environmental Quality Act (CEQA). MBI opined that Categories I & II BRP revisions do not meet the definition of “projects” under CEQA, and that actions are an administrative

exercise necessary to memorialize prior Board actions. The FORA Board accepted the MBI opinion letter.

### Category III

In the BRP Reassessment Report, Category III is the category for policies and programs that were incomplete. In Fiscal Year 2015-16, FORA moved ahead with assisting Seaside and Monterey County to complete Reuse Plan Oak Woodland policies and programs to designate Oak Woodlands Conservation Areas. Another Category III policy required of jurisdictions was to develop a comprehensive trails network. FORA’s contribution to that effort was concluded in March 2016. A third Category III requirement, to create base-wide design guidelines, came to fruition in 2016. Some of the policies or programs in Category III remain incomplete because events, such as development of a specific area, will trigger implementation at that time. Meanwhile, FORA has filled in significant gaps in BRP completion this fiscal year.

### Oak Woodlands Conservation

In January 2016, the FORA Board authorized release of a Request for Proposals from professional consultants to prepare a Draft Oak Woodland Conservation Area Map and Draft Oak Woodland Area Management and Monitoring Plan.

In May 2016, after an extensive recruitment process, FORA selected the planning firm of Denise Duffy & Associates, Inc. (DD&A) to complete work tasks for the Oak Woodland Conservation Plan.

### Draft Trails Concept

In March 2016, the FORA Board adopted Resolution 16-06 in support



of a “Draft Trails Concept” on former Fort Ord property. The Draft Trails Concept was developed in cooperation with the cities of Seaside, Marina, and Del Rey Oaks, the County of Monterey, CSUMB, the UCMBEST, and the Transportation Agency for Monterey County (TAMC).

The Fort Ord trails system will be part of a larger regional trails network which includes, but is not limited to, the Toro Regional Park trails, existing and proposed Carmel Valley trails, and existing Highway 68 corridor (used as a bike route). Fort Ord trails will be linked to regional bike/pedestrian trails wherever possible.

### Regional Urban Design Guidelines Adoption

Completing a 2-year public process, the FORA Board unanimously adopted Regional Urban Design Guidelines (RUDG) at its June 10, 2016 meeting. Over the course of the RUDG development, a 8-member Task Force met on 34 separate occasions and reviewed 25 document drafts. The RUDG policy development, review and revision process included broad representation from member jurisdictions, educational institutions, development community representatives, regional agencies, public interest groups, and building and trade representatives, among others.

RUDG adoption represents a major milestone in completing policies and programs highlighted in the 2012 BRP Reassessment, and provides increased clarity on matters of visual importance for Fort Ord reuse.

Visit the interactive website at: <http://www.designfortord.org>.

# Environmental Services Cooperative Agreement

The U.S. Army (Army) and FORA entered negotiations in Spring 2005 for an Army-funded Environmental Services Cooperative Agreement (ESCA) addressing “cleanup”/remediation of Army Munitions and Explosives of Concern (MEC) on approximately 3,340 former Fort Ord acres. In 2007, the Army awarded FORA approximately \$98M for MEC cleanup to address remnant hazard safety issues resulting from previous Army munitions training operations conducted at the former Fort Ord.

The 1997 adopted FORA Reuse Plan defines development on Economic Development Conveyance (EDC) and other properties. The ESCA grant enabled MEC removal on EDC property not yet certified for transition from military to civilian use.

The planned ESCA MEC remediation field activities are now complete and ESCA field teams have:

- Recovered over 4,900 munitions items and 25 tons munitions debris
- Sifted 150,000+ cubic yards of soil
- Removed residual Army cultural debris (60 tons)
- Sustained public and worker safety and security without injuries during these critical public safety actions

Once documentation is complete, the Army will issue proposed remedy plans and, ultimately, Records of Decision (ROD). The regulatory agencies have agreed that remediation is complete on the County North Munitions Removal Area (MRA) and Parker Flats Phase I properties. FORA has transferred these properties to the County of

Monterey and Monterey Peninsula College. Other ESCA properties remain closed as the Regulators review field work documentation and develop safety controls, if needed.

Since 2007, the ESCA Remediation Program (ESCA RP) has worked with local jurisdictions and community groups to provide safe coordinated access through ESCA properties to the Fort Ord National Monument on ESCA roads for bikers, hikers, runners and equestrians.

