



FORT ORD REUSE AUTHORITY (FORA)

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

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

ADMINISTRATIVE COMMITTEE MEETING

8:30 a.m. Wednesday, March 2, 2016

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 Board on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes. Comments on agenda items are heard under the item.
5. **APPROVAL OF MEETING MINUTES** ACTION
 - a. February 17, 2016 Minutes
6. **MARCH 7, 2016 SPECIAL BOARD MEETING AGENDA REVIEW**
 - a. Regional Urban Design Guidelines (RUDG) Adoption Schedule INFORMATION/ACTION
7. **MARCH 11, 2016 BOARD MEETING AGENDA REVIEW**
 - a. Draft Trails Blueprint ACTION
 - b. Water Augmentation: 3-Party Pipeline Financing INFORMATION/ACTION
8. **BUSINESS ITEMS**
 - a. Confirm Fiscal Year 2016/17 Capital Improvement Program Development Forecasts INFORMATION/ACTION
9. **ITEMS FROM MEMBERS**
10. **ADJOURNMENT**

NEXT MEETING: MARCH 16, 2016

For information regarding items on this agenda or to request disability related modifications and/or accommodations please contact the Deputy Clerk 48 hours prior to the meeting.

Agendas are available on the FORA website at www.fora.org.

Placeholder for Item 5a

**February 17, 2016 Administrative Committee
Meeting Minutes**

**This item will be distributed when it becomes available,
or deferred to the next Administrative Committee meeting.**

- START -

**DRAFT
BOARD PACKET**



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REGULAR MEETING FORT ORD REUSE AUTHORITY BOARD OF DIRECTORS Friday, March 11, 2016 at 2:00 p.m. 910 2nd Avenue, Marina, CA 93933 (Carpenters Union Hall)

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

5. CONSENT AGENDA

- a. Approve February 12, 2016 FORA Board Meeting Minutes ACTION
- b. Committee Appointment Corrections/Recommendations ACTION

6. BUSINESS ITEMS

- a. 2nd Vote: FORA Prevailing Wage Program ACTION
- b. 2nd Vote: FORA Fiscal Year 2015-16 Mid-Year Budget ACTION
- c. Resolution Fixing the Employer's Contribution under the Public Employee's Medical and Hospital Act ACTION
- d. Water Augmentation: 3-Party Pipeline Financing ACTION
- e. University of California Monterey Bay Education Science and Technology Status Report INFORMATION
- f. Draft Trails Blueprint ACTION
- g. Regional Urban Design Guidelines (RUDG) Adoption Schedule 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. Comments on agenda items are heard under the item.

8. EXECUTIVE OFFICER'S REPORT

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

9. ITEMS FROM MEMBERS

10. ADJOURNMENT

NEXT BOARD MEETING: April 8, 2016

Persons seeking disability related accommodations should contact FORA 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 Chanel 25. The video and meeting materials are available online at www.fora.org

Placeholder for Item 5a

February 12, 2016 FORA Board Meeting Minutes

This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Committee Appointment Corrections/Recommendations

Meeting Date: March 11, 2016

Agenda Number: 5b

ACTION

RECOMMENDATION(S):

Confirm Chair's Committee Appointment Corrections/Recommendations (**Attachment A**).

BACKGROUND/DISCUSSION:

The Board confirmed 2016 Committee Appointments at its February 12, 2016 meeting. Since this approval, a number of corrections and adjustments have come up due to staffing changes and committee member availability. The revised memo (**Attachment A**) shows red-lined changes to the February 12, 2016 Committee Appointments.

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

Chair Frank O'Connell, Administrative and Executive Committees.

Prepared by _____
Jonathan Brinkmann

Approved by _____
Michael A. Houlemard, Jr.

Placeholder for Attachment A to Item 5b

**Committee Appointment
Corrections/Recommendations**

This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject: 2nd Vote: FORA Prevailing Wage Program

Meeting Date: March 11, 2016

Agenda Number: 6a

ACTION

RECOMMENDATION:

Second vote: Adopt the Prevailing Wage Compliance Program Option A (**Attachment A**).

BACKGROUND/DISCUSSION:

This item failed to receive a unanimous vote at the February 12, 2016 Board Meeting.

Please see the attached February 12 Board Report regarding this item (**Attachment B**).

Please also see the attached opinion of Authority Counsel regarding the question posed by the Dunes on Monterey Bay developer (**Attachment C – Placeholder**).

FISCAL IMPACT:

Reviewed by FORA Controller _____

The annual budget includes about \$380,000 in property tax revenue that could be used to fund up to \$200,000 for the Prevailing Wage monitoring effort.

COORDINATION:

Authority Counsel, Executive Committee

Prepared by _____
Robert J. Norris, Jr.

Approved by _____
Michael A. Houlemard, Jr.

Fort Ord Prevailing Wage Policy Options

Attachment A to Item 6a
FORA Board Meeting, 3/11/16

Description	Option A	Option B	Option C
Summary	FORA compliance with mix of 1 FORA staff and consultant monitors as needed	FORA compliance through staff monitors	Status Quo compliance provided by individual jurisdictions
FORA Master Resolution Amendment	Yes	Yes	Yes
Estimated Cost	80 hours week compliance software \$200,000 per FY.	Assuming 2 FTE compliance software: \$350,000 /per year.	Varies by jurisdiction
Estimated Schedule	Selection period Estimated 2 months.	Selection period Estimated 4 months.	Unknown
Estimated Duration	5 years if jurisdictions assume after 06/30/20	5 years if jurisdictions assume after 06/30/20	5 years or more; May change after 06/30/2020
Flexibility with changing development cycles	Flexibility could be addressed in contract	Hiring additional personnel when needed will be challenging	
Long-term obligations	FORA responsibility ends on 06/30/2020	Any retiree benefits will be addressed in FORA dissolution plan	

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Fort Ord Reuse Authority Prevailing Wage Program	
Meeting Date:	February 12, 2016	INFORMATION/ACTION
Agenda Number:	8a	

RECOMMENDATION(S):

- I. Approve the deferred Board action to adopt the Prevailing Wage Compliance Program Option A (**Attachment A**), now determined by Finance Committee (FC) review on February 1, 2016 that there is sufficient funding available to carry out the proposed program expenditures of up to \$200,000. FC did not consider the item for funding.

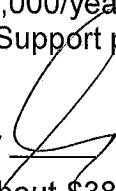
BACKGROUND/DISCUSSION:

It is staff's interpretation that, since FORA and the jurisdictions accept reduced land sales revenue from nearly every historical Fort Ord private sector project (based on the economic analyses performed by the jurisdictions that assess the cost of FORA mitigation fees, building removal, prevailing wage, and other costs) individual development projects may qualify as a public work.

FORA staff researched options for a FORA prevailing wage compliance program. **Attachment A** compares three (3) options for a FORA prevailing wage compliance support program. FORA staff's assumption of two full-time staff positions or equivalent consultant hours to monitor, respond to inquiries, and prepare reports is based on FORA Capital Improvement Program development forecasts.

Finance Committee has determined that adequate funding for this compliance work in the revised mid-year budget. If approved the cost for FORA to perform this work in the staff recommended option could range up to \$200,000/year. A PowerPoint has been prepared to explain the FORA Prevailing Wage Compliance Support program (**Attachment B**).

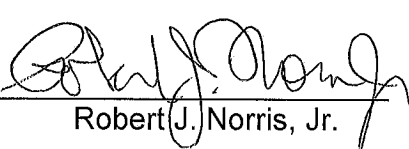
FISCAL IMPACT:

Reviewed by FORA Controller 

The annual budget includes about \$380,000 in property tax revenue that could be used to fund up to \$200,000 for the Prevailing Wage monitoring effort.

COORDINATION:

Authority Counsel, Finance Committee

Prepared by 
Robert J. Norris, Jr.

Approved by 
Michael A. Houlemard, Jr.

FORA Prevailing Wage Compliance Support

Robert J Norris Jr
Principal Analyst

BOARD ACTIONS

Board January Actions:

- ▶ Approved a FORA Master Resolution Amendment requiring contractors to register with California Department of Industrial Relations (DIR). Directed staff to survey the jurisdictions regarding their responsibility for monitoring and enforcement of the former Fort Ord prevailing wage requirements.
- ▶ Defer Board action on staff recommended **Option A** until it is reviewed by the Finance Committee at its next meeting and further direction on what is the deliverable and source of funds and how the funds would be spent.

Prevailing Wage Definition

- ▶ The hourly wage, including benefits and overtime, paid to the largest group of laborers, mechanics, and tradesmen within a particular region.
- Prevailing Wage (PW) Rate law is based upon the premise that government is a major public client in the local economy and should use its buying power and state contract law to provide adequate wages.

Finance Committee Review

- Finance Committee reviewed proposed prevailing wage costs as a component of the FY 15-16 Mid-Year Budget review.
- Finance Committee noted that the proposed funding source (FORA receipt of property tax payments) appeared sufficient to meet anticipated PW enforcement costs (up to \$200,000).
- Finance Committee **did not** make a recommendation to the Board on whether or not proceed with authorizing FORA to proceed with PW enforcement.

FORA

Prevailing Wage Options

Description	Option A	Option E	Option C
Summary	FORA compliance with mix of 1 FORA staff and consultant monitors as needed	FORA compliance through staff monitors	Status Quo compliance provided by individual jurisdictions
FORA Manager/Responsible Amendment	Yes	Yes	Yes
Estimated Cost	30 hours week compliance software \$200,000 per FY.	Assuming 2 FTE compliance software \$350,000/per year.	Varies by jurisdiction
Estimated Schedule	Selection period Estimated 2 months.	Selection period Estimated 4 months.	Unknown
Estimated Duration	5 years if jurisdictions assume after 06/30/23	5 years if jurisdictions assume after 06/30/20	5 years if needed. May change either 06/30/2020
Flexibility with changing development cycles	Flexibility could be addressed to contact	Hiring additional personnel when needed will be challenging	
Long-term obligations	FORA responsibility ends on 06/30/2023	Any retirees/retirees will be addressed in FORA dissolution plan	

FORA

FUNDING AND BUDGET

EXPENDITURE CATEGORIES	ESTIMATED COST	Notes
SALARIES AND BENEFITS (S & B)		
SALARIES	75,000	1 F/T Staff position (40 hrs/wk)
BENEFITS/HEALTH, RETIREMENT, OTHER	30,000	
SUBTOTAL S & B	105,000	
SUPPLIES AND SERVICES		
PREVAILING WAGE TECH SUPPORT/SOFTWARE	20,000	500/per project/per month (3-4 projects)
CONTRACTUAL SERVICES		
WAGE COMPLIANCE	75,000	PW Auditor/Consultant - annual contract
TOTAL ANNUAL COST	200,000	

FORA

Certified Payroll Recordkeeping

- Per Labor Code Section 1776**, Contractor and all subcontractors are required to keep accurate payroll records which reflect the name, address, social security number, and work classification of each employee; the straight time and overtime hours worked each day and each week; the fringe benefits; and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee hired in connection with a public works project.

FORA

Recordkeeping Definitions

Per California Code of Regulations, Title 8, Subchapter 3, Article 1, Section 16000, "Definitions," payroll records are defined as "all time cards, cancelled checks, cash receipts, trust fund forms, books, documents, schedules, forms, reports, receipts or other evidences which reflect job assignments, work schedules by days and hours, and the disbursement by way of cash, check, or in whatever form or manner, of funds to a person(s) by job classification and/or skill pursuant to a public works project."

Though submission of all of these items may not be regularly required, any/all must be made available upon request.

§ 1812. Record of Hours of Employment; Inspection
Every contractor and subcontractor shall keep an accurate record showing the name of and actual hours worked each calendar day and each calendar week by each worker employed by him or her in connection with the public work. The record shall be kept open at all reasonable hours to the inspection of the awarding body and to the Division of Labor Standards Enforcement.

- ▶ System Software and Training for Electronic Certified Payroll reporting for contractors / subcontractors as part of all pre-bid or pre-award conferences.
- ▶ Automate reporting process for timely submissions and reviews to resolve problems ranging from documentation or complaint resolution.
- ▶ FORA Point of Contact for PW support to jurisdictions, contractors, and workers.

FORA is the enforcement agency for contracts to which FORA is a direct party. The member jurisdiction is responsible for enforcement of all other contracts.

PW Enforcement Measures:

- During construction, contractors submit monthly certified payroll(s) for their labor force and that of each subcontractor.
- Enforcement agency compares workers #'s to certified payroll(s) to ensure compliance with current PW rate per trade.
- Contractor/subcontractor Failure to meet prevailing wage obligations is addressed in several ways, from issuance of a Correction Notice to referral to the DIR for action and resolution.

- ▶ Electronic submissions of Certified Payrolls from contractors and subcontractors via internet.
- ▶ Storage of prevailing wage rates including fringe benefits with ability to import and export data files from contractors existing payroll systems.
- ▶ Ability to email notification of non-compliance and need for corrective action.
- ▶ Standard and customized certified payroll report in statistical and graphic formats.

User Credentials & Access



- Awarding Agencies, Enforcement Agencies, Prime Contractors, subcontractors, and agents access the system through web based portal.
- Reports generated made available at a designated location - worker personal information redacted when provided to unauthorized parties without access rights to the information.

Reference Documents



- California Labor Code (Sections 1720-1770)
- California Health & Safety Code (past)
- Jurisdictional Requirements
- FORA Resolution #07-4 (PW Policy)
- FORA Master Resolution
- FAQs on FORA website at www.fora.org

Placeholder for Item 6b

2nd Vote: FORA FY 2015-16 Mid-Year Budget

This item will be included in the final Board packet.

Placeholder for Item 6c

**Resolution Fixing the Employer's Contribution under
the Public Employee's Medical and Hospital Act**

This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Water Augmentation: 3-Party Pipeline Financing	
Meeting Date:	March 11, 2016	ACTION
Agenda Number:	6d	

RECOMMENDATION(S):

Authorize Executive Officer to negotiate an Agreement (**Attachment A**) with MCWD to designate up to \$5M of the Capital Improvement Program's (CIP's) water augmentation budget (\$24M) to the Regional Urban Water Augmentation Project's (RUWAP's) direct construction costs of the recycled water pipeline, and dependent on Pure Water Monterey's project approval by the California Public Utilities Commission (CPUC) and the completion of milestones approved by the three agency boards.

BACKGROUND/DISCUSSION:

The Fort Ord Reuse Authority (FORA) Board voted to endorse the RUWAP Recycled Project in June 2005. In June 2007 the Board passed resolution 07-10 allocating 1,427 Acre Feet per Year to the jurisdictions. MCWD then studied the recycled water component of the RUWAP under the California Environmental Quality Act (CEQA) to provide the Ord Community irrigation water and mitigate the Base Reuse Plan (BRP) Environmental Impacts. In December 2015, Monterey Regional Water Pollution Control Agency (MRWPCA) and Marina Coast Water District (MCWD) negotiated terms, in principle, where MRWPCA will provide Advanced Treated Water in lieu of Tertiary Reclaimed Water for this project. Further, in consultation with FORA, the two agencies have agreed to utilize the RUWAP Recycled product conveyance facilities (Pipeline) instead of MRWPCA developing a redundant second pipeline. This allows FORA to move forward with a MCWD Pipeline Financing Agreement. The three parties will participate in the provision and oversight of the RUWAP Pipeline construction through two 2-party agreements. To this end;

- MRWPCA Board of Directors approved in Resolution Number 2015-24 on October 8, 2015 for the Pure Water Monterey (PWM) project to include construction cost funding for the "Pipeline;"
- FORA Board of Directors unanimously endorsed the MRWPCA PWM project as a potential supplier of augmented water for mitigation on October 9, 2015.
- FORA Board of Directors unanimously recommended the MRWPCA PWM Project to the California Public Utilities Commission On February 17, 2016.

The 1998 Facilities Agreement guides the parties concerning planning, provision, and eventual construction of the RUWAP 'Pipeline' because it will be a new MCWD water facility. Under Section 3.2.2 of the Agreement, FORA has the responsibility to determine, in consultation with MCWD, what additional water and sewer facilities are necessary for MCWD's Ord Community service area in order to meet the BRP requirements. Once FORA determines that additional water supply and/or sewer conveyance capacity is needed, it is MCWD's responsibility to plan, design, and construct such additional water and sewer facilities under Section 3.2.1. Section 7.1.2 allows MCWD to secure funds from the service area. FORA's financial participation decreases the amount of funds MCWD must secure.

FORA's approved budget for water augmentation mitigation in the Fiscal Year (FY) 2015/16 and Capital Improvement Program (CIP) projections are:

FY 15/16 CIP Budget	15/16	16/17	17/18	18/19	19/20
Water Augmentation	\$157,000	1,590,600	1,535,600	2,177,400	3,165,300

Staff has reviewed the RUWAP Recycled Project Report as submitted to the Clean Water State Revolving Fund. The report details a schedule, estimated project costs and estimated construction costs (**Attachment B**). After an analysis of the cost and schedule (taking into account a shift in the timeline) staff believes the highest and best use of FORA's budgeted funds is to apply up to \$5M of FORA dollars to the direct construction costs of key segments of the RUWAP Recycled Water Pipeline and the 5th Avenue Lift Station, outlined in **Attachment C**. By applying dollars to direct costs an additional \$2.8M (estimated) of soft costs (financing, risk reserves, escalation, and other contingencies) are removed from the project.

Staff recommends the Board authorize the Executive Officer to negotiate an agreement (**Attachment A**) with MCWD, predicated upon an final agreement between MRWPCA and MCWD, to designate up to \$5M of the CIP water augmentation budget (\$24M) to the RUWAP direct construction costs of the recycled water pipeline, dependent on PWM's project approval by the CPUC and the completion of milestones approved by the three agency boards.

FISCAL IMPACT:

Reviewed by FORA Controller _____

Staff time for this item is included in the approved FORA budget. The proposed funding is included in the current CIP budget.

COORDINATION:

Administrative Committee, Executive Committee, Water Wastewater Oversight Committee, MCWD, MRWPCA.

Prepared by _____ Reviewed by _____
Peter Said Steve Endsley

Approved by _____
Michael A. Houlemard, Jr.



Marina Coast Water District Regional Urban Water Augmentation Project

Clean Water State Revolving Fund Project Report

Prepared by:
RMC
Water and Environment

September 2009

Updated by:
carollo[®]

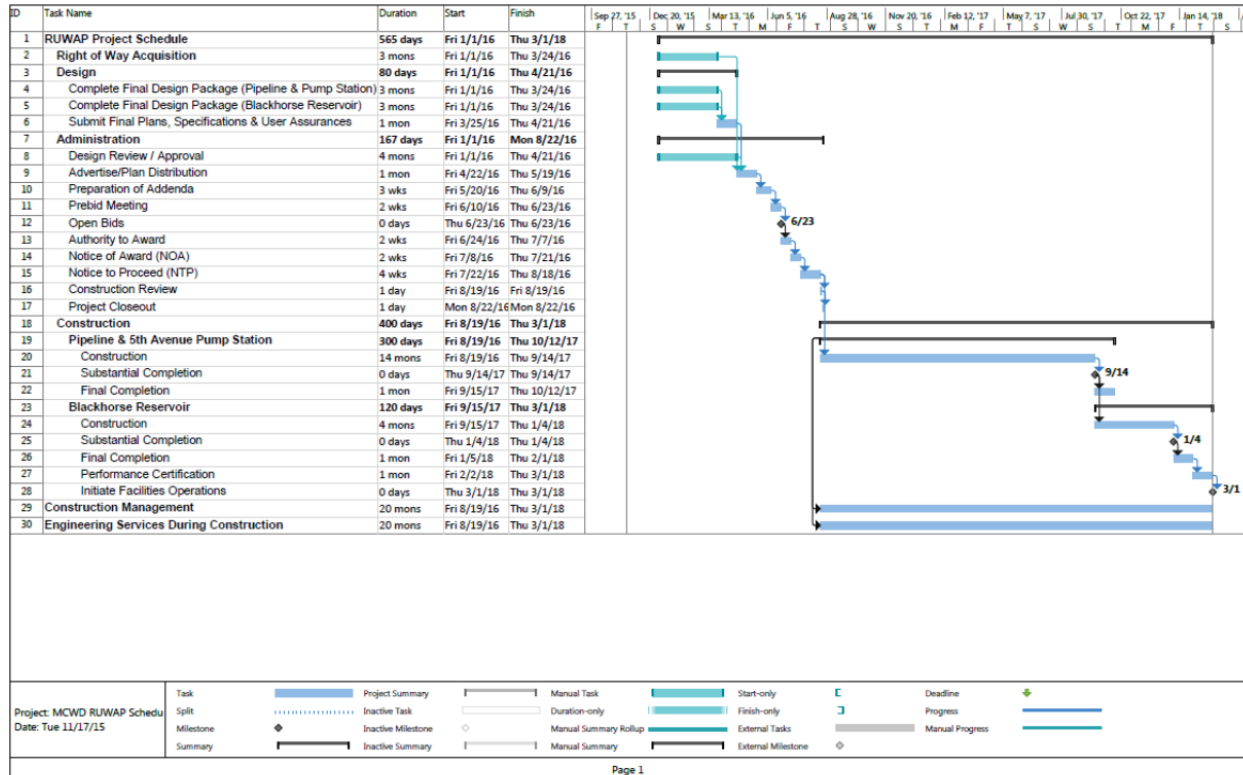
November 2015

Table 2-10: Total Project Cost Estimate

Project Component	Cost	Basis
MCWD Admin / Legal / Bidding	\$ 634,000	2.0% of Construction Cost
Design Completion	\$ 500,000	
Construction Cost Estimate	\$ 31,698,000	
Construction Management	\$ 1,585,000	5.0% of Construction Cost
Engineering Services During Construction	\$ 555,000	1.75% of Construction Cost
Total	\$ 34,972,000	
Note: Costs Rounded to the nearest \$1,000		

Table 2-11: Construction Cost Estimate

REACH NO.	DESCRIPTION	TOTAL
1	Total O&M Cost (Annual)	\$3,398,000
2	Crescent Ave to Reservation Road (Sta. 121+00 to 148+80)	\$1,627,000
3	Reservation Road to Carmel Ave (Sta. 148+80 to 167+30)	\$843,000
4	Vaughn Ave to Reindollar Ave (Sta. 167+30 to 182+30)	\$605,000
5	Reindollar Ave to California Ave (Sta. 182+30 to 201+90)	\$840,000
6	California Ave to 'Future Rd' S of 3rd Ave (Sta. 201+90 to 224+88)	\$1,026,000
7	California Ave - 'Future Rd' to Imjin Pkwy (Sta. 224+88 to 239+00)	\$619,000
8	California Ave - Imjin Pkwy to 8th St Cutoff (Sta. 239+00 to 265+00)	\$912,000
9	5th Ave - 8th St to 3rd St (Sta. 265+00 to 283+70)	\$635,000
10	3rd St & 5th Ave from 3rd St to the Library (Sta. 283+70 to 303+08)	INSTALLED \$0
11	5th Ave - 3rd St to Gen. Jim Moore Blvd (Sta. 303+08 to 334+70)	\$1,189,000
12	Gen. Jim Moore Blvd - Engineer Rd to Gigling Rd (Sta. 334+70 to 362+00)	\$1,007,000
13	Gen. Jim Moore Blvd - Gigling Rd to Normandy Rd (Sta. 362+00 to 389+45)	\$1,081,000
14	Normandy Road to Reservoir (Sta. A10+00 to A48+31)	\$1,307,000
	Bayonet & Blackhorse Golf Course Connection	\$44,000
	5th Avenue Pump Station (Sta 282+00) (3 - 450HP Pumps)	\$2,074,000
	Blackhorse Reservoir - 1.5 MG	\$2,500,000
17	Coe Avenue Lateral (Sta. A10+00 to A42+46)	\$311,000
18	Beach Road Lateral (Sta. G10+00 to Sta G50+80)	\$748,000
20	Carmel Avenue Lateral (Sta. F10+00 to F41+14)	\$616,000
21	Abrams Dr - Imjin Rd. to MacArthur Dr. (Sta. C10+00 to C23+22)	\$290,000
21A	Imjin Pkwy - Abrams Dr to Reservation Rd (3,500LF)	\$659,000
	TOTAL DIRECT COST	\$22,331,000
	CONTINGENCIES	5% \$1,116,550
	SUBTOTAL	\$23,447,550
	GENERAL CONDITIONS	10% \$2,345,000
	SUBTOTAL	\$25,792,550
	GENERAL CONTRACTOR OH&P + RISK	15% \$3,517,000
	SUBTOTAL	\$29,310,000
	ESCALATION TO MID-POINT (2017)	3% \$879,000
	SUBTOTAL	\$30,189,000
	BID MARKET ALLOWANCE (Moderate Competition)	0% \$0
	TOTAL ANTICIPATED BID AMOUNT	\$30,189,000
	OWNER'S RESERVE FOR CHANGE ORDERS	5% \$1,509,000
	TOTAL ESTIMATED CONSTRUCTION COST	\$31,698,000
<p><i>The opinion of cost herein is based on our perception of current conditions at the project location. This estimate reflects our professional opinion of accurate costs at this time and is subject to change as the project design matures. Carollo Engineers has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Carollo Engineers cannot and does not warrant or guarantee that proposals, bids or actual construction costs will not vary from the costs presented herein.</i></p>		



FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	University of California Monterey Bay Education Science and Technology Status Report	
Meeting Date:	March 11, 2016	INFORMATION
Agenda Number:	6e	

RECOMMENDATION:

Receive a University of California Monterey Bay Education Science and Technology (UCMBEST) Status Report.

BACKGROUND:

In 1994 the University of California (UC) obtained approximately 1,000 acres of Fort Ord land, approximately 600 for habitat conservation and 400 acres to provide research and development opportunities associated with the UCMBEST Center, which was to be managed by the UC Santa Cruz (UCSC) campus. Despite high aspirations, market demand for the Center 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. The UCSC Campus has managed the property for more than 20 years.

UCSC Chancellor George Blumenthal announced in March 2010 that UC intended to shrink the footprint of the Center and consider 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 Center lands. UCSC and the Fort Ord Reuse Authority (FORA) 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/1SBPIIt>), and memorialized in a letter executed by stakeholders (**Attachment A**). Stakeholders agreed on the following intended outcomes:

- UC's presence continues to be valued. Stakeholders recommend that UC retain control of the UCMBEST Center;
- The local institutions of higher education (and potentially others) should be invited to join an advisory group to help guide the UCMBEST Center;
- UC to actively seek new UCMBEST Center tenants and work to streamline the approval process;
- UC peripheral lands may be used in the near term 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 meeting between UCSC and CSUMB to explore Eighth Street parcel uses;
- 3) Invite local higher education institutions to collaborate in supporting UCSC development of the UCMBEST Center and to 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 stagnation at the UCMBEST project area has repeatedly raised 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 reuse activity at UCMBEST. 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 (**Attachment B**). Subsequently, UCSC requested inclusion at the March 11, 2016 FORA Board meeting to present the current UCMBEST project status and clarify their commitments to moving the project forward.

DISCUSSION:

UCSC Vice President for Research, Scott Brandt will provide historical context, describe what has been done to implement the visioning recommendations, and will lay out current and future efforts to catalyze activity at the MBEST Center.

FISCAL IMPACT:

Reviewed by FORA Controller _____. Staff time for this item is in the approved FORA budget.

COORDINATION:

UCSC and Administrative Committee

Prepared by _____
Josh Metz

Reviewed by _____
Steve Endsley

Approved by _____
Michael A. Houlemard, Jr.



FORT ORD REUSE AUTHORITY

&

University of California Santa Cruz

Notes of December 22, 2015 Meeting

Present: Chancellor George Blumenthal, Vice Chancellor Scott Brandt, Associate Vice Chancellor Donna Blitzer, Director Graham Bice, Executive Officer Houlemard, Assistant Executive Officer Endsley, FORA Board member Edelen.

1. Status of the Visioning Recommendations

Graham Bice Reported on the status of items that were listed in the principles for moving ahead with the UC MBEST Center. He noted the difficulty they had experienced in getting the City of Marina to approve their specific plan that had been in process for more than two years. He further noted their desire to move forward with other projects including the 8th Street parcel. Chancellor Blumenthal noted that they had not met with the educational partners since neither UCSC nor the educational partners had anything to report. It was agreed that would be a good approach if there was nothing to report, but was a losing proposition if UCSC could use support from local entities in processing or other issues.

Progress has been made on all other principles set forth in the 2011 MBEST Visioning report, but this has still not achieved the goal of new development at the MBEST Center.

2. Anticipated UC MBEST Property Implementation/Update

The Specific Plan was at the core of much of the discussion, but the exchange led into a conversation about the potential of selling or conveying the 8th street parcel and for some joint planning with the County of Monterey and FORA on the south of reservation parcel and the Blanco Triangle. The University has sold one former Army building located on the UC MBEST Center West Campus, and still intends to sell the balance of the West Campus in the near future.

3. Barriers to Completing UC MBEST Promise/FORA Funding

UCSC considers limited water availability to be a potential barrier for their development. Processing delays through Marina. Lack of coordination with FORA and Monterey County Economic Development Committee. Need for a designated person from U.C. Santa Cruz with authority to make decisions and securing a skilled economic development professional (champion) and program to spearhead the active reuse of the North, West and South campus sites.

4. County Economic Development Committee Concerns/Impact to Monterey Bay

The County committee has specific concerns and criticisms. It was agreed it would be good idea for U.C. Santa Cruz to make regular reports to the County Economic Development Committee and FORA Economic Development.

5. Alternatives/Options

It was agreed that a palate of sites and approaches for use of U.C. land be explored including, but not limited, to potential sale of 8th Street parcel through discussions collaborations with FORA, sale of property, cooperative projects, donation of land, aggressive marketing, frequent meetings, reports, exchange of information, contracting with FORA for economic development services, making use of County Economic Development manager's expertise.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Draft Trails Blueprint	
Meeting Date:	March 11, 2016	ACTION
Agenda Number:	6f	

RECOMMENDATION:

- i. Adopt Resolution 16-XX, supporting the Draft Trails Blueprint that proposes non-motorized connective trails on the former Fort Ord property (**Attachment A**).

BACKGROUND/DISCUSSION:

The Base Reuse Plan (BRP) Context & Framework: Section 3.6.4 Major Open Space Areas at the Former Fort Ord includes a Description of the Proposed Trail Network:

The following principles were identified to guide the planning of the Fort Ord trails network:

- The trail system should be adequate to provide connections to non-motorized transportation alternatives to all neighborhoods in the former Fort Ord.
- The trail system should reinforce the redevelopment planning strategy of using recreation and open space assets to make the former Fort Ord attractive to potential users by interconnecting and increasing access to those assets.
- Adequate ROW should be reserved along planned transportation corridors to accommodate planned trails in addition to the entire planned road cross section.
- The Fort Ord trails system shall be considered as an integral 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, the existing Highway 68 corridor (used as a bike route). Fort Ord trails shall be linked to regional bike/pedestrian trails wherever possible.

The proposed trail network is shown in Figure 3.6-3, Recreation and Open Space Framework Plan (**Attachment B**).

Conservation, Open Space, and Recreation Concept (Section 3.6) provides in part that non-motorized alternative transportation become a central part of Fort Ord activities (**Attachment C**). The BRP, Section 3.6 describes that one of these element is a system of trails that provide regional access.

The proposed Draft Trails Blueprint (**Exhibit A to Attachment A**) is a proposed system of proposed trails intended to meet objectives discussed in BRP, Section 3.6. In addition, the Draft Trails Blueprint takes inspiration from BRP identified major trails and minor trails that serve as a network of east, west, north and south connection. The trails emphasize non-motorized transportation and generally promote hiking, walking, bicycling and equestrian activities.

The Draft Trails Blueprint was developed in cooperation with California State University of Monterey Bay (CSUMB), University of California Monterey Bay Education, Science, and Technology (UCMBEST), Transportation Agency for Monterey County (TAMC), County of Monterey, and the cities of Seaside, Marina, and Del Rey Oaks. A staff-level representative from each entity met with FORA staff to discuss the Draft Trails Blueprint on their property. The end result was a consensus building Draft Trails Blueprint as presented.

Subsequently, the Draft Trails Blueprint will serve as a framework for public agencies, such as the Transportation Agency for Monterey County (TAMC) and underlying jurisdictions, to fund and develop.

FISCAL IMPACT:

Reviewed by FORA Controller _____

Funding for the Draft Trails Blueprint and staff time are included in the approved annual budget.

COORDINATION:

Administrative, and Executive Committees, CSUMB, UCMBEST, TAMC, County of Monterey, and the cities of Seaside, Marina, and Del Rey Oaks.

DRAFT

Prepared by _____
Ted Lopez

Approved by _____
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Regional Urban Design Guidelines (RUDG) Adoption Schedule	
Meeting Date:	March 11, 2016	INFORMATION/ACTION
Agenda Number:	6g	

RECOMMENDATION(S):

Consider RUDG Adoption Schedule & Provide Direction.

BACKGROUND:

RUDG completion was identified as a separate 1997 Base Reuse Plan (BRP) implementation action (**Attachment A**). In May 1999, the Fort Ord Reuse Authority (FORA) Board voted to proceed with jurisdictional approach to base wide redevelopment (including creation of RUDG). In March 2005, the Board approved the Highway 1 Design Guidelines as the first stage of RUDG actions. The 2012 Reassessment Report identified RUDG completion, including policies for Gateways, Town & Village Centers, Regional Circulation Corridors and Trails, as incomplete BRP requirements. In spring 2013, the Post Re-assessment Advisory Committee (PRAC) was formed and recommended RUDG completion. Subsequently, the Board approved FY 13/14 and FY 14/15 budgets and FORA Staff Work plans that included RUDG completion.

During 2014, the Board empaneled the RUDG Task Force to oversee RUDG consultant recruitment, advising and project completion. Following a national search, Dover, Kohl & Partners (DKP) along with an interdisciplinary team was selected. In November DKP and FORA staff completed a series of stakeholder interviews during a preliminary Site Visit. In February 2015, DKP and FORA staff, completed a 10-day public design process leading to a preliminary draft RUDG. Staff and DKP presented a project update at the April 10 Board Meeting.

In May 2015, the FORA Board requested Authority Counsel clarify FORA RUDG authority and legal framework (**Attachment B**). The Authority Counsel memo clarifies the following:

- Development of RUDG for the Highway 1 Corridor (approved 2005), Town & Village Centers, Gateways, Regional Circulation Corridors, and Trails are required as distinct implementation actions under the BRP;
- RUDG are to focus on issues of visual quality and character;
- Board approved RUDG will establish measures for future consistency determinations; and
- RUDG do not override prior/current consistency determinations, redefine land use designations, or local zoning and General Plans.

Following the February charrette, staff, consultants and the RUDG Task Force conducted a robust review and revision process leading to the current administrative DRAFT RUDG policy document. The Task Force met on 14 separate occasions and reviewed 6 administrative DRAFT revisions. Along with Task Force members, the public review and revision process has included representatives from FORA's development community, regional agencies, members of the public, building and trade representatives, and California State University Monterey Bay (CSUMB) Master Planning team.

A Special Board Workshop and Public Open House was held on November 2, 2015 to present the administrative DRAFT RUDG and receive direct Board and public feedback. The administrative DRAFT RUDG policy document refines BRP policy direction, primarily drawing from Section 3.0: Framework for the Reuse Plan (**Attachment C**), with particular emphasis on Design Guideline 6: Adopt Regional Urban Design Guidelines (p. 61), and represents hours of constructive, collaborative work between a broad cross-section of FORA's stakeholders.

DISCUSSION:

Staff received an updated DRAFT RUDG document from DKP on December 31, 2015. In this DRAFT, DKP attempted to fully integrate Board, Task Force, and public input received to date. Following Task Force and staff requests at a December 16 meeting, DKP also delivered digital files allowing FORA direct editorial control of the RUDG document.

During detailed content review, staff recognized the need to further refine document organization and extract policy language from print format constraints. Staff refined the document organization and transferred print formatted content to a new DRAFT project website <http://www.ordforward.org> for increased accessibility, clarity, and to facilitate editorial, and future implementation.

Other editorial work has included text refinement, reorganization of key content items; reorganization of guidelines structure; and production and deployment of interactive, scalable web maps. The new website is intended as an interactive home for the RUDG. The website is organized following the original structure of previous RUDG documents with some modification, and the outline is provided below:

- **Home**
- **Introduction**
 - Project Timeline
 - Design Principles
 - Economic Factors
 - Policy Application
 - Definitions
- **Locations**
 - Land Use Jurisdictions
 - Town & Village Centers
 - Gateways
 - Regional Circulation Corridors
 - Trails
 - Regional Transit Facilities
- **Guidelines**
 - Roads
 - Complete Streets
 - Connectivity
 - Trails
 - Hwy 1 Design Corridor
 - Buildings
 - Orientation
 - Types, Setbacks & Height
 - Landscaping
 - Palettes
 - Lighting
 - Signage
 - Gateways
 - Wayfinding
 - Other Matters of Visual Importance
 - Public Spaces
 - Centers
 - Transit Facilities
- **Appendices**
 - Public Process
 - Vision & Illustrations
 - Market Update

Together these edits and adjustments will improve comprehension, applicability, usability and implementation of the FORA RUDG. The current DRAFT RUDG website is online at <http://www.ordforward.org>, and can be accessed by Board members and stakeholders. Once finalized the RUDG policies will also be organized into print format.