For 10 years the ESCA RP has diligently conserved ecological resources through habitat management restoration and monitoring and:

- Managed 15 threatened and endangered species on 3,340 acres
- Restored 14 acres of Chaparral
- Sprouted and planted over 30,000 native seedlings
- Removed invasive weed species
- Continually removed illegal dumping on ESCA properties
- Sponsored a Volunteer Trash Cleanup Day for 2 miles of roads
- Created a system to report illegal dumping
- Removed dilapidated Army structures such as latrines, range towers and training structures

The ESCA community engagement and outreach program has been effective in communicating and delivering information about safe access, access restrictions, and corridors and program updates via Informal Community Workshops, ESCA FORA Board updates, Army Community Information Workshops, community event information booths, on-site information kiosks, signage at trailheads, an ESCA RP website, newsletters, Facebook and an ESCA Hotline.

Please visit the ESCA RP website at: [www.foraescarp.com](http://www.foraescarp.com).

# Capital Improvement

FORA's Capital Improvement Program (CIP) was created in 2001 to comply with and monitor mitigation obligations from the 1997 Fort Ord Base Reuse Plan (BRP). The CIP is a policy approval mechanism for ongoing BRP mitigation requirements as well as other capital improvements established by FORA Board policy.

The CIP provides the community a comprehensive overview of the capital programs and expectations involved in former Fort Ord recovery programs and a basis for annually reporting on FORA's compliance with its environmental mitigation obligations and policy decisions by the FORA Board.

Fiscal Year (FY) 2016/17 CIP drafting began in January with the assembly of jurisdictional development projections. The full Board-approved CIP is on the FORA website. FORA has also engaged consultants to complete fee studies that may affect CIP decisions. Look for an updated version of the CIP in late 2016.

In FY 2010/11, FORA contracted with Economic & Planning Systems Inc. (EPS) to perform a review of CIP costs and contingencies (CIP Review – Phase I Study), which resulted in a 27% across-the-board Community Facilities District (CFD) special tax/Development Fee reduction in May 2011. Additional reductions of 23.6% and 17% CFD special tax/development fees took effect in 2012 and 2014.

## Projects Accomplished to Date

FORA has actively implemented capital improvement projects since 1995. As of this writing, FORA has completed approximately:

### A. \$ 77M in Transit/Transportation

\$77M in roadway improvements, including underground utility installation, predominantly funded by Federal grants (with FORA paying the local match), CFD fees and local funding sources. In total, over 50 lane miles of new or refurbished roadways and bike lanes have been completed to date.

### B. \$44.9M in Habitat Management

FORA staff, ICF International and Denise





# ent Program

# Habitat Conservation Plan

Duffy & Associates, Inc. (FORA consultants) addressed the final round of resource agency comments to complete the Public Review Draft Habitat Conservation Plan and its accompanying Environmental Impact Statement/Environmental Impact Report for publication this coming year.

## C. Water Augmentation

FORA's accomplishments in the 2015/16 Fiscal Year built on the collaborative work of Marina Coast Water District (MCWD), Monterey Regional Water Pollution Control Agency (MRWPCA) and FORA to advance the previously approved Regional Urban Water Augmentation Project. Specific strides are Board approval of a three-party planning effort which includes a study of alternative augmentation options and Board endorsement of MRWPCA's Pure Water project.

## D. \$31.3M in Building Removal

To date, FORA has accomplished \$31.3M in building removal. FORA staff is working with Seaside and Marina to fulfill FORA's remaining \$7.6M obligation. At the Seaside "Surplus II" site, FORA procured Industrial Hygienist services to assess the hazardous materials in the 27 buildings on site with reports available by August 2016.

## E. \$150,000 in Property Management and Caretaker Costs

In FY 2010/11, FORA contracted with EPS to perform a review of CIP costs and contingencies (CIP Review—Phase I Study). FORA sets caretaker costs funding through the approved FORA CIP.

## F. \$1.1 M in Fire-Fighting Enhancement

In July 2003, the FORA Board authorized the lease-purchase of five pieces of fire-fighting equipment, distributed to local jurisdictions. The final payment was made in 2014.

## G. \$1.6M in Storm Drainage Systems

Funds for improvements to design and construct alternative storm water runoff disposal systems allowed for the removal of storm water outfalls.