DISCUSSION:

Staff and the RUDG Task Force continue to refine the DRAFT RUDG received from the DKP consulting team on 12/31/15. In the process of this refinement, gaps in desired content have been identified including:

- Completion of landscape pallet and placement recommendations
- Completion of wayfinding and gateway signage recommendations
- Refinement of road and trail cross-sections
- Refinement of building height and setback recommendations

Staff is integrating content from existing local jurisdiction general and specific plans to fill some of these gaps. Targeted use of remaining consulting resources may be required to satisfy RUDG content needs. Staff is working with Task Force input to deliver the missing material in short order. The current target completion schedule is outlined below:

- Feb 25 – March 23: Staff work on content completion/refinement
- March 23: RUDG Task Force Review/Recommendation
- April 8: Potential RUDG Board Adoption

Staff will provide an update from the March 7 Special Board Meeting/Workshop and request Board members provide any further direction with respect to the RUDG adoption schedule.

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

RUDG Task Force and Administrative Committee

Prepared by _____ Reviewed by _____
Josh Metz Steve Endsley

Approved by _____
Michael A. Houlemard, Jr.

Project History

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1. FORA Act
2. Base Reuse Plan: Design Principle 6
3. Board policy on jurisdictional design implementation
4. Board approves Highway 1 Design Guidelines
5. Reassessment Report – Outstanding RUDG
6. Fort Ord Colloquium
7. 2014 Work Plan – RUDG Completion
8. Task Force – Competitive RFP
9. Board Approves Dover, Kohl (DKP) Selection
10. DKP Site Visit
11. 2015 Design Charrette
12. Task Force – DRAFT RUDG Development
13. DRAFT RUDG for Board Review
14. Task Force DRAFT RUDG review
- 15. Board RUDG Special Meeting**
- 16. Adoption Training**

MEMORANDUM

Kennedy, Archer & Giffen

A Professional Corporation

DATE: April 1, 2015
TO: Fort Ord Reuse Authority
FROM: Authority Counsel
RE: Regional Urban Design Guidelines

I. Issues:

This memorandum explores the scope of planning authority vested in the Fort Ord Reuse Authority (“FORA”) by the Regional Urban Design Guidelines (“RUDG”). To frame the issue, this memorandum specifically responds to questions that FORA Senior Planner Josh Metz posed to Authority Counsel in a February 23, 2015 email (“February 23 Email”). It also addresses a subsequent, related document that FORA’s Planning Department (namely, Steve Endsley, Jonathan Garcia, and Josh Metz) addressed to Authority Counsel entitled “RUDG Legal Questions Needing FORA Authority Counsel Opinion.” We have distilled from those two documents the following questions, followed by a summary of our conclusions:

A. What are “guidelines” and are they “mandatory”?

Generally, guidelines create standards that may be used to determine whether a local jurisdiction’s land use plan, zoning ordinances, and implementation acts are consistent with FORA’s Base Reuse Plan (“BRP”). In that sense, they are “mandatory.” But there are, as discussed below, limitations on the scope of such guidelines.

B. What is the difference between “guidelines” and “zoning”?

The relationship between the “guidelines,” including the RUDG, and zoning can be summarized as follows: FORA establishes guidelines pursuant to its authority under the FORA Act and BRP. The local jurisdictions must account for such guidelines when submitting its proposed land use plans, zoning, and implementing actions. FORA must then determine the consistency of such plans, zoning, and actions with those guidelines (and other requirements of the BRP), the process for which is set forth in the FORA Act and Article 8.01 of the Master Resolution. Accordingly, the RUDG are not zoning plans or zoning ordinances; only the local jurisdictions can establish those under the FORA Act.

C. Will FORA-approved guidelines limit local jurisdiction planning authority?

Yes, but only to the extent the guidelines are within their proper scope and follow the process for land use planning articulated in the FORA Act. Namely, the RUDG are limited in scope to matters of “visual importance/visual character,” and further that RUDG cannot impose requirements inconsistent with a local jurisdiction’s land use plan, zoning ordinances, implementation action, etc. after FORA has determined the same to be consistent with its BRP.

We therefore conclude RUDG can be implemented as a mandatory standard for local jurisdictions regarding matters of visual importance by which FORA can measure future consistency determinations.

II. Analysis

A. What are “Guidelines” and Are They Mandatory?

The February 23 Email first asks, “What are ‘guidelines’?” The RUDG Legal Questions Needing FORA Authority Counsel Opinion narrows the issue somewhat, by asking “What is FORA’s Regional Urban Design Guidelines (RUDG) legal authority?” And both the February 23 Email and the RUDG Legal Questions Needing FORA Authority Counsel Opinion ask: are the RUDG “mandatory?” This memorandum addresses those related questions together.

1. Definition of “Guidelines”

The term “guidelines” is not a legal term of art and has no particular legal meaning. Merriam-Webster defines a guideline as “a rule or instruction that shows or tells how something should be done.”¹ An alternative definition is “an indication or outline of policy or conduct.”² Though somewhat ambiguous, the former definition appears to provide a mandatory “rule,” whereas the latter may suggest something more permissive.³ But a dictionary definition does little to answer what “guidelines” means in this context, and is not dispositive of the issue of whether the RUDG are “mandatory.” It is therefore more instructive to focus on the source and substance of the RUDG, namely, the “Design Principles” set forth in the BRP.

2. Legal Authority for the RUDG

The legal authority for the BRP is set forth in the FORA Act at Government Code section 67675. That section obligates FORA to create the BRP, accounting for “[a] land use plan for the integrated arrangement and general location and extent of, and the criteria and standards for, the uses of land ... and other natural resources[.]” Such authority encompasses the power to proscribe design guidelines.

¹ <http://www.merriam-webster.com/dictionary/guideline>

² *Ibid.*

³ See also “*Pirates of the Caribbean, Curse of the Black Pearl*” (Captain Barbossa: “[T]he code is more what you’d call ‘guidelines’ than actual rules.”)

The BRP provides for “Major Provisions of the Reuse Plan,” and “Context and Framework” for the BRP. (BRP, § 1.2.1, p. 3.)⁴ “The Framework for the Reuse Plan establishes the broad development considerations that link the various Reuse Plan elements to the land use jurisdiction into an integrated and mutually supporting structure.” (BRP, § 1.2.1, p. 8; see also art. 3.0, p. 55.) Part of that Framework is a “Community Design Vision,” which sets forth six specific “Design Principles.” (BRP, § 1.2.1, pp. 8-9; see also § 3.1, p. 56.) Design Principle no. 6 provides:

Design Principle 6: Adopt [RUDGs]. The visual character of the former Fort Ord will play a major role in supporting its attractiveness as a destination for many visitors every year. Maintaining the visual quality of this gateway to the peninsula and where necessary enhancing it is of regional importance to ensure the economic vitality of the entire peninsula. [RUDG] will be prepared and adopted by FORA to **govern the visual quality of areas of regional importance within the former Fort Ord.**

(BRP, § 1.2.1, p. 9; see also § 3.1.1, p. 61.)

The “full” version of Design Principle no. 6 provides:

Adopt [RUDGs]. The **visual character** of the Monterey Peninsula plays a major role in supporting the area’s attractiveness as a destination for many visitors every year. ... **Maintaining the visual quality of this gateway to the Peninsula and where necessary enhancing it is of regional importance to ensure the economic vitality of the entire Peninsula.** [RUDGs] will be prepared and adopted by FORA as a separate **implementation action to govern the visual quality of the following areas of regional importance.** The guidelines will address the State Highway 1 Scenic Corridor, the freeway entrances to the former Fort Ord ... from the State Highway 1 ..., areas bordering the public [sic] accessible habitat-conservation areas, major through roadways such as Reservation Road and Blanco Road, as well as other areas to be determined. **The urban design guidelines will establish standards for road design, setbacks, building height, landscaping, signage, and other matters of visual importance.”**

(BRP, § 3.1.1, p. 61.)

The BRP therefore provides that the RUDG shall “govern” and shall “establish standards” for certain elements. (BRP, § 3.1.1, p. 61.) Those elements relate to the visual quality of certain areas. However, at least within that scope and subject to the processes

⁴ All references to the BRP are to volume 1, unless otherwise specified.

applicable to land use consistency determinations, the “guidelines” that the BRP sets forth in the RUDG “govern” and “establish standards,” and are mandatory on the local jurisdictions.

B. Differences and Relationship Between “Guidelines” and “Zoning”?

A memorandum prepared on September 3, 2013 by FORA Special Counsel Alan Waltner,⁵ discussed the relationship between “zoning” and FORA’s authority to govern land use. This memorandum will not repeat that one, save to highlight the discussion at pages 2 to 3, where Counsel pointed out that “zoning” is within the authority of the local jurisdictions, not FORA; FORA’s authority is to determine whether land use plans, zoning ordinances, implementing actions, etc. are consistent with the BRP, including design guidelines.

FORA has the authority and obligation to create the BRP, including “[a] land use plan for the integrated arrangement and general location and extent of, and the criteria and standards for, the uses of land, water, air, space, and other natural resources within the area of the base.” (Gov’t Code, § 67675.) “[A]fter the board has adopted a reuse plan, a member agency with jurisdiction within the territory of Fort Ord may adopt and rely on the [BRP], including any amendments therefor, for purposes of its territory ... as its local general plan for purposes of Title 7 until January 1, 1996.” (Gov’t Code, § 67675.1.) Also, “[a]fter the board has adopted a [BRP], each county or city with territory occupied by Ford Ord shall submit its general plan to the board,” which (a) certifies after a public hearing that it is intended to be carried out pursuant to the FORA Act and (b) “contains, in accordance with guidelines established by the board, materials sufficient for a thorough and complete review.”⁶ (Gov’t Code, § 67675.2.) Within 90 days of the local jurisdiction submitting its general plan, FORA must determine that plan is consistent with the BRP. (Gov’t Code, § 67675.3, subd. (c).) Then, “[w]ithin 30 days after the certifications of a general plan or amended general plan, or any portion thereof, the board shall, after consultation with the county or a city, establish a date for that county or city to submit the zoning ordinances, zoning district maps, and where necessary, other implementing actions applicable to the territory of Ford Ord.” (Gov’t Code, § 67675.4.) The local jurisdiction then submits to FORA those zoning ordinances, zoning district maps, and other implementing actions – such RUDG (see Design Principle no. 6 at BRP, § 3.1.1, p. 61 [RUDGs “will be prepared and adopted by FORA as a *separate implementation action*”]) – and FORA must determine whether those zoning ordinances, maps, and implementation actions conform with the BRP. (Gov’t Code, § 67675.5.)

Accordingly, the relationship between the “guidelines,” including the RUDG, and zoning can be summarized as follows: FORA establishes guidelines, as “other implementing actions,” pursuant to its authority under the FORA Act and BRP. The local jurisdictions must account for such guidelines when submitting its proposed land use plans, zoning, and implementing actions. FORA must then determine the consistency of such plans, zoning, and actions with those

⁵ That memorandum can be found here: <http://www.fora.org/Board/2013/Packet/Additional/091313AlanWaltner.pdf>

⁶ See also Article 8.01 of the Master Resolution, providing for the BRP and FORA’s determinations of local jurisdictions’ legislative land use decisions.

guidelines (and other requirements of the BRP), the process for which is set forth in the FORA Act and Article 8.01 of the Master Resolution.

C. Will FORA-approved Guidelines Limit Local Jurisdiction Planning Authority? And What is the Scope of the RUDG Project?

Will FORA-approved guidelines limit local jurisdiction planning authority? As just discussed, FORA-approved guidelines limit local jurisdiction in the sense that the local jurisdictions must account for such guidelines and that FORA may reject local jurisdiction's land use plans and zoning if they do not comply with such guidelines. However, FORA's authority is not unlimited in this regard. Namely, the authority is limited by (1) prior consistency determinations, to the extent that they overlap with RUDG; and (2) the limited scope of RUDG (visual quality and characteristics).

1. FORA-approved Guidelines Generally Cannot Contradict Previously Enacted Land Use or Zoning Laws that FORA has Already Found to be Consistent with the BRP

First, as discussed in the memoranda of then Authority Counsel (Jerry Bowden) on Dec. 3, 2012 and on November 14, 2013, "[o]nce a local plan has been found consistent with the [BRP], the FORA Act does not permit the [BRP] to be amended if the amendment would negate the consistency finding," pursuant to Government Code section 67675.8⁷ (Jerry Bowden Memo, 11/14/2013, p. 1.) Accordingly, if a newly enacted RUDG imposed a requirement inconsistent with a pre-approved (by FORA) local jurisdiction land use plan or zoning ordinance, the local jurisdiction's land use plan or zoning ordinance should prevail over the new RUDG. As such, RUDG would only limit local jurisdiction's land use on matters that have not already been the subject of a FORA consistency determination.

2. The BRP Limits the Scope of RUDG

Another limitation on the RUDG is that those guidelines address "visual character." As discussed above, the BRP establishes a Framework delineating broad policy considerations. Part of that Framework is a "Community Design Vision," which sets forth six specific "Design Principles." (BRP, § 1.2.1, pp. 8-9; see also § 3.1, p. 56.) As quoted above, Design Principle no. 6 provides:

⁷ This memorandum does not comment on the correctness of that opinion, but will note that the then Authority Counsel recognized that section 67675.8 was ambiguous and that an alternative meaning was possible. (Jerry Bowden Memo, 12/3/12.) That alternative meaning was that section 67675.8 only imposed limitations on amendments to the BRP where the amendment would affect a single jurisdiction, as opposed to base-wide affects. Indeed, a plain reading of the statute suggests that result. Mr. Bowden found that result anomalous, since the FORA Act would thereby "address the narrow case of single agency amendments and not the broader case of base-wide amendments." (Jerry Bowden Memo, 12/3/12; see also Jerry Bowden Memo, 11/14/13.) In other words, if section 67675.8 only applies to cases where the BRP amendments apply to a single jurisdiction, there would be little else preventing FORA from making amendments with basewide effect.

Design Principle 6: Adopt [RUDGs]. The visual character of the former Fort Ord will play a major role in supporting its attractiveness as a destination for many visitors every year. Maintaining the visual quality of this gateway to the peninsula and where necessary enhancing it is of regional importance to ensure the economic vitality of the entire peninsula. [RUDG] will be prepared and adopted by FORA to govern the visual quality of areas of regional importance within the former Fort Ord.

(BRP, § 1.2.1, p. 9; see also § 3.1.1, p. 61.)

Similarly, the “full” version of Design Principle no. 6 provides:

Adopt [RUDGs]. The visual character of the Monterey Peninsula plays a major role in supporting the area’s attractiveness as a destination for many visitors every year. ... Maintaining the visual quality of this gateway to the Peninsula and where necessary enhancing it is of regional importance to ensure the economic vitality of the entire Peninsula. [RUDGs] will be prepared and adopted by FORA as a separate implementation action to govern the visual quality of the following areas of regional importance. The guidelines will address the State Highway 1 Scenic Corridor, the freeway entrances to the former Fort Ord ... from the State Highway 1 ..., areas bordering the public [sic] accessible habitat-conservation areas, major through roadways such as Reservation Road and Blanco Road, as well as other areas to be determined. The urban design guidelines will establish standards for road design, setbacks, building height, landscaping, signage, and other matters of visual importance.

(BRP, § 3.1.1, p. 61.) The last sentence gives examples of the matters to which the RUDG pertain. Though RUDG are not limited to those specific examples (“... and other matters of visual importance”), RUDG do appear limited to matters of “visual character,” “visual quality,” or “visual importance” of the type listed as examples.⁸

a. Highway 1 Design Corridor Treatment

The RUDG Legal Questions Needing FORA Authority Counsel Opinion inquires “how were issues handled in Hwy 1 Guidelines?” Two points may be made here. First, the Design Guidelines set forth at article 2.0 of the Board approved (2005) Highway 1 Design Corridor Design Guidelines can generally be described as “visual” in character, including landscaping and other elements to promote conservation (§ 2.2.3), use of native plants (§ 2.2.4), setbacks (§

⁸ Another potential limitation on the RUDG is a geographic limitation. Design Principle no. 6 lists the specific geographic areas to which the RUDG are expected to apply. However, it also encompasses (as quoted above) “other areas to be determined.” Thus, the BRP does not actually limit RUDG to those specific geographic areas, provided that it make a determination that maintaining the visual qualities in those areas will serve the purposes laid out in Design Principle no. 6.

2.2.5), compatible signage and common themes to promote a connected quality (§ 2.2.6), greenbelts (§ 2.2.7), common minimum standards for medians lighting, and open spaces (§ 2.2.8), common gateway look and feel (§ 2.2.9), designs that promote walkable streets such as street furniture (§ 2.2.10), building design features (§ 2.2.11), particular signage (§ 2.2.13), viewsheds (§ 2.2.14), etc. Thus, the Highway 1 Design Corridor Design Guidelines are generally limited in scope to the matters set forth in BRP Design Principle 6, i.e., “visual” matters.

Second, the process for enforcing the designs called for in the Highway 1 Design Corridor Design Guidelines recognizes the process of consistency reviews, discussed above. For instance, the first paragraph of the Highway 1 Design Corridor Design Guidelines addresses that treatment:

This document provides a set of design guidelines for the creation of design standards and zoning ordinances by jurisdictions with authority by jurisdictions with authority along the 3-mile California Highway 1 stretch of the former Ford Ord. These guidelines will also serve as the basis for *future* [FORA] consistency determination review of legislative, land use, and project approvals submitted by affected jurisdictions, as required by state law.

(Highway 1 Design Corridor Design Guidelines, § 1.1, p. 1 (italics added).) Later, at section 1.6 beginning on page 7, the Highway 1 Design Corridor Design Guidelines discusses how they fall within the Design Review Process, including consistency determinations under the FORA Act and article 8.01 of the Master Resolution, and including development entitlement reviews under the BRP.

In closing, the Highway 1 Design Corridor Design Guidelines recognize that they must comply with the scope of the BRP’s provision for design guidelines and with the process for FORA’s review process set forth in the FORA Act, Master Resolution, and BRP.

b. The Scope of the RUDG Project with Dover, Kohl & Partners (“DKP”)

The RUDG Legal Questions Needing FORA Authority Counsel Opinion penultimately inquires “what is [the] scope of [the] RUDG project?” As addressed above, the scope of RUDG is visual quality.

FORA’s Request for Proposals for Regional Urban Design Guidelines (“RFP”) identifies Design Principle no. 6, i.e., creation of RUDG, as the focus of that scope of work. (RFP, p. 18 of 29.) As discussed above, Design Principle no. 6 relates principally to visual characteristics. Other design principles, it should be noted, relate to more “substantive” land use considerations, such as establishment of mixed-use development patterns (no. 3), establishing diverse neighborhoods (no. 4), and encouraging sustainable development (no. 5.)

The RFP then identifies two “top level” goals: (1) completion of RUDG focusing on Town & Village Centers, Regional Circulation Corridors, Trails and Gateways on the former Ford Ord; and (2) Development of a strategic implementation plan to guide FORA and its member jurisdictions on integrating RUDG into planning processes.” In order to achieve those goals, the RFP contemplates the design professional “understand[ing] in detail existing land use and design regulations,” while recognizing that “local land use jurisdictions ... retain [] local control over all land use policies.” (RFP, pp. 18-19 of 29.) The “Key Deliverables” section of the RFP also appears to recognize the scope of RUDG. (RFP, p. 21 of 29.)

Form Based Code examples to be provided by the consultant under the contract are meant to serve as a visual representation of already allowed land uses in the BRP and are meant for illustrative purposes only. As noted above, the State has granted purview over Zoning to the FORA jurisdictions, and so insofar as Form Based Codes could substitute for a jurisdiction's Zoning Code, staff is recommending that those aspects of the Scope be provided to the jurisdiction's on an optional basis

III. CONCLUSION

The RUDG can be implemented as a mandatory standard for local jurisdictions regarding matters of visual importance by which FORA can measure future consistency determinations.



3.0 Framework for the Reuse Plan

The Framework for the Reuse Plan establishes the broad development considerations that link the various Reuse Plan elements for each of the land use jurisdictions into an integrated and mutually supporting structure. The Framework concentrates on the interrelated aspects of all development within the former Fort Ord.

The Framework is comprised of the following:

1. Community Design Vision;
2. Existing Setting and Character of the former Fort Ord;
3. Land Use Concept: Ultimate Development Plan and Map;
4. Land Use Designations and Land Resources;
5. Circulation Concept;
6. Conservation, Open Space, and Recreation Concept;
7. Planning Areas and Districts;
8. Marina Planning Areas and Districts;
9. Seaside Planning Areas and Districts;
10. County Planning Areas and Districts; and
11. Reuse Plan Implementation.



Section 4 of the Reuse Plan provides the Goals, Objectives, Policies, and Programs for each relevant Plan Element in support of this Framework. The Plan Elements are specific for each of the land use jurisdictions within the former Fort Ord.

3.1 Community Design Vision

The design and planning vision for the future of the former Fort Ord draws its inspiration from several sources: the nature of the land and existing facilities on the base; the history and culture of the Peninsula, and particularly the former Fort Ord itself; sound principles of community-making; and on a responsible and positive attitude toward the environment.

The opportunity provided by this 28,000-acre resource is inestimable. The challenge, however, to not squander or abuse the special qualities of this place is substantial as well. The designation of Fort Ord as a model reuse project chosen among the 1991 round of base closures is indicative both of the challenges to be met in the future and the opportunities inherent in this unique site and its surrounding region.

The prevalence of the Peninsula academic and environmental communities has in recent years spawned a variety of educational and research initiatives. Following this lead, the University of California and California State University have both begun to plan and implement ambitious and important facilities at the former base. These facilities in many ways will form the nucleus of the future community envisioned to grow at this site.

The vision for the future of the former Fort Ord is that a community will grow up on the former Base, having a special character and identity. This community, at the same time, will fit with the character of the Peninsula, complementary with the scale and density of the existing communities from Marina to Carmel. It will demonstrate a respect for the special natural environment of the Peninsula and the scenic qualities of the Bay, coastal dune areas, and upland reaches. It will also be complementary to the rich tradition and reality of agriculture in the Salinas Valley, which forms such an important part of the regional character and economy, while enhancing the experience of visitors to the Peninsula. Most importantly, the community will be a special place for living and working. It will provide a diversity of experience and opportunity, with a development approach that is sustainable and appropriate.

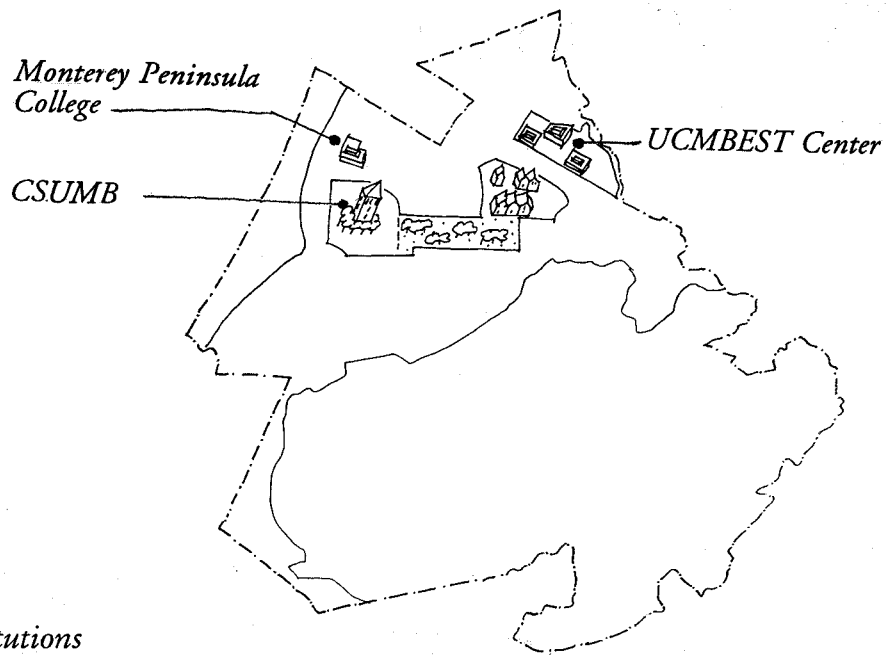
3.1.1 Design Principles

Design Principle 1: Create a unique identity for the community around the educational institutions.

The centerpiece of the community at the former Fort Ord will be the education centers that have been integrated into the reuse of the former Fort Ord. Three major post-secondary institutions are participating in the reuse of the base. The CSUMB campus, the UC MBEST Center, and the Monterey Peninsula



College District will all become significant catalysts to the economic development of the region. In addition, land and/or facilities have been subject to public benefit conveyance for Golden Gate University and the Monterey Institute for Research in Astronomy and the Monterey Peninsula Unified School District (MPUSD). The CSUMB campus, currently planned to ultimately accommodate 25,000 full-time equivalent (FTE) students, will occupy a central site, and will support retail and recreation facilities, housing units, and a variety of services and businesses. In addition, the special facilities found on a major university campus such as art galleries, performance and lecture halls, libraries, athletic facilities, and bookstores will greatly enhance the surrounding community and provide opportunities for access by all age groups. The other educational institutions will offer diverse educational opportunities. The UC MBEST Center will become a unique employment center, complementary to other research institutions in the region and capitalizing on the unique physical and intellectual attributes of the area.



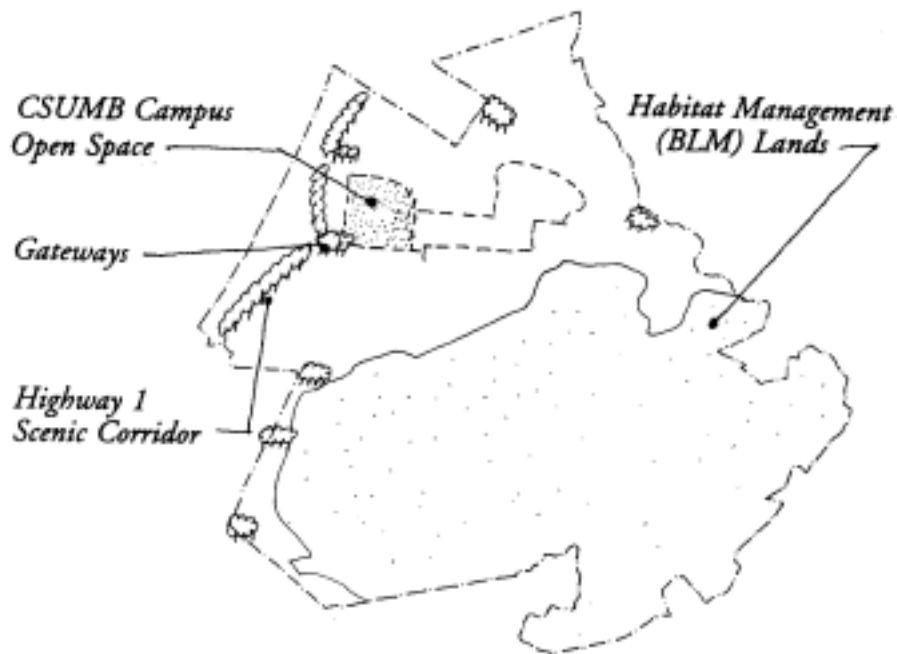
Education Institutions

Design Principle 2: Reinforce the natural landscape setting consistent with Peninsula character.

The former Fort Ord is part of the gentle crescent that frames Monterey Bay, situated between the great Salinas River Valley and the dramatic coastal range that juts into the Pacific to form the Peninsula. The historic “cantonment” area within Fort Ord is bounded by State Highway 1, sand dunes and ocean beyond to the west and by the native landscapes of the upper elevations to the east. The entire Peninsula, as a whole, is characterized by a highly memorable landscape character. The former Fort Ord is a critical centerpiece of this landscape and serves as the entry and introduction to the Peninsula for the visitor arriving from the Salinas Valley to the east or from Santa Clara State Highway 1 to the north.



The natural landscape setting at the former Fort Ord is not only an important visual resource within the region. It is also a key natural resource with significant biological value. As part of the base reuse, 15,000 acres of the site will be managed as open space for habitat resource protection and for limited recreational use. These environmental resources will add significantly to the supply of protected regional open space within the County of Monterey and will provide linkages to other regional open space assets. Approximately 1,000 acres of the coastal area will be conveyed to the State of California Department of Recreation to create the Fort Ord Dunes State Park.



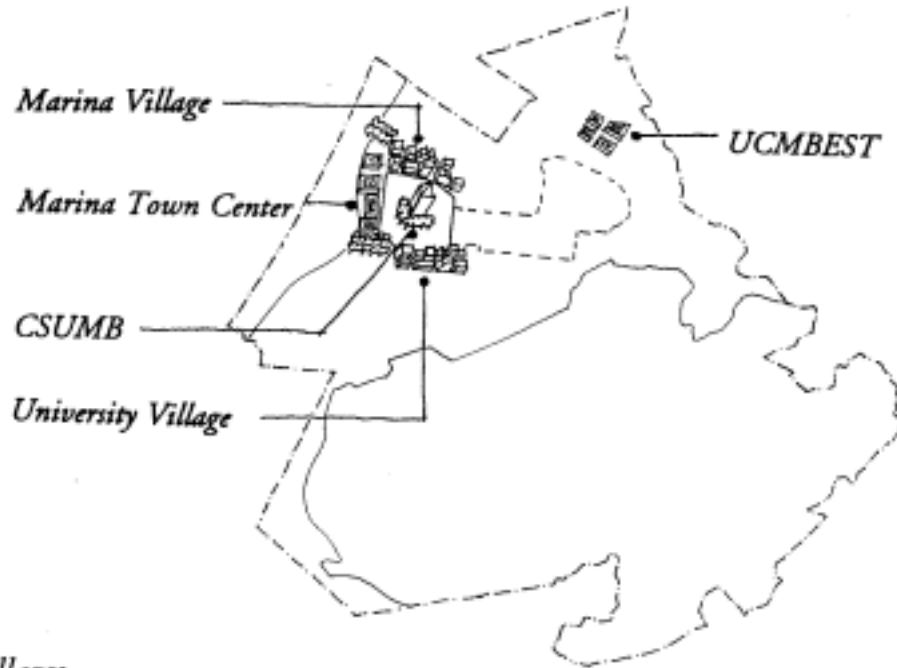
Landscape Setting

Design Principle 3: Establish a mixed-use development pattern with villages as focal points.

Consistent with the character of a college town with a vibrant, around-the-clock level of activity and vitality, the former Fort Ord is planned to consist of a series of villages with mixed-use centers. Some will be built around existing and new residential neighborhoods, while other village themes will include: the Marina Town Center with employment, retail and housing; CSUMB with its educational focus and housing; and the East Garrison with a potential mix of employment, housing and recreation.



The village pattern will sustain a transit and pedestrian friendly development pattern. The core of each village will consist of services and amenities for districts and neighborhood, from retail and service establishments to transit stops and parks. Higher development densities and a mix of uses (e.g. office and housing over retail) will enhance the vitality of the village centers. The villages will be linked by transit routes and by open space corridors suited for cycling and walking. The villages will be designed to be compact and walkable, each developed with its own identity and character.



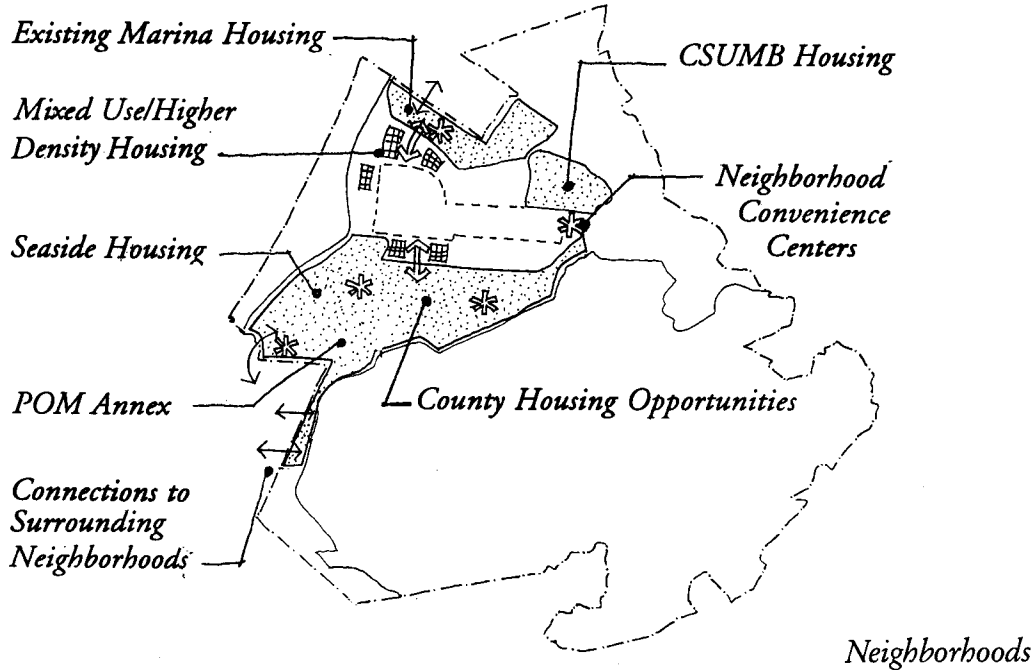
Mixed Use Villages

Design Principle 4: Establish diverse neighborhoods as the building blocks of the community.

The special character of the communities in the Peninsula is due, at least in part, to the diversity of their residential neighborhoods. They are typically small scaled, with one and two story buildings. Open space is plentiful, giving the overall impression of a green and lush landscape. In some neighborhoods, historic styles and buildings predominate, including adobes characteristic of the pre-statehood era. A regional vernacular, the Monterey style which evolved during the colonial period, is joined by an array of other architectural styles: Victorian, California bungalow, “Mediterranean”, post WWII tract, and more recent modern and post-modern styles.



Several of the existing residential communities on the former base - including portions of Patton, Abrams, Schoonover, and Frederick housing areas - will be retained and renovated for a variety of housing unit types where feasible. In addition, new residential neighborhoods will be added, ranging from high density units in the Town Center and village centers, to large lot single family areas. In all cases, particular attention will be paid to ensuring that the residential neighborhoods retain or establish special identities and characters, and that they have available a full range of amenities - schools, parks, transit, and shopping - within a convenient and walkable distance.



Design Principle 5: Encourage sustainable practices and environmental conservation.

“Sustainable development means economic growth that we can live with and that future generations can live with too. It means growth that improves human welfare but does not squander the resources of the planet nor undermine the biological systems on which life depends.”

-World Resources Institute

The reuse of the former Fort Ord as a mixed-use community within the larger Peninsula provides the opportunity to demonstrate a wide range of design and planning practices that are consistent with accepted notions of sustainability and environmental conservation. A majority of the area of the former Fort Ord will be set aside for habitat management with limited recreation opportunities included. The remaining portions of the former base will be developed into a balanced community which provides housing and employment opportunities, reducing the need for long distance commuting throughout the region. Major destinations such as employment centers, the university, and regional shopping will be located along transit rights-of-way to ensure the

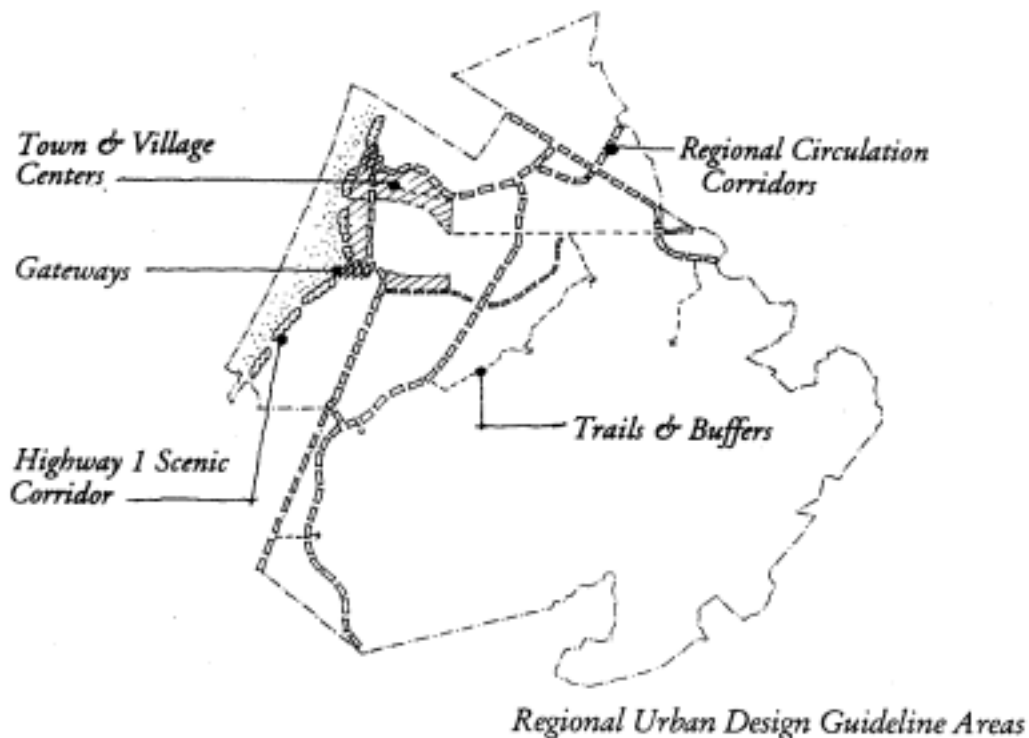


availability of modes of transit besides the automobile. Specific areas of the community will also be designed to include a mix of uses such as housing, shopping and office, and to be pedestrian friendly. In addition, individual sites and buildings should be designed to minimize energy consumption and to take advantage of local climatic conditions to enhance comfort.