For more details: [www.fora.org/CIP.html](http://www.fora.org/CIP.html).

**F**ORA has pursued approval of a Fort Ord Habitat Conservation Plan (HCP) for over 19 years. In FORA's first effort, FORA requested the U.S. Army combine a 1996 Habitat Management Plan (HMP) Implementing/Management Agreement with the Army's draft HMP. The Army instead chose to separate FORA's effort from its own and received approval for its Habitat Management Plan in 1997. As a result, FORA has developed and processed the draft Fort Ord HCP along a separate track. Completing the HCP will allow U.S. Fish & Wildlife Service (USFWS) and the California Department of Fish & Wildlife (CDFW) to issue Federal and State incidental take permits. Such permits are necessary to implement the Army's HMP on non-federal lands and to meet Federal Endangered Species Act (ESA) and California Endangered Species Act (CESA) requirements.

The HCP for former Fort Ord provides the framework for ensuring conservation of 19 special status plant and animal species (HCP species) and the natural communities that support them. The HCP incorporates all relevant information from the HMP and supersedes it as the primary conservation planning document for non-federal recipients of Fort Ord lands.

All base reuse post-transfer activities conducted within the Plan Area pursuant to the HCP are considered "covered activities." The HCP identifies and addresses allowable and/or required HCP covered activities through three general and overlapping land use categories: designated development areas, Habitat Management Areas (HMA), and borderlands. USFWS and CDFW would issue incidental take permits for all such activities within the Plan Area.

The HCP will be coordinated by a Joint Powers Authority --- the Fort Ord Regional Habitat Cooperative (Cooperative). The Cooperative includes: FORA, County of Monterey, the Cities of Marina, Seaside, Del Rey Oaks, and Monterey, California State Parks, University of California, CSUMB,



*The Rock Rose (courtesy of David Styer).*

Monterey Peninsula College, Monterey Peninsula Regional Park District, Marina Coast Water District, and the Bureau of Land Management (BLM).

FORA has provided upfront funding for HCP preparation and set aside for interim habitat management at the UC Fort Ord Natural Reserve (FONR). In addition, FORA has dedicated 30 percent of funds collected through its Community Facilities District (CFD) Special Tax/Development Fee to build the UC FONR and Fort Ord Regional Habitat Cooperative Endowments, which will fund required habitat management responsibilities and HCP-required actions in perpetuity once the HCP is adopted.

The Cooperative will hold the primary HCP endowment and control annual budget line item expenditures. FORA will fund the Cooperative and UC FONR Endowments, and the initial and capital costs, to agreed-upon levels through CFD Special Tax/Development Fee collections.

Significant milestones reached in FY 2015-16:

- The current draft HCP was prepared in March 2015
- FORA received all comments from Permittees and wildlife agencies on the draft HCP

The HCP is expected to be released for public review this year. Visit the FORA website for more information.

# Veterans Cemetery & Clinic

Last year's groundbreaking and ceremony for the CA Central Coast Veterans Cemetery at the General Stilwell Community Center in Seaside marked a major milestone in the effort to construct a lasting and fitting tribute to the many veterans who have served our country.

Construction is now in process on the initial 17-acres to include 5,000 columbarium niches, landscaping, a memorial walkway, and supporting infrastructure and is expected to be completed by late 2016 or early 2017. Over time, the cemetery will occupy the entire 78-acre site and is estimated to provide for nearly 100 years and as many as 70,000 placements for veterans and their spouses.

Expansion for a second segment of the cemetery is necessary to accommodate in-ground burials not available in the initial segment configuration.

Receiving federal grant funding for the initial 17-acre segment required generating over \$3.5 million in local and state funds. Local "match" funding

for the second segment is currently estimated to require at least this same level of funding effort. Fundraising for the second segment is already underway thanks to a thoughtful and generous legacy gift of more than \$1.1 million from the estate of Robert and Elayne Stein of Watsonville in late 2015. Senator William Monning commented when the Stein donation was received that their gift "...will allow us to accelerate [the next segment] with confidence."

Additional information can be found by calling the California Department of Veteran Affairs (CalVet), the Monterey County Department of Military and Veteran Affairs, and the locally-based Central Coast Veterans Cemetery Foundation (CCVCF).