Design Principle 6: Adopt Regional Urban Design Guidelines.

The visual character of the Monterey Peninsula plays a major role in supporting the area's attractiveness as a destination for many visitors every year. The location of the Fort Ord property is such that it functions much like a gateway to Peninsula attractions such as the beach and dunes area which will be a state park; the communities of Monterey, Pacific Grove, Carmel; and the Carmel Valley, Big Sur and points south. Maintaining the visual quality of this gateway to the Peninsula and where necessary enhancing it is of regional importance to ensure the economic vitality of the entire Peninsula.

Regional urban design guidelines will be prepared and adopted by FORA as a separate implementation action to govern the visual quality of the following areas of regional importance. The guidelines will address the State Highway 1 Scenic Corridor, the freeway entrances to the former Fort Ord are from State Highway 1 (12th Street and the Main Gate areas) and from the east, areas bordering the public accessible habitat-conservation areas, major through roadways such as Reservation Road and Blanco Road, as well as other areas to be determined. The urban design guidelines will establish standards for road design, setbacks, building height, landscaping, signage, and other matters of visual importance.





3.1.2 Design Objectives

The following overall objectives will guide the development of the former Fort Ord.

Community Form

Community form should be well defined and discernible; it should be distinctive within the larger Peninsula, but compatible with the form and character of other Peninsula communities. Development at the former Fort Ord will be related and connected to the adjacent cities of Marina and Seaside and will comprise important parts of those cities; however, the former Fort Ord area will also have its own distinct character consisting of definable edges, entries, and structure.

- *Where appropriate establish a readily discernible edge to the new development.*
- *Create compact community form and patterns of development.*
- *Create distinctive and memorable entries to the area.*
- *Establish community form consistent with peninsula prototypes.*
- *Link the new neighborhoods with the surrounding cities' development fabric.*
- *Establish specific design and signage standards for the State Highway 1 Scenic Corridor to minimize the visual impact of development.*





Development Pattern

The community that will develop on the former base at Fort Ord will evolve over time, incorporating some existing buildings, roadways and open space, and creating other places anew. The pattern of development will take its cues both from the historical development of the base and its existing pattern and scale of buildings and facilities. It will also follow sound principles of community planning, emphasizing the use of transit, pedestrian-friendly scale of development and roadways, and generous areas of landscaping and open space.

- *Build upon the existing grid pattern of the Main Garrison area to establish the pattern of the higher density core area surrounding CSUMB.*
- *Utilize a lower density, more informal development pattern in areas more distant from the core.*
- *Ensure a high degree of connectivity and accessibility to CSUMB from the surrounding village centers, and vice versa.*
- *Locate concentrations of activity and density along future transit rights-of-way for efficient movement.*
- *Limit the scale, particularly the width, of major roadways to minimize barriers to movement and interaction within the community.*



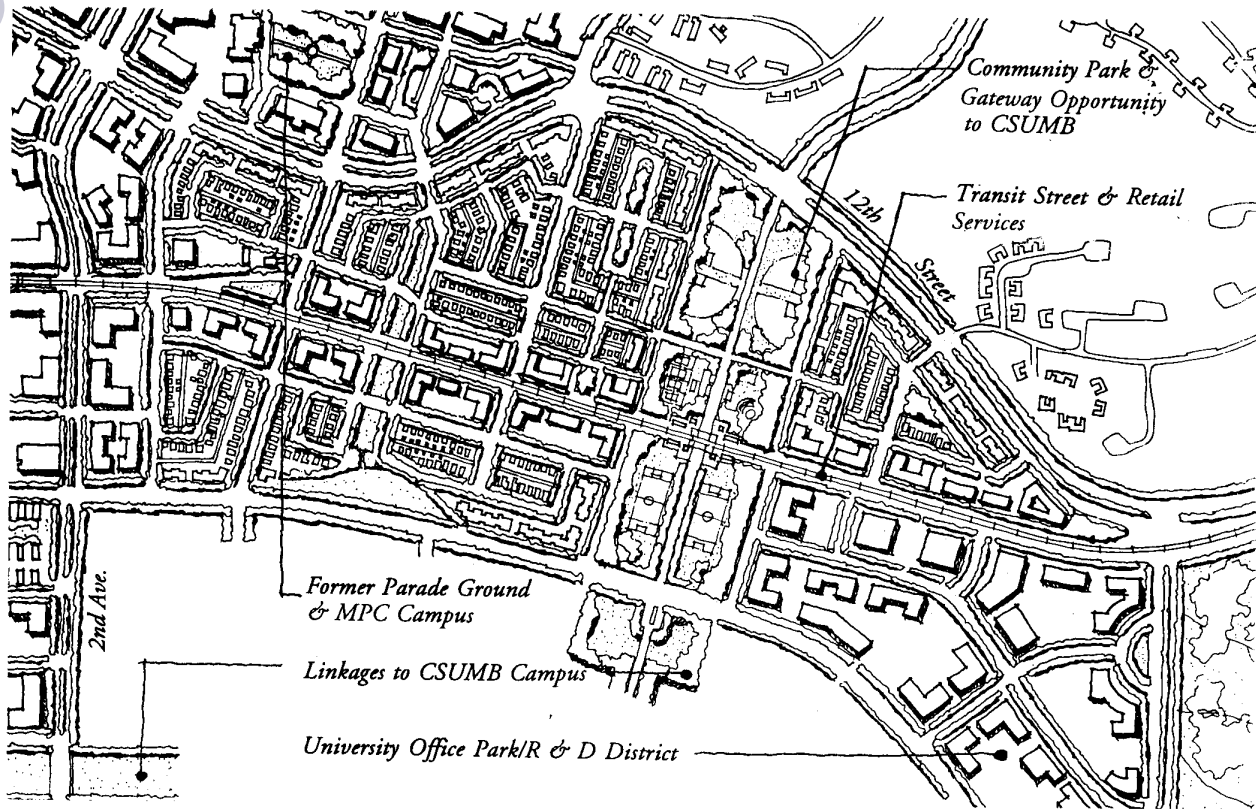
Town and Village Centers

The town and village centers will feature concentrated activity. The major centers will be located in the vicinity of the CSUMB campus, capitalizing on the inherent high level of activity and vitality of the campus. The Marina Town Center, located to the west of CSUMB adjacent to State Highway 1, will contain the highest density of retail, office and housing in the former Fort Ord area. The Marina Town Center will also play an important role flanked by two principal entries to the Fort Ord community and to CSUMB at the 12th Street and Main Gate interchanges. To the north and south of CSUMB, major village centers will support university related uses and amenities. The South Village, located



adjacent to the earlier portion of CSUMB to develop, will consequently have an earlier start and should complement university amenities, such as performance and athletic facilities with cafes and restaurants, shops and other student and local-serving uses.

Away from the CSUMB area, other village centers will support local commercial uses and be compatible with adjacent parks, schools and other neighborhood facilities. The village centers will be developed with a pedestrian orientation and ready access to transit opportunities available early and in the long term.



*Marina Village Illustrative
Housing / Retail/Office in Mixed Use Pattern*



- *Maintain the fine-grained development pattern of existing areas of the Main Garrison.*
- *Encourage a development pattern which mixes uses horizontally and vertically for an active streetscape.*
- *Encourage a scale and pattern of development which is appropriate to a village environment and friendly to the pedestrian and cyclists.*





- Minimize the scale of streets to facilitate pedestrian movement while providing adequate circulation and parking opportunities.
- Create strong physical linkages from the villages to the CSUMB campus and other major activity areas.



Existing Neighborhoods

The existing neighborhoods at the former Fort Ord will form the nucleus of early development. These neighborhoods are of varying ages and in varying conditions, but each has a unique character and can ultimately anchor an important neighborhood. In some cases, existing neighborhoods will be infilled and redeveloped, changing the unit types or development pattern to be more viable and attractive to future residents. In other cases, existing neighborhoods will continue in their present form, to be extended and expanded, or to remain as distinct neighborhoods to be joined by the many new neighborhoods that will be added during the long term evolution of the area as a whole.

- *Reinforce the positive character of existing residential areas through building and areawide improvements.*



- *Encourage infill of new housing at an appropriate scale to enhance existing neighborhoods.*
- *Reinforce linkages among existing neighborhoods and establish linkages to new neighborhoods and to village centers.*
- *Enhance the physical appearance of existing neighborhoods with special street and landscaping treatments.*

New Neighborhoods

New residential neighborhoods will be developed throughout the former Fort Ord. Each will have locational and programmatic distinctions. The new residential neighborhoods in particular will play an important role in attracting business, jobs, and residents. Thus, the design of the new neighborhoods and their relationship to regional open space and the major activity centers of the former Fort Ord and the Peninsula - the natural open spaces, beach areas, and educational campuses in particular - will be of key importance. The new neighborhoods should be clearly defined while encouraging connections to older existing neighborhoods and to the surrounding developed areas of Marina and Seaside.

- *Connect new residential neighborhoods via continuous streets and/ or open space linkages to surrounding neighborhoods and districts.*
- *Promote a sense of community and connectedness in the new neighborhoods by minimizing street widths, providing comfortable pedestrian environments, encouraging housing design which embraces the public street area.*
- *Include local conveniences within or immediately adjacent to neighborhoods.*
- *Encourage residential design diversity and variety, including a mix of densities and style, while following a consistent approach to framing the street and public spaces in a human-scaled manner.*
- *Provide a generous amount of publicly-accessible park and open space for day to day use by residents.*





Framework for the Reuse Plan

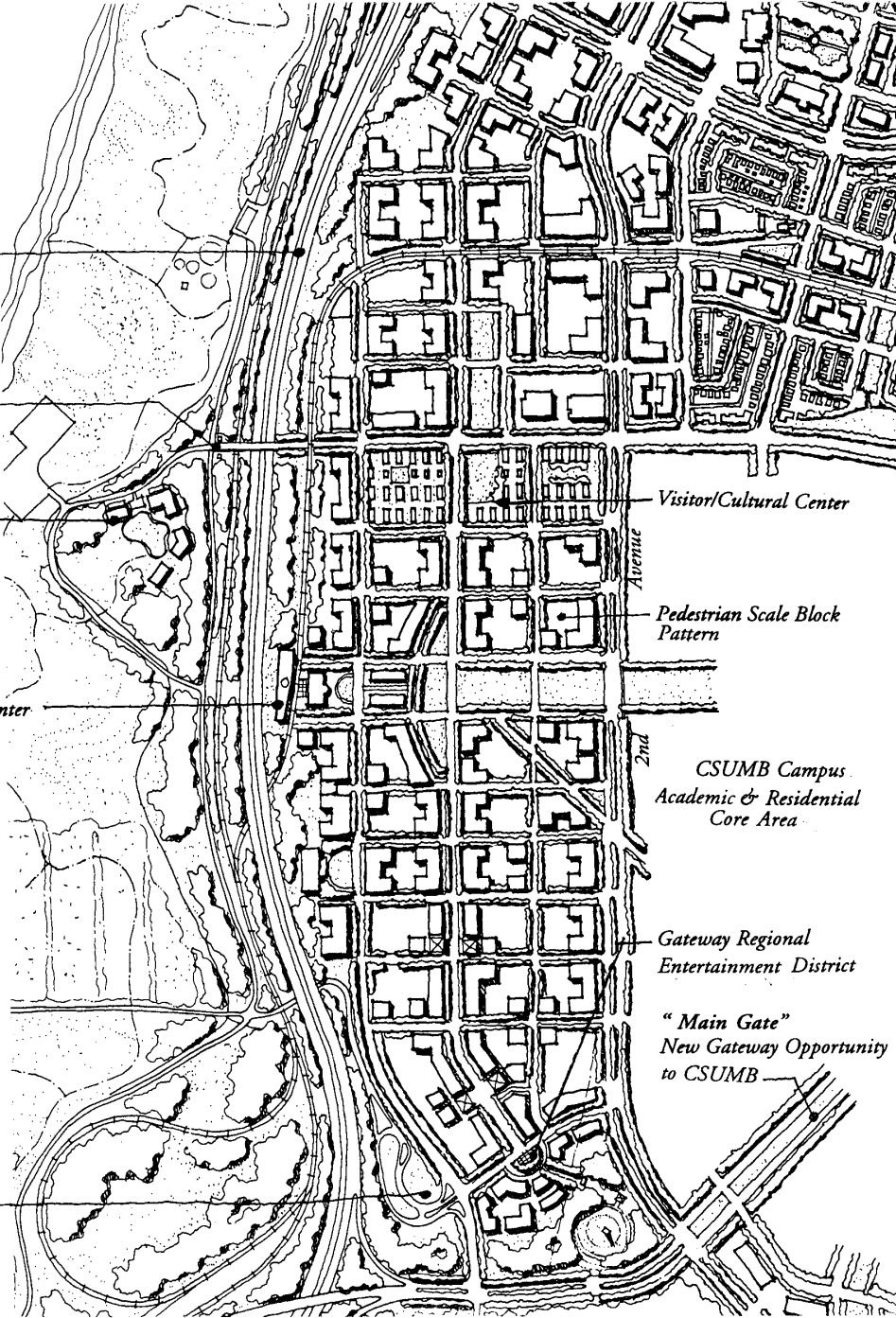
State Highway 1
Scenic Corridor

8th Street Bridge
to State Park

New Guest Lodge

Intermodal Transit Center

State Park Visitor
Queing



Visitor/Cultural Center

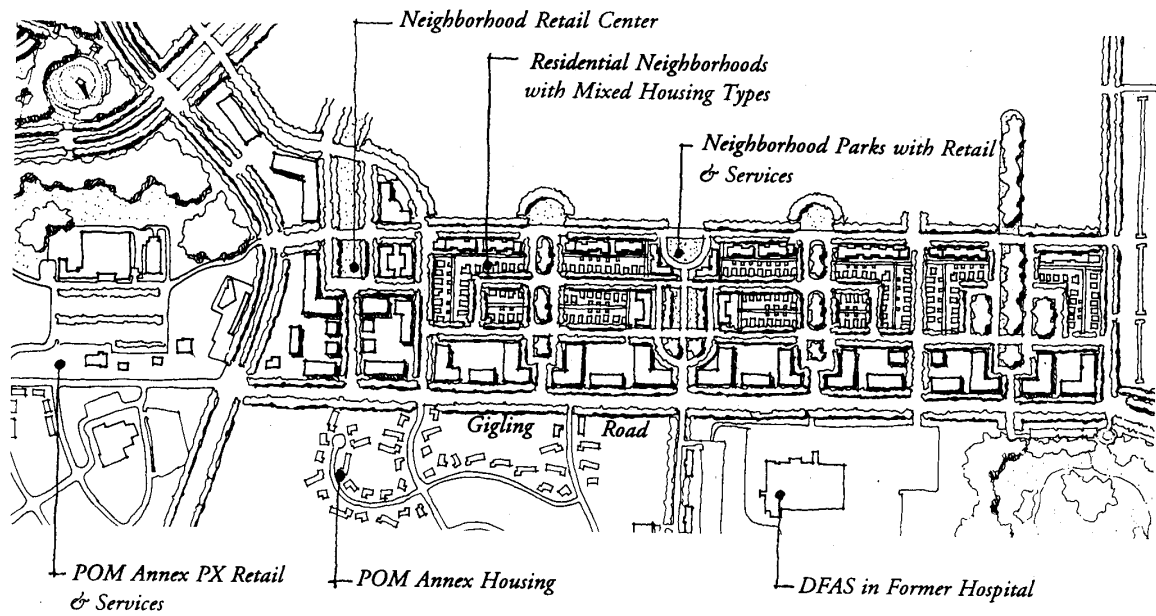
Pedestrian Scale Block
Pattern

CSUMB Campus
Academic & Residential
Core Area

Gateway Regional
Entertainment District

"Main Gate"
New Gateway Opportunity
to CSUMB

Marina Town Center Illustrative
Housing/ Retail/ Office in Mixed Use Pattern



*University Village Illustrative
Housing/ Retail/ Office in Mixed Use Pattern*



Major Development Sites

The Reuse Plan envisions several concentrations of intensive new development which will act as employment and activity centers. These major development sites include the CSUMB campus; the UC MBEST Center; the East Garrison development area; the Southgate and York Road area; and the Town Center complex. These areas will constitute major employment centers for the reuse area itself as well as for the region. The major development sites will attract greater concentrations of people and traffic. Therefore, they will generally be located near current or future transit as well as regional roadways. These major sites should, however, not be considered isolated islands of employment; wherever feasible, they will be linked to surrounding neighborhoods and to other activity centers. They will also play an important role in environmental stewardship - several are immediately adjacent to the habitat areas and have substantial acreage set aside for habitat conservation and open space. These major development sites can be models of sustainable development and sensitive site and facility planning and design.

- *Provide physical and visual linkages to surrounding development sites and neighborhoods for continuity and connectedness.*
- *Provide transit accessibility at major development sites by orienting highest concentrations of activity along transit rights-of-way and providing easy pedestrian access to these points.*
- *Employ principles of sustainable design and planning in the site planning and building design of facilities.*
- *Establish a special identity for major development sites, but keep all development compatible with the low density character of the greater Peninsula, particularly in terms of the scale and height of new buildings.*
- *Encourage intensification of site development over time with infill and redevelopment, including transitioning surface parking lots to parking structures.*





Landscape and Open Space

The visual character of the Peninsula is greatly determined by the quality of the natural and introduced landscape pattern and materials. The former Fort Ord encompasses a vast area which ranges from coastal sand dunes to upper reaches of oak woodland and chaparral. The Main Garrison area, where uses were principally located, has very little introduced or formal landscaping; consequently the image of the area is rather bleak and uninviting. As the former Fort Ord will be developed over time, major vegetation and landscaping should be introduced in these development areas to create a more inviting and pedestrian scale environment, and to integrate the site as a whole into the larger Peninsula environment. The open space areas include the UC/NRS Fort Ord Natural Reserve, the Frog Pond, the Bureau of Land Management open space area, Fort Ord Dunes State Park and other units to be owned by the Monterey Peninsula College, and the California Native Plant Society.