### Veterans Clinic

Leadership from the USDVA and Department of Defense (DoD) have made the commitment to explore innovative approaches to delivering



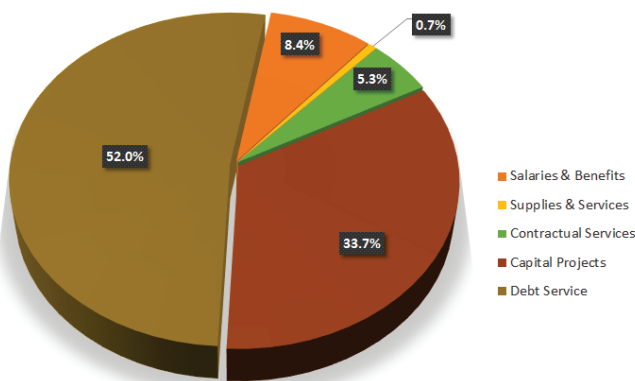
health care to eligible Veterans, and active duty military and their families in the Monterey Bay Region.

Through this unique and sophisticated partnership, the William F. Gourley Monterey Health Care Center, built on 14 acres in Marina, will be a fully integrated facility replacing the existing outdated VA and DoD clinics. The new facility is set to provide comprehensive healthcare in modern space with improved efficiencies and expanded Veteran and family resources.

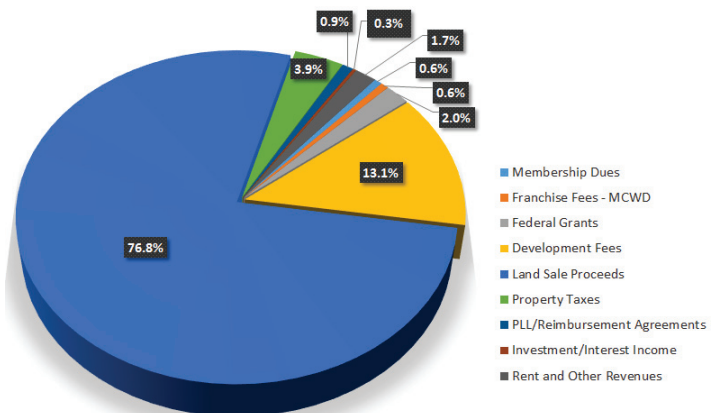
The William F. Gourley Monterey Health Care Center will include administrative support spaces and medical clinic spaces including Primary Care, Urgent Care, Mental Health, Optometry/Ophthalmology, Audiology and Speech Pathology, Podiatry, and Dermatology.

# Financial Summary

FY 15-16 Expenditures: \$34,596,012



FY 15-16 Revenues: \$42,586,789



Budget Revenues.....	\$ 42,586,789
Budgeted Expenditures.....	\$ 34,596,012
Excess Revenues over (under) Expenditures.....	\$ 7,990,777
Beginning Fund Balance (7-1-2015) .....	\$ 18,753,093
Ending Fund Balance (6-30-2016) .....	\$ 26,743,869

The complete FY15-16 Budget is available on the FORA website at: [www.fora.org](http://www.fora.org).

## FORA Board Voting Members

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

## FORA Ex-Officio Members

- 20th Congressional District
- 29th State Assembly District
- 17th State Senate District
- California State University Monterey Bay
- Marina Coast Water District
- Monterey Peninsula College
- Monterey Peninsula Unified School District
- Monterey-Salinas Transit
- Transportation Agency for Monterey County
- U.S. Army/Base Realignment and Closure Office
- University of California Santa Cruz



## The FORA Team

### Executive Office:

Executive Officer	Michael Houlemard
Assistant Executive Officer	Steve Endsley
Authority Counsel	Jon Giffen

### Staff:

Principal Planner	Jonathan Brinkmann
Program Manager	Standen Cook
Prevailing Wage Coordinator	Sheri Damon
Accounting Officer	Marcela Fridrich
Associate Planner	Mary Israel
Economic Development Coord.	Josh Metz
Principal Analyst	Robert Norris
Controller/Finance Manager	Helen Rodriguez
Project Specialist	Peter Said
Communications Coordinator	Jen Simon
ESCA Program Coordinator	Laura Vidaurri



Fort Ord Reuse Authority  
920 2nd Ave., Suite A  
Marina, CA 93933  
(831) 883-3672  
[www.fora.org](http://www.fora.org)