- *Incorporate principles articulated in the Habitat Management Plan (HMP) as good practices throughout the entire base.*
- *Ensure that open space connections are provided to link major recreation and open space amenities within the base and also to adjacent regional resources.*
- *Provide a generous pattern of open space and recreation resources through public facilities and publicly accessible private development. Ensure that the open space resources of CSUMB and other major developments are available to the community at large.*
- *Establish an open space corridor of a minimum of 100 feet along the entire eastern edge of State Highway 1, and landscape this Fort Ord corridor via a master landscape plan, to reinforce the regional landscape setting along the entryway to the northerly peninsula.*
- *Establish a pattern of landscaping of major and minor streets, including continuous street tree plantings to define gateways to the former Fort Ord and enhance the visual quality and environmental comfort within the community.*
- *Encourage a pattern of development at the neighborhood and district levels that ensures a generous provision of open space.*



3.2 Existing Setting and Character of Fort Ord

3.2.1 Regional Character

The former Fort Ord is part of the gentle crescent that frames Monterey Bay, situated between the great Salinas River Valley and the dramatic coastal range that juts into the Pacific to form the Peninsula (see Figure 3.2-1). The historic “cantonment area” within the former Fort Ord visible from State Highway 1 is bounded by the freeway to the west and the native landscapes of the upper elevations to the east. West of State Highway 1 are the remnant firing ranges and tall sand dunes continuously modeled by the winds off the Pacific. Figure 3.2-2 illustrates the topographic relief at the former Fort Ord in a perspective view.

Salinas River Valley

The Salinas River Valley to the north of the former Fort Ord is in continuous cultivation. The broad, flat expanse created by the flood plain is a green and fertile contrast to the subdued colors of the native grasslands, coastal chaparral and oak wood landscape that dominate the upper elevations of the former Fort Ord and stretch beyond to the rugged back-country of the Los Padres Mountains.

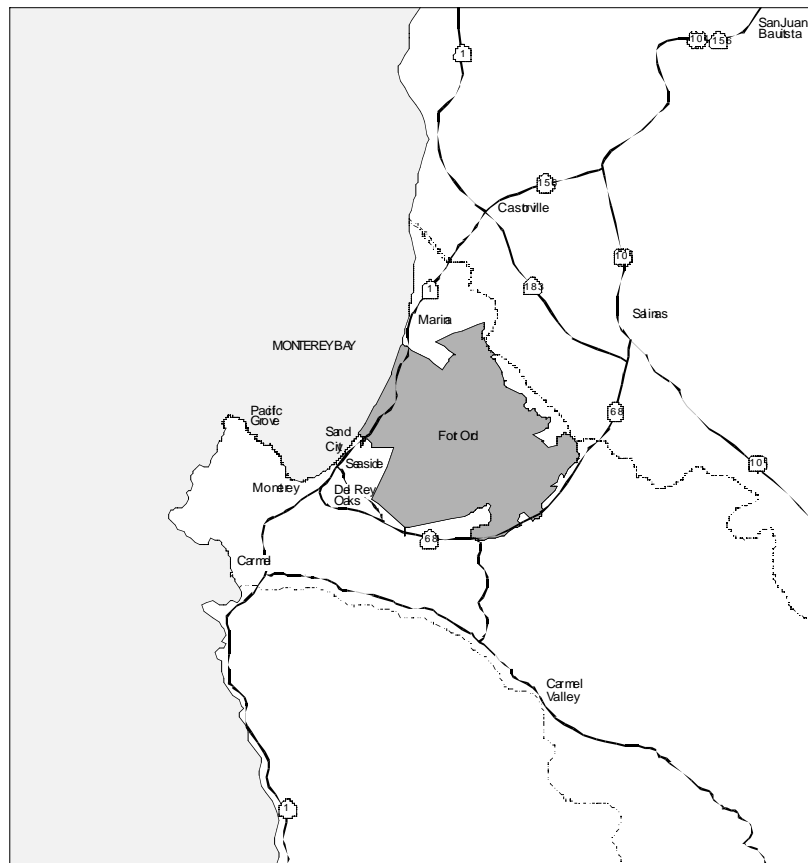


Figure 3.2-1 Regional Vicinity



Figure 3.2-2, Topographic Relief

This figure can be found within the “Maps” section off the homepage of the FORA CD-ROM Application.

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The Salinas River Valley is host to a vast agricultural enterprise characterized by high value crops. As trading town and government center for the county, Salinas dominates the River Valley. The heart of the town reflects the heritage of a prosperous commercial center with a well-preserved and distinctive historic commercial district. The available supply of well-served, easily developed lands have made Salinas one of the growth centers in the region. To accommodate economic development, the city is expanding at the perimeter, losing agricultural lands to urbanization.

Communities of the Monterey Peninsula

The communities of the Peninsula reveal themselves slowly as the characteristic early-morning fog burns off. The coastal strand forms a nearly continuous urban pattern stretching from Monterey north to the City of Marina interrupted by the four mile expanse of the former Fort Ord. Figure 3.2-3 illustrates the regional land use context for the former Fort Ord.

The City of Monterey: Monterey and its historic Presidio lie on the gentle slopes of the Peninsula extending from old Cannery Row at the shoreline to its crown about 100 feet above sea level. Looking out across the Bay to the curving shoreline, the city has captured the imagination of visitors and long term residents since it was first settled in the 1700's. Visitors are attracted to the moderate climate, historic and cultural resources, and the unsurpassed beauty of the physical setting.

Between Monterey and the former Fort Ord, Sand City and Seaside are nestled in-between the dramatic hillside backdrop and the coastal dunes. The individual communities have nearly grown together along two major circulation routes. State Highway 1 serves as a limited access freeway stretching between Castroville in the north and Carmel in the south. Del Monte Boulevard provides a continuous commercial corridor linking Seaside in the north with downtown Monterey to the south.

Further inland, Monterey shares a boundary with the southern-most portion of the former Fort Ord. The major development in this location is the Ryan Ranch Business Park located adjacent to State Route 68, a successful, planned business park built-out to about 40% of its capacity.

The City of Marina: Marina is located at the transition between the Salinas River Valley and the coastal dune formation and provides the northern gateway to the Peninsula. The community historically has provided a strong service role for the adjacent military installation. The City is oriented to the major crossroads of Del Monte Boulevard and Reservation Road. Neighborhood retail centers have grown up along both of these corridors serving a compact residential community of traditional single family homes and two and three story multi-family neighborhoods.

The City has recently acquired Fritzsche Field from the U.S. Army and is converting it to civilian use as the Marina Municipal Airport. Access from State Highway 1 is limited to an interchange at Reservation Road and ramps at



the 12th Street gate at the former Fort Ord. To the south, Reservation Road extends along the perimeter of the base to State Highway 68. Blanco Road provides a critical link east through the agricultural lands to Salinas. Direct connections with the former Fort Ord are limited to Imjin gate at Reservation Road and access via State Highway 1. The neighborhoods in Marina have grown up to the former Fort Ord's boundary but are not directly linked.

The City of Seaside: Seaside grew up on the southern flank of the former Fort Ord and is nestled between Sand City on the coast and the boundary of the former Fort Ord to the north and east. The heart of Seaside is the commercial district along Fremont Boulevard. East of Fremont, Seaside rises gradually, providing predominantly single family neighborhoods in a traditional, fine-grained parterre created by the regular grid and one- and two-story homes. The parterre are accented with neighborhood parks and schools and other open spaces in scale with the community.

The eastern boundary of the developed portions of the city are dramatically defined by the former Fort Ord perimeter along General Jim Moore Boulevard. Beyond the road, the landscape gives way to native grasslands, chaparral, and woodlands covering the rolling topography. Broadway Avenue terminates at Broadway Gate, a secondary gateway to the former Fort Ord. To the north, the city includes the residential communities built within the former Fort Ord. Seaside High School dominates this northern boundary with the former Fort Ord. The existing roadway circulation also limits direct connection to the developed portions of the former Fort Ord.

The recently completed Embassy Suites Hotel at the southern boundary of Seaside is 12 stories high, and a landmark visible miles away. The hotel reflects the strong demand for visitor-serving accommodations on the Peninsula.

The City of Sand City: Sand City lies wedged between Seaside and the coast, defined at the north by the former Fort Ord and on the south by the City of Seaside (State Park) and the City of Monterey. The City is bisected by State Highway 1, with limited freeway access. West of State Highway 1, development is limited and the coastal dunes are still largely intact. East of State Highway 1, Sand City has recently evolved into a major regional shopping location. When current expansion plans are complete, the existing outlet retail center will more than double in size. The commercial district's large scale low-rise and flat-roofed buildings are surrounded by continuous parking lots and are visible from the elevated State Highway 1. The area's major residential communities are oriented to the urban fabric within the City of Seaside, with only a small percentage living in Sand City.

The City of Del Rey Oaks: Del Rey Oaks lies in the divide that forms the major drainage for the Canyon Del Rey Creek. State Route 218 provides a link between the two major regional travel corridors, State Highway 1 and State Route 68, and serves as the circulation spine for the community. Del Rey Oaks is dominated by the dramatic landmark oak trees that are the City's namesake and the wetland estuary park. The character of development in Del Rey Oaks follows the more complex and steeper topography. Larger single family homes

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Habitat Conservation Plan Update

Meeting Date: March 11, 2016

Agenda Number: 8a

INFORMATION

RECOMMENDATION(S):

Receive a Habitat Conservation Plan (HCP) and State of California 2081 Incidental Take Permit status report.

BACKGROUND/DISCUSSION:

Item 10b from January 8, 2016 included additional background on this item and is available at the following website: <http://www.fora.org/Board/2016/Agenda/010816BrdAgenda.pdf>

For more than 19 years, the Fort Ord Reuse Authority (FORA) has worked towards completing a Fort Ord HCP that will satisfy U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) criteria for issuing federal and state Incidental Take Permits. Factors delaying progress, such as additional species in the plan area becoming listed as endangered, regulation changes, wildlife agency staff changes, and changes to species impact analyses, have all been addressed with the exception of one factor: USFWS's solicitor review of the Administrative Draft HCP and Environmental Impact Statement/Environmental Impact Report (EIS/EIR). In February, FORA representatives recently traveled to Washington, D.C. During the trip, Executive Officer Michael Houlemard, Jr. spoke with a Department of Interior Headquarters representative concerning this remaining hurdle to circulating the Public Review Draft HCP and its Draft EIS/EIR. The tenor of the conversation was cooperative. As a result, we hope to receive remaining USFWS comments in short order and complete the Public Draft HCP and its accompanying EIS/EIR.

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

Inner City Fund International, Denise Duffy and Associates, USFWS, CDFW, Authority Counsel, Administrative and Executive Committees, and land use jurisdictions.

Prepared by _____
Jonathan Brinkmann

Approved by _____
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Administrative Committee	
Meeting Date: March 11, 2016 Agenda Number: 8b	INFORMATION

RECOMMENDATION:

Receive a report from the Administrative Committee.

BACKGROUND/DISCUSSION:

The Administrative Committee met on February 17, 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:	Post Reassessment Advisory Committee	
Meeting Date:	March 11, 2016	INFORMATION
Agenda Number:	8c	

RECOMMENDATION(S):

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

BACKGROUND/DISCUSSION:

The PRAC met on Wednesday, February 10, 2016 and received Business Items presentations on Housing Map – FORA Property, Housing Affordability Next Steps, Draft Trails Map Blueprint, and 2016 PRAC Calendar Meeting Schedule.

PRAC members received a staff report on a draft map that identified affordable housing on Fort Ord property. PRAC members asked staff to continue to refine the map and also provide additional data at a future meeting. PRAC members also received a scope of work and cost proposal from Ms. Cathy L. Gallagher and Dr. Lynn Reaser, Ph.D., of the Fermerian Business and Economic Institute at Point Loma Nazarene University. PRAC members discussed the proposal and took no action on the proposal. The PRAC reviewed the Draft Fort Ord Reuse Authority (FORA) Trails Map Blueprint and passed a motion to send the draft to the FORA Board at its next scheduled meeting.

Approved January 21, 2016 minutes (**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., Thursday, January 21, 2016 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Chair Victoria Beach called the meeting to order at 9:03 a.m. The following were present:

Committee Members:

Victoria Beach (Chair), City of Carmel
Andre Lewis, California State University Monterey Bay (CSUMB)
Kristi Markey, Supervisor Parker's Office, County of Monterey
Gail Morton, City of Marina
Ralph Rubio, Mayor City of Seaside

FORA Staff:

Jonathan Brinkmann
Steve Endsley
Michael A. Houlemard Jr.
Mary Israel
Ted Lopez
Josh Metz

Other Attendees:

Dr. Lynn Reaser, guest speaker
Cathy Gallagher, guest speaker
Jerry Hernandez, Monterey County
Diana Ingersoll, City of Seaside
Steve Matarazzo, University of California, Santa Cruz
Chris Placco, CSUMB
Jane Haines, Member of the Public
Bob Schaffer, Member of the Public

2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Chair Victoria Beach announced that FORA staff are organizing the RUDG document in a new web layout. RUDG Task Force members and staff would now have the capability to edit content.

Executive Officer Michael Houlemard announced that Ed Smith is a new chair appointee to the PRAC.

3. PUBLIC COMMENT PERIOD

None.

4. APPROVAL OF MEETING MINUTES

a. January 14, 2016 Minutes

MOTION: Ralph Rubio moved, seconded by Gail Morton to approve the January 14, 2016 PRAC Committee minutes.

MOTION PASSED UNANIMOUSLY.

5. BUSINESS ITEMS

a) Development Fee Costs – Preliminary Research

Assistant Executive Officer Steve Endsley provided a brief presentation on local development fees, including sample development fees from local jurisdictions on and off former Fort Ord lands.

b) Guest speakers: Dr. Lynn Reaser and Cathy L. Gallagher, Fermenian Business and Economic Institute at Point Loma Nazarene University

Ms. Gallagher and Dr. Reaser presented their report, "Opening San Diego's Door to Lower Housing Costs." The report surveyed jurisdictions in San Diego development fees and regulations that resulted in an increase in time and costs to construct housing. The report included a model that estimated the number of households not priced out of the market for each 1% decrease in costs. The study identified local best practices as well as in the states of Texas, Arizona and Colorado. The findings suggested ways that public agencies could reduce housing regulatory costs by implementing employee compensation/incentives to process plans, restrictions on when legal challenges can be made, and having a development master plan. Dr. Reaser offered to apply the same methodology to FORA's local needs, promising informed actionable recommendations. Victoria Beach and other members suggested the committee add this topic to the next PRAC meeting Agenda.

c) 2016 PRAC Calendar Meeting Schedule

PRAC members tentatively agreed to meet at 9 a.m. on the 2nd Wednesday of each month in 2016. PRAC members requested that FORA staff check whether there are conflicts with other FORA committee meetings.

6. ITEMS FROM COMMITTEE MEMBERS

None.

7. ADJOURNMENT

Meeting was adjourned at 10:55 a.m.



FORT ORD REUSE AUTHORITY
REGIONAL URBAN DESIGN GUIDELINES (RUDG) TASK FORCE
MEETING MINUTES

9:30 a.m., Friday, February 5th, 2016

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

1. CALL TO ORDER

RUDG Task Force (Task Force) Chair Michael Houlemard called the meeting to order at 9:33 a.m. The following were present:

Committee Members:

Victoria Beach, City of Carmel-by-the-Sea
Elizabeth Caraker, City of Monterey
Diana Ingersoll, City of Seaside
Layne Long, City of Marina
Anya Spear, California State University Monterey Bay

FORA Staff:

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

Other Attendees:

Grace Bogdan, County of Monterey
Gene Doherty, Marina Planning Commission
Robert Guidi, Department of the Army (POMDWP)
Craig Malin, City of Seaside
Steve Matarazzo, University of California Monterey Bay Education,
Science and Technology Center (UCMBEST)
Virginia Murillo, Transportation Agency of Monterey County (TAMC)
Tim O'Halloran, City of Seaside
Wendy Elliot, Dunes at Monterey Bay
Jane Haines, member of the public
Bob Schaffer, member of the public

2. PLEDGE OF ALLEGIANCE led by Anya Spear.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Diane Ingersoll is appointed to the RUDG to replace John Dunn as the representative from City of Seaside.

4. PUBLIC COMMENT PERIOD

Jane Haines said that she is concerned that Highway 1 lacks a sign for Former Fort Ord. She suggested it be located at Lightfighter Drive.

5. APPROVAL OF MEETING MINUTES

- a. December 16, 2015 Minutes
Deferred to the next meeting.

6. BUSINESS ITEMS

a. DRAFT RUDG format and content review/update

Executive Officer Michael Houlemard gave a brief overview of how the RUDG went with the consultants up until December, when they passed the editable copy to FORA staff lead Josh Metz, and the steps that staff have taken since to make final editing of the RUDG more efficient. Victoria Beach added that the process of 'webification' of the RUDG showed repetitiveness and fluffiness in writing as well as gaps in the product. She and Carl Holm have helped FORA staff clean up the writing and note where the gaps are.

Josh Metz then gave a live tour of the website version of the RUDG while Task Force members followed with the most recent draft from December 2015 for comparison. He explained that he did not send the latest 12/31/15 consultant draft RUDG document to members because he didn't want them to go too deep in to the print since it has recently been revised. Instead, Mr. Metz encouraged a detailed review of each guideline in this format. He asked for help deciding what to do about the larger gaps in the work. These are: road and trail cross-section consistency; road and trail atlas; lighting and landscaping palettes; gateway and wayfinding signage design; transit hub design.

The Task Force discussed options for moving ahead including: a) bringing on consultants from the local sub-consultant pool of Dover-Kohl and Partners (DKP); b) assigning tasks directly to DKP; or c) reassigning some of these items to FORA staff. Victoria Beach suggested the Task Force also address the need for re-branding the former Fort Ord as recommended by the 2012 Reassessment Report and the RUDG Developer Consultants. Michael Houlemard cautioned that "branding" is a component of the Reassessment Report – Category III items assigned to the Post Reassessment Advisory Committee and the task would be time consuming and complex.

Content and organizational recommendations from the Task Force included:

1. Introduce the terms and differences between Centers, Gateways, and Corridors above the main map. Can you make the legend more prominent? Perhaps with a pop-up window that gives directions to scroll down, and is clicked to close. Remove redundant links. Keep the left bar as a set format, add sub-lists under and keep it as an outline of the material that is clicked through to in the main body of the page. Clarify titles on left bar to be relevant exclusively to what is in the main body on that page.
2. Rotating pictures are distracting, leave that as optional.
3. How are the Consistency Determinations (CD) to be used? Clarify implementation and evaluation within the webpages on each guideline. Purpose is the first section, and CD is broken out as Objectives in the second section. Guidelines is confusing showing up in different uses. Compliance is with Design Objectives.
4. Consider Title line to offer Guidelines, subtitle to offer Location on each section.
5. Elizabeth Caraker agreed to draft a couple of sentences as the Objectives for each guideline.
6. For the next Agenda, Anya Spear requested the Task Force review what type of road designs go where, and designate.
7. Craig Malin asked for greater clarity on the building types and setbacks, and for the Task Force to consider using the term "landscape" rather than "landscaping." Michael Houlemard replied that FORA Board of Directors (Board) chose the former in the Highway 1 Design Workshop, but the BRP used the latter.
8. Wendy Elliot said that lighting and signage design requirements should be in respect to where projects are (Coastal like the Dunes, Rolling hills like East Garrison, etc.) so that place is respected while the collective look is whole.
9. Road cross-sections don't match trail cross-sections. Specific recommendations are needed. Victoria Beach suggested that staff gather what is known and hand a file off to a consultant

who would write a Regional Identity piece, label the roads correctly and say where the regulations apply.

Josh Metz said that the Board meets to review the RUDG on March 7, and that roughly 18% of the budget remains. The Task Force discussed options. Michael Houlemard said it should stay on schedule and any pieces that need to be refined post-adoption can be done, but CDs will be coming in. He asked: can gap assignments be brought in-house for some of the data collection with consultants brought on for completion, as Victoria Beach suggested? Can the Task Force have a final draft ready for Board consideration in April/May? Some decisions can be made within RUDG Task Force meetings. Next meeting, the Task Force agreed to review roads and trails.

7. ITEMS FROM COMMITTEE MEMBERS

None.

8. ADJOURNMENT

Meeting was adjourned at 11:36 a.m.

NEXT MEETING: Thursday, February 25th from 9:30 to 11:30 a.m

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Regional Urban Design Guidelines Task Force

Meeting Date: March 11, 2016

Agenda Number: 8d

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 9:30 a.m. Friday, February 5, 2016 and again at 9:30 a.m. Thursday February 25, 2016 to review staff progress refining RUDG policy language and converting print formatted content into an interactive RUDG website (<http://www.ordforward.org>).

Members made recommendations for additional content refinements including:

- Completion of landscape pallet and placement recommendations
- Completion of wayfinding and gateway signage recommendations
- Refinement of road and trail cross-sections
- Refinement of building height and setback recommendations

Staff continues working with Task Force members to integrate existing plans, complete critical RUDG content refinements, and finish the RUDG development process.

The next RUDG Task Force meeting is scheduled for 9:30 a.m. Wednesday, March 23, 2016. A special Board meeting/workshop to present the new website is scheduled for 4:30-6:30 p.m. Monday March 7, 2016.

Approved December 16, 2015 and February 5, 2016 minutes are attached (**Attachment A**).

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

Administrative Committee

Prepared by _____
Josh Metz

Approved by _____
Michael A. Houlemard, Jr.



**FORT ORD REUSE AUTHORITY
REGIONAL URBAN DESIGN GUIDELINES (RUDG) TASK FORCE
MEETING MINUTES**

9:30 a.m., Wednesday, December 16, 2015

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

1. CALL TO ORDER AND ROLL CALL

RUDG Task Force (Task Force) Chair Michael Houlemard called the meeting to order at 9:35 a.m. The following were present:

Members:

John Dunn, City of Seaside
Victoria Beach, City of Carmel-by-the-Sea
Carl Holm, Monterey County
Elizabeth Caraker, City of Monterey
Anya Spear, CSUMB

FORA Staff:

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

Others:

Diana Ingersoll, City of Seaside
Virginia Murillo, TAMC
Chris Placco, CSUMB
Lisa Brinton, City of Seaside
Tim O'Halloran, City of Seaside
Rick Medina, City of Seaside
Kathleen Lee, County of Monterey
Robert Guidi, Presidio of Monterey (U.S. Army)
Jane Haines
Kathy Biala
Bob Schaffer
Beth Palmer
Wendy Elliott, MCP
Jason King, Dover-Kohl (phone in)
Brian Boudreau (entered while meeting in progress)

2. PLEDGE OF ALLEGIANCE

Mary Israel led the pledge of allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

None.

4. APPROVAL OF MEETING MINUTES

a. November 3, 2015 minutes.

MOTION: Carl Holm moved, seconded by Victoria Beach to approve the November 3, 2015 RUDG Task Force minutes as presented.

MOTION PASSED: Unanimous.

5. PUBLIC COMMENT PERIOD

None.

6. BUSINESS ITEMS

a. Review DRAFT RUDG and provide direction.

Project manager Josh Metz presented the key FORA Board feedback on the RUDG Draft that was submitted over the last two months. Members urged RUDG consultant Dover Kohl & Partners (DKP)

and FORA staff to incorporate the following changes from the list of Key Board Feedback: clarify policy language so that it is consistent with the BRP; remove “centers” from General Jim Moore Boulevard; consider adding UCMBEST as Employment Center (distinct from Town & Village Center); clarify where RUDG apply; and consider adding “Regional Transit Facilities” and “Public Open Spaces” focus areas as “additional areas to be determined”.

Chair Michael Houlemard urged DKP to implement Task Force directed use of the active voice in the document and the continued purging of “should” from the text. There was general discussion on what should be included in the RUDG. Members emphasized the need for an Introduction or Prologue to provide most recent project context.

Wendy Elliott requested clarification between the idea of complete streets and the emphasis on designing street for pedestrians. Beth Palmer urged a differentiation between “corridors” and “complete streets.”

Members discussed removing the Centers within the CSUMB Campus and focusing on the Centers described in the BRP around the western perimeter of CSUMB. Victoria Beach suggested “Secondary centers” be renamed “Opportunities” and a center be added to UCMBEST as previously stated by the Board. Carl Holm also requested that Secondary Trailheads be left as optional or Opportunity. Regarding Board feedback about removing centers along General Jim Moore Blvd., John Dunne suggested if they are no longer centers, they might be considered great opportunities.

Victoria Beach suggested that local Economic Development information be pulled in to section 1.8. Lisa Brinton added that the Economic Development section should be more than just walkability, add housing affordability and other information currently in the Appendix. Victoria Beach urged DKP to produce FORA specific palettes and design options for signage, landscaping, transit design and lighting, stating these were part of the original expected project deliverables.

The Task Force recommended staff obtain the primary document digital files from DKP to facilitate direct staff and task force content editorial as the project moves to completion

7. ITEMS FROM MEMBERS

None.

8. ADJOURNMENT

The meeting was adjourned at 12:16 p.m.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Veterans Issues Advisory Committee

Meeting Date: March 11, 2016

Agenda Number: 8e

INFORMATION

RECOMMENDATION:

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

BACKGROUND/DISCUSSION:

The VIAC met on January 28, 2016. The approved January 28, 2016 minutes are included as **Attachment A.**

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

VIAC

Prepared by _____
Robert J. Norris, Jr.

Approved by _____
Michael A. Houlemard, Jr.



VETERANS ISSUES ADVISORY COMMITTEE (VIAC) MEETING MINUTES

3:00 P.M. THURSDAY, January 28, 2016

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

1. CALL TO ORDER

Acting Chair Edith Johnsen called the meeting to order at 3:03 p.m.
The following were present:

Committee Members:

Master Sgt. Alan Gerardo, U.S. Army POM Garrison
Mary Estrada, United Veterans Council (UVC)
Sid Williams, Monterey County Military & Veterans Advisory Commission (VAC)
George Dixon, Monterey County Office of Military & Veterans Affairs
Edith Johnsen, Veterans Families/Fund Raising
Richard Garza Central Coast Veterans Cemetery Foundation (CCVC Foundation)
Jack Stewart, Fort Ord Veterans Cemetery Citizens Advisory Committee

FORA Staff:

Mary Israel
Robert Norris

Others:

Terry Bare, Veterans Transition Center
Candy Ingram, CCVC Foundation
Erica Parker, Office of Assemblymember Stone
Bob Schaffer, CCVC Foundation

2. PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Jack Stewart.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Terry Bare of Veterans Transition Center (VTC) announced the Pebble Beach Pro-Am will include many veterans volunteering and that there are opportunities to serve food and drinks; he shared a flyer. The dates for the Homeless Veterans Stand Down are set for August 19-21 2016, and he anticipates a larger legal process this year than last. The Stillwell Club bar is existing, albeit in pieces, in a Transportation Alliance of Monterey County (TAMC) building and is being offered to VTC for use.

Jack Stewart added that it could be on the Veterans Memorial Walk route.

4. PUBLIC COMMENT PERIOD

None.

5. APPROVAL OF MEETING MINUTES

a. October 22, 2015

MOTION: Richard Garza moved, seconded by Jack Stewart to approve the October 22, 2015 Veterans Issues Advisory Committee minutes, with corrections by Sid Williams and Erica Parker.

MOTION PASSED UNANIMOUSLY.

6. BUSINESS ITEMS

a. California Central Coast Veterans Cemetery Status Report

i. Cemetery Administrator's Status Report

Principle Analyst Robert Norris reported that rain may delay work for up to three months.

ii. Cemetery Advisory Committee (CAC) Working Meeting Agenda

Robert Norris said that it was agreed in the last CAC meeting that the next meeting, to be held from 12 noon to 2 p.m. on February 11, 2016 at the VTC, would be a working meeting. The CAC will review justifications for submitting an application for expansion, by updating metrics such as a survey counting in-ground burial needs in the target veteran population. The pre-application goal is June. Food will be provided.

iii. Endowment Parcel MOU

Sid Williams reported that the attached Memorandum of Understanding by and among County of Monterey, City of Seaside, CCVC Foundation, and FORA regarding CCCVC planning came up in the CAC meeting because it requires an update to the time period terms. Termination could be extended to 2025. If it is not extended, the agreement to pass on profits from land sale to California Department of Veterans Affairs could be deemed null-and-void. Extension is on the agenda for the County Supervisors meeting February 22nd. Mr. Williams encourages attendance. After the County, the CAC will bring it to the FORA Board of Directors.

b. Fundraising Status

i. CCVC Foundation Status Report

Richard Garza reported that the Foundation is working on expanding its catchment area, but Monterey County cannot supply \$3 Million that it will need to expand. Veteran service officers will be contacted to present to their groups.

Candy Ingram commented that UVC was very generous in donating a \$30,000 check for the tournament. Goals for a Board planning session in February include partnering with VTC on major fundraising. The website is improved, maintained free of charge by Mike O'Brien. Candy Ingram requested that everyone visit the website and give feedback.

c. VA/DoD Veterans Clinic Status Report

i. Historic Flag Pole Variance Update

Sid Williams reported that the pole is on sawhorses in a tent, and when it is drier out George Reid will sandblast it. After three emails in two weeks asking the VA to receive the historic flag pole, there have been no responses. There is no specific location settled for the flag pole at this time. Erica Parker offered to contact Aides to Congressman Farr directly to move things ahead.

ii. Clinic Construction Schedule

Robert Norris reported that clinic construction is extending three months, although the outside work is done.

d. Historical Preservation Project

Jack Stewart said that Cliff is not available today, but things are getting busy with 501(c) status. Terry Bare added that yesterday Cliff mentioned he has the status with the State, but he is still raising funds for IRS status.

7. ITEMS FROM MEMBERS

a. Female Veteran membership on VIAC

Robert Norris said that James Dogen indicated an amendment may be needed to add women to the VIAC. But the UVC representative sub is now Mary Estrada, so no amendment is needed for additional members.

b. Year of the Veteran

Sid Williams said that 2016 will be proclaimed the Year of the Veteran by the County Board of Supervisors (County BOS) on February 9th at approximately 10:30 after re-opening from closed session. Mr. Williams intends to use the proclamation plaque from the County BOS as a stimulus for Marina to also do so. He encourages VIAC members living in Seaside and other jurisdictions to borrow the plaque for similar campaigning. Richard Garza asked that FORA join the County BOS proclamation and then spread the word via local television and newspapers.

8. ADJOURNMENT

Acting Chair Edith Johnsen adjourned the meeting at 4:02 p.m.

NEXT SCHEDULED MEETING: 3 p.m. February 25, 2016

FORT ORD REUSE AUTHORITY BOARD REPORT	
EXECUTIVE OFFICER'S REPORT	
Subject:	Water/Wastewater Oversight Committee
Meeting Date:	March 11, 2016
Agenda Number:	8f
INFORMATION	

RECOMMENDATION:

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

BACKGROUND/DISCUSSION:

The WWOC received Marina Coast Water District's (MCWD) Fiscal Year (FY) 15/16 Quarter 2 and the five-year Capital Improvements Program reports in preparation for the upcoming review of MCWD's Budget for FY 16/17 in March. The subsequent discussion identified the need for specific data concerning line loss at specific interchanges. Members further voiced a desire to clarify the quarterly reports in respect to performance through a comparison of line item planned budget, yearly budget and actual dollar amounts.

The WWOC also approved minutes from:

- a. January 13, 2016 (**Attachment A**)
- b. February 3, 2016 (**Attachment B**)

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

WWOC, Administrative Committee, Executive Committee.

Prepared by _____ Approved by _____
Peter Said Michael A. Houlemard, Jr.



**FORT ORD REUSE AUTHORITY
WATER/WASTEWATER OVERSIGHT COMMITTEE
MEETING MINUTES**

9:30 a.m., Wednesday, January 13, 2016 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Chair Steve Endsley called the meeting to order at 9:48 a.m. The following were present:

Committee Members:

Mike Lerch, CSUMB
Steve Matarazzo, UCSC
Melanie Beretti, Monterey County
Elizabeth Caraker, City of Monterey
Rick Riedl, City of Seaside

FORA Staff:

Jonathan Brinkmann
Steve Endsley
Mary Israel
Michael A. Houlemard Jr.
Peter Said

Other Attendees:

Patrick Breen, MCWD
Keith Van der Maaten, MCWD
Kelly Cadiente, MCWD
Mike Wegley, MCWD
Chris Placco, CSUMB
Bob Schaffer
Wendy Elliott
Andy Sterbenz
Beth Palmer
Brian Boudreau

2. PLEDGE OF ALLEGIANCE

Executive Officer Michael Houlemard led the pledge of allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Andy Sterbenz of Schaaf and Wheeler reminded the WWOC of a request sent out in October 2015 for planning departments of jurisdictions to submit development projects, Capital Improvement Projects (CIPs), road resurfacing, etc. projections. The request has not been fully responded to, so he reminds jurisdictions to turn them in so that the 20-year projection for the area can be prepared.

4. PUBLIC COMMENT PERIOD

None.

5. APPROVAL OF MEETING MINUTES

a. April 29, 2015 Minutes

MOTION: Steve Matarazzo moved, seconded by Melanie Beretti to approve the April 29, 2015 Water/Wastewater Oversight Committee minutes.

MOTION PASSED. Rick Riedl abstained.

b. August 5, 2015 Minutes

MOTION: Steve Matarazzo moved, seconded by Melanie Beretti to approve the August 5, 2015 Water/Wastewater Oversight Committee minutes.

MOTION PASSED UNANIMOUSLY.

c. October 14, 2015 Minutes

MOTION: Rick Riedl moved, seconded by Chris Placco to approve the October 14, 2015 Water/Wastewater Oversight Committee minutes.

MOTION PASSED UNANIMOUSLY.

d. December 11, 2015 Water/Wastewater Oversight Committee Meeting of the Whole Notes Notes were received.

6. BUSINESS ITEMS

a. Review Jan-Feb-March WWOC Work Plan Schedule

Project Specialist Peter Said presented the Workplan that was accepted by the WWOC in the July 2015 meeting. He noted some differences in the February 2016 through April 2016 work program activities and those that are currently proposed in the Marina Coast Water District (MCWD) Fiscal Year (FY) 2016-2017 Budget Calendar (agenda item **6b**).

b. Review Schedule for Budget Approval Process

Peter Said reviewed the MCWD Budget Schedule provided by MCWD earlier and included in the meeting Agenda Packet. WWOC members raised concern that the March 9th, 2016 date for "Distribute Ord Community Draft Budget to WWOC" would limit the FORA Board of Directors to less than three months review period because a second vote, if needed, would occur in the Board Meeting on June 10th. Kelly Cadiente of MCWD assured the group that the date "3/9/2016" was a typographical error, and that MCWD's intention is to distribute the Ord Community Draft Budget to WWOC on March 10th. She also clarified that the Budget Worksheet works like a Master Plan and is used to schedule their budgets. WWOC members asked how FORA staff will assess the completeness of the submittal. Peter Said offered to return a presentation of the process to the committee. The WWOC discussed the meaning of "completeness" of a budget. Mike Lerch requested that changes to the budget in subsequent versions are only those changes requested by the WWOC after the first draft on March 10th. Assistant Executive Officer Steve Endsley suggested that a FORA decision by June 30th may be the best that can be achieved, and he expects all parties to act in good faith to iron out the document (referring to the Water/Wastewater Facilities Agreement section 7.1.3.1 – 7.1.3.4 and 7.2.1).

c. Set 2016 Schedule ACTION

Steve Endsley announced that the Administrative Committee have requested a second review of the Three Party Planning effort and requested the WWOC members attend as well. The meeting is scheduled for Wednesday, February 3rd, 2016.

Chris Placco suggested the May 2nd tentative meeting date be added to the 2016 WWOC Meeting Schedule as "tentative."

MOTION: Steve Matarazzo moved, seconded by Mike Lerch to approve the 2016 Meeting Schedule with the February 3, 2016 special joint meeting and the May 2, 2016 tentative meeting added.
MOTION PASSED UNANIMOUSLY.

7. ITEMS FROM MCWD

a. Review Financial Audit

Kelly Cadiente presented the clean audit and pointed members to review pages 1 and 2 which reported “no findings.” In “Activities” and “Analysis,” she pointed out that the anticipated loan for Marina and Ord Community water is not in place because the costs were contained, and the 2006 participation bonds of \$42 Million and \$29 Million for Ord Community Water and Sewer were refinanced in 2015 so the interests dropped from 4.8 to 3.6.

Principal Planner Jonathan Brinkmann asked if litigation doesn’t result in repaying the balance of the Regional Project fund, is there a plan? Kelly Cadiente replied that there are many scenarios for the outcome, so they do not have a plan and will react when they know; in the worst case, they will not recoup the funds. Steve Matarazzo asked where that is in the budget. She pointed the committee to page 49 of the FY 2014/2015 outflow, regional capital and financing activities for the cost during one year.

Jonathan Brinkmann asked what the New Water Fund means. Kelly Cadiente clarified that it is the Regional Urban Water Augmentation Project (RUWAP) and the debt is the pipeline, built with Capital Improvement Projects (CIPs) on the General Jim Moore Boulevard expansion.

b. Ord Community Annexation Report

Mike Wegley presented the annexation planning process to the WWOC as he had in the December 11, 2015 meeting of the whole. He added that the MCWD Board of Directors (Board) has new members and that they will be brought up to current information about the annexation process. Melanie Beretti asked what the timeline is for annexation. Mike Wegley said that steps are to talk it through with the new Board, then negotiate with the stakeholders, then do a CEQA report for the set area, then enter into review with Local Agency Formation Commission of Monterey County (LAFCO). Steve Endsley offered that FORA staff are available to facilitate the negotiations with stakeholders. Steve Matarazzo said he would email Mike Wegley about the logical boundaries in his jurisdiction. Mike Lerch asked what rate structures are being considered for the future area. Kelly Cadiente replied that previous LAFCO processing on the subject laid plans for separate cost centers and the current Board is open to cost centers remaining separate but with different rates in different sections. Mike Lerch asked what Board structure changes would be made. Andy Sterbenz suggested the Board have 5 Board members “at large” and every Ord Community member could vote in the election. Steve Endsley suggested that LAFCO may order all customers access to a vote. Jonathan Brinkmann asked how MCWD plans to set the boundaries for wastewater. Mike Wegley said that they have not set meeting dates for the discussion, but Keith Van der Maaten would lead that step.

8. ITEMS FROM COMMITTEE MEMBERS

None.

9. ADJOURNMENT

MOTION: Steve Matarazzo moved and Mike Lerch seconded that the meeting be adjourned at 10:56 a.m.

MOTION PASSED UNANIMOUSLY.



**FORT ORD REUSE AUTHORITY
WATER/WASTEWATER OVERSIGHT COMMITTEE and
ADMINISTRATIVE COMMITTEE JOINT MEETING
MEETING MINUTES**

9:30 a.m., Wednesday, February 3, 2016 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Chair Dan Dawson called the WWOC meeting to order at 9:58 a.m. The following were present:

Committee Members:

Melanie Beretti, Monterey County
Elizabeth Caraker, City of Monterey
Mike Lerch, California State University Monterey Bay (CSUMB)
Layne Long, City of Marina
Steve Matarazzo, University of California Santa Cruz
Rick Riedl, City of Seaside
Dan Dawson, City of Del Rey Oaks

Tim O'Halloran, City of Seaside
Chris Placco, CSUMB
Bob Schaffer
Beth Palmer
Andy Sterbenz
Mike Wegley, MCWD
Doug Yount

Other Attendees:

Patrick Breen, Marina Coast Water District (MCWD)
Jim Brezack
Brian Boudreau
Elizabeth Caraker, City of Monterey
Diane Ingersoll, City of Seaside
Craig Malin, City of Seaside
Steve Matarazzo
Mike McCollough, Monterey Regional Water Pollution Control
Agency (MRWPCA)
Vicki Nakamura, Monterey Peninsula College
Keith Van der Maaten, MCWD

FORA Staff:

Jonathan Brinkmann
Steve Endsley
Mary Israel
Peter Said
Michael A. Houlemard Jr.

2. BUSINESS ITEMS

- a. Water Augmentation Program: Three Party Planning Report
Project Specialist Peter Said gave a presentation on the history, current negotiations and potential future of the water augmentation program for the Ord Community. Mr. Said stated that in April 2016, MCWD and MRWPCA will take the case to the California Public Utilities Commission (PUC), and Fort Ord Reuse Authority (FORA) staff are recommending that the Board of Directors (Board) pass a resolution supporting the Three Party Planning because it is ready now, and the end result will lower the cost of water delivered to the Ord Community, prevent environmental impacts of multiple pipelines and has flexibility to meet two thirds of FORA's 2020 water augmentation obligation.
Mr. Said also introduced the FORA staff recommendation that will go to the Board for a financial commitment to the pipeline construction.

Mr. Said presented an update on the three-party Memorandum of Understanding with a budget splitting the cost three ways among FORA, MRWPCA and MCWD and a Scope of Work to assemble a technical advisory group that would work with jurisdictions on the secondary water augmentation project.

Mr. Said proposed that the Request for Proposals for a consultant to do an alternatives study, which would inform the three-party technical advisory group, could go to the Board in April for consideration.

During the presentation, he answered questions from members of the two committees and the public. Particularly, he clarified that a shared pipeline does not mean the Tertiary and Advanced Treated Water are blended, but that MCWD's allotment of water would be delivered to MRWPCA facilities where it would become Advanced Treated Water for release to Ord Community. He also clarified that use would include landscaping irrigation. Andy Sterbenz said a separate study could be done on water injection and control of who draws back out. Dan Dawson asked why the pipeline is not planned to extend to Del Rey Oaks. Elizabeth Caraker asked why the pipeline is not planned to extend to Monterey.

Questions and comments by committee members after the presentation were:

Mike Lerch asked who the "ratepayer" is that is referred to as getting a lower cost water if the CIP has a lowered cost.

Rick Riedl said that the PUC will want to know where the cost of supply will go in the Pure Water project.

Steve Matarazzo asked if MCWD is willing to put MRWPCA Pure Water into the groundwater and, if Cal Am becomes a buyer, would the PUC need to be involved for MCWD's water.

Mike Lerch asked how the three-party system will handle ratepayers who opt to source switch. How would the project have an idea of the volume?

Mike Lerch asked is the FORA CIP will be used to get the cost of the Pure Water project down. He commented that, if that is the case, it should be known and let it be known that, if water augmentation starts with desalinization, then it would start with an even higher price point.

Questions and comments by members of the public or administrative committee were:

A member of the public asked why the PUC would turn down the Pure Water project proposal.

Doug Yount asked if the Three-Parties anticipate financing agreements with each end user and if those users will provide the CIP dollars.

Bob Schaffer asked if they will produce a breakdown of the cost per month to the end users.

Doug Yount asked if the PUC will review the main pipeline only or secondary pipelines to other developments. He also asked if there will be sufficient supply coming in from the alternative sources to make the Pure Water pipeline deliver more than traditional reclaimed water as previously proposed.

Mike Wegley said, regardless of desalinization plant or Pure Water, there is no "magic bullet" because they have to get many land use approvals to meet the pipeline needs.

Doug Yount complimented the Pure Water project's scale-ability by remarking that the desalinization project would have a limited size plant and small capacity and, as an application at the PUC, it will unlikely be anticipated as an alternative.

Craig Malin suggested the parties pursue multiple alternatives.

3. ITEMS FROM MCWD

None.

4. ITEMS FROM COMMITTEE MEMBERS

None.

5. ADJOURNMENT

Chair Dawson adjourned the meeting at 11:05 a.m.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Travel Report

Meeting Date: March 11, 2016

Agenda Number: 8g

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 February 29, 2016)

Environmental Services Cooperative Agreement/State Agencies Coordination Meetings (2/8-2/9)

Destination: Sacramento, CA

Travel Dates: February 7-9, 2016

Travelers: Michael Houlemard, Authority Counsel, and Jonathan Brinkmann.

Meetings with Senator Monning, the California Departments of Toxic Substances Control, Fish and Wildlife, Veterans Administration, and the Division of Industrial Relations on a number of issues related to the ESCA, the Habitat Conservation Plan, and the enforcement of prevailing wage. These meetings are necessary to establish partnerships and coordination of post FORA sunset projects and funding requirements. The Executive Committee was unable to review this item as their meeting was not conducted for lack of quorum.

National Coalition of Homeless Veterans (NCHV) - Board of Directors Meeting (2/8-2/9)

Destination: San Diego, CA

Travel Dates: February 7-9, 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. The board meeting will cover a review of current policy recommendations on federal funds to end veteran homelessness, programs for supportive housing for veterans and employment opportunities. A tour of a newly-developed housing facility operated by a local veteran organization in San Diego will be conducted.

Environmental Services Cooperative Agreement/Federal Agencies Coordination Meetings (2/22-2/23)

Destination: Washington, DC

Travel Dates: February 21-24, 2016

Traveler/s: Michael Houlemard, Authority Counsel, Stan Cook, Sup. Potter and Mayor Rubio.

FORA team met with representatives of U.S. Army and Congressman Farr pertaining the Base Realignment Closures (BRAC) and its impact on the Environmental Services Cooperative Agreement, the Habitat Conservation Plan, and Land Use Conservation.

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: March 11, 2016

Agenda Number: 8h

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**

Item 8a

Admin. Committee Meeting, 03/02/16



Confirm FY 2016/17 Capital Improvement Program (CIP) Development Forecasts

Presentation to Administrative Committee
March 2, 2016

Jonathan Brinkmann, Principal Planner



- Differentiate entitled vs. planned projects
- Reflect basic market conditions (housing)
- Staff & Admin./CIP Committee review forecasts
- Admin./CIP Committee confirms final forecasts

Residential Forecasts (Dwelling Units)



Table A1: Residential Annual Land Use Construction (*dwelling units*)

DRAFT				DRAFT						Land Use Transf
Land Use Type	Jurisdiction	Built	Forecast plus built	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	
<i>New Residential</i>										
Marina Heights (Entitled)	MAR		1,050	76	144	180	186	180	284	EDC
The Promontory (Entitled)	MAR									EDC
Dunes (Entitled)	MAR	261	1,237	30	90	90	90	50	626	EDC
TAMC (Planned)	MAR		200			100	100			EDC
Marina Subtotal			2,487							
CSUMB (Planned)	CSU				150	150	150	42		EDC
UC (Planned)	UC	-	240	-	-	-	110	110	20	EDC
East Garrison I (Entitled)	MCO	319	1,470	160	140	120	100	100	531	EDC
Seaside Highlands (Entitled)	SEA	152	152	-	-	-	-	-	-	Sale
Seaside Resort (Entitled)	SEA	5	125	2	2	4	6	53	53	Sale
Seaside (Planned)	SEA		995	15	120	100	390	370	-	EDC
Seaside Subtotal			1,272							
Del Rey Oaks (Planned)	DRO		691				130	287	274	EDC
Other Residential (Planned)	Various	-	-	-	-	-	-	-	-	
Subtotal		737	6,160	283	496	594	1,112	1,150	1,788	
<i>Existing/Replacement Residential</i>										
Preston Park (Entitled)	MAR	352	352							EDC
Cypress Knolls (Planned)	MAR		400			100	100	100	100	EDC

Office Forecasts (Building Square Feet)



Table A2: Non-Residential Annual Land Use Construction (building square feet or hotel rooms)

DRAFT				DRAFT					
Land Use Type	Jurisdiction	Built	Forecast plus built	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<i>Office</i>									
Del Rey Oaks (Planned)	DRO	-	400,000	400,000	-	-	-	-	-
Monterey (Planned)	MRY	-	721,524	-	-	-	180,524	240,000	301,000
East Garrison I (Entitled)	MCO		34,000	14,000		10,000		10,000	
Imjin Office Park (Entitled)	MAR	28,000	49,000						
Dunes (Entitled and Planned)	MAR	190,000	760,000	50,000	50,000	100,000	100,000		270,000
Cypress Knolls (Planned)	MAR		16,000		16,000				
Interim Inc. (Entitled)	MAR	14,000	14,000						
Marina (Planned)			206,500	29,500	29,500	29,500	29,500	29,500	29,500
TAMC (Planned)	MAR		40,000			20,000	20,000		
Seaside (Planned)	SEA	14,900	466,900	-	-	102,000	-	100,000	-
UC (Planned)	UC	-	718,000	-	60,000	80,000	180,000	180,000	180,000
Subtotal		246,900	3,425,924	493,500	155,500	341,500	510,024	559,500	780,500

Industrial Forecasts (Building Square Feet)



Table A2: Non-Residential Annual Land Use Construction (building square feet or hotel rooms)

DRAFT							DRAFT		
Land Use Type	Jurisdiction	Built	Forecast plus built	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<i>Industrial</i>									
Monterey (Planned)	MRY	-	216,275	-	-	-	72,000	72,000	72,275
Marina CY (Entitled)	MAR	12,300	12,300						
Dunes (Planned)	MAR		-	30,000	30,000	30,000	24,000		
Cypress Knolls (Planned)	MAR		6,000		6,000				
Marina Airport (Entitled)	MAR	250,000	250,000						
TAMC (Planned)	MAR		35,000			17,500	17,500		
Seaside (Planned)	SEA	-	125,320	-	-	-	125,320	-	-
UC (Planned)	UC	38,000	100,000	-	20,000	20,000	20,000	20,000	20,000
Subtotal		300,300	744,895	30,000	56,000	67,500	258,820	92,000	92,275

Retail Forecasts (Building Square Feet)



Table A2: Non-Residential Annual Land Use Construction (building square feet or hotel rooms)

DRAFT								DRAFT		
Land Use Type	Juris-diction	Built	Forecast plus built	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	
<i>Retail</i>										
Del Rey Oaks (Planned)	DRO	-	5,000	5,000	-	-	-	-	-	
East Garrison I (Entitled)	MCO		40,000	20,000	20,000					
Cypress Knolls (Planned)	MAR		-							
Dunes (Entitled)	MAR	418,000	542,000	40,000	30,000	30,000	24,000			
TAMC (Planned)	MAR		75,000	-	-	37,500	37,500	-	-	
Seaside Resort (Entitled)	SEA		16,300	16,300	-	-	-	-	-	
Seaside (Planned)	SEA	-	1,666,500	-	300,000	691,500	-	330,000	345,000	
UC (Planned)	UC	-	310,000	-	-	62,500	82,500	82,500	82,500	
Subtotal		418,000	2,654,800	81,300	350,000	821,500	144,000	412,500	427,500	

Hotel Forecasts (Hotel Rooms)



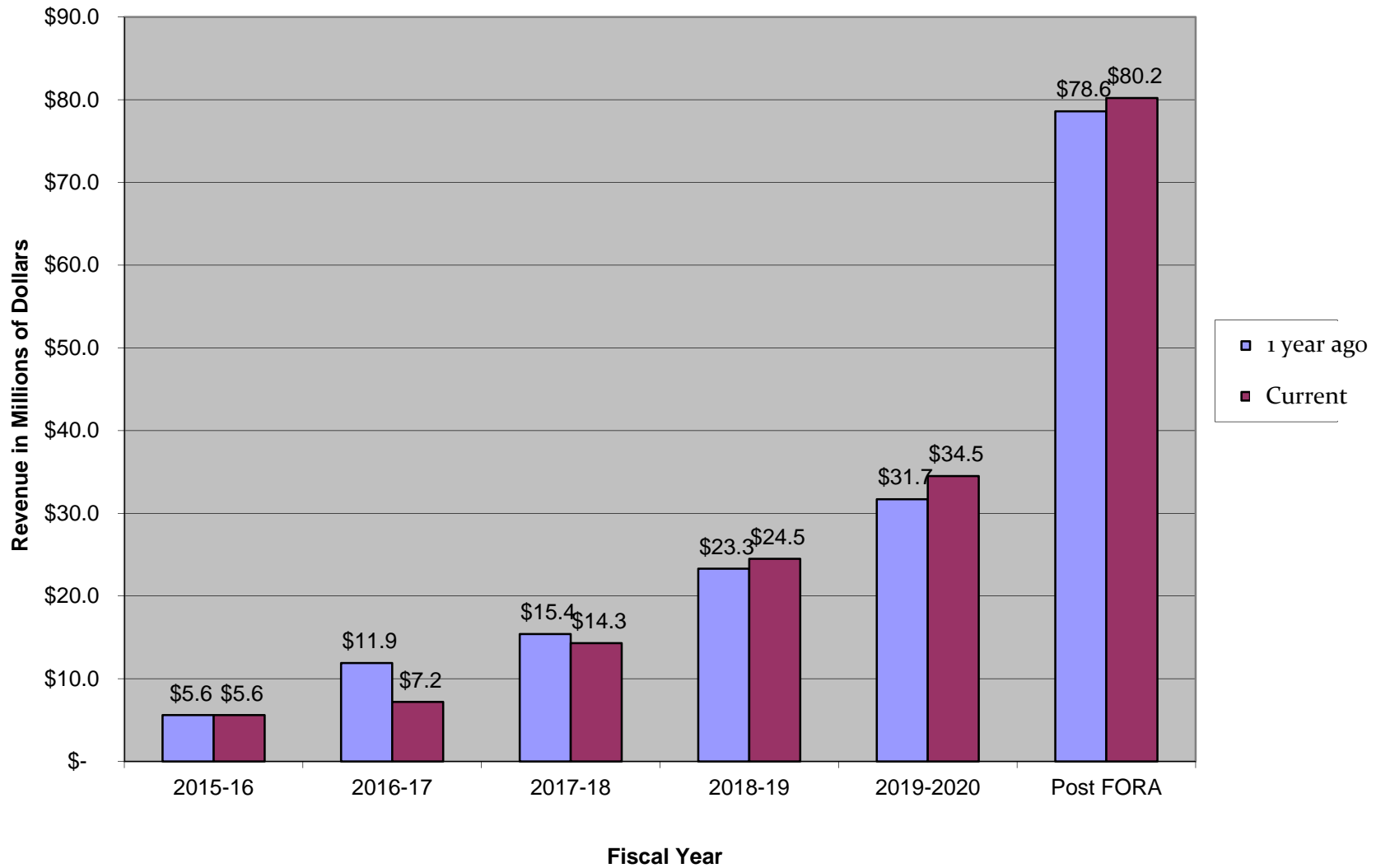
Table A2: Non-Residential Annual Land Use Construction (building square feet or hotel rooms)

DRAFT				DRAFT					
Land Use Type	Jurisdiction	Built	Forecast plus built	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<i>Hotel (rooms)</i>									
Del Rey Oaks (Planned)	DRO	-	550	-	-	-	550	-	-
Dunes (Entitled)	MAR	108	108						
Dunes (Entitled)	MAR		400			400			
Seaside Resort (Entitled)	SEA		330	-	40	28	262	-	-
Seaside Resort TS (Entitled)	SEA		170	-	-	-	-	-	170
Seaside (Planned)	SEA	-	660	-	-	250	200	-	210
UC (Planned)	UC	-	-	-	-	-	-	-	-
Subtotal		108	2,218	-	40	678	1,012	-	380

Revenue Forecasts Comparison



FORA CFD Revenue Forecasts Comparison: 15-16 Approved CIP vs. Current Projections



Recommendations

- Review Draft FY 16-17 Development Forecasts
- Confirm Final Forecasts



Questions?

