

MINUTES
of the
FORT ORD REUSE AUTHORITY
BOARD OF DIRECTORS' MEETING
Fort Ord Reuse Authority Conference Facility/Bridge Center
October 8, 2010

1. CALL TO ORDER

With a quorum present Chair/Mayor Ralph Rubio called the October 8, 2010 Board of Directors meeting to order at 3:30 p.m.

Voting members present:

Supervisor Jane Parker (County of Monterey)
Chair/Mayor Ralph Rubio (City of Seaside)
Councilmember Jim Ford (City of Marina)
Mayor David Pendergrass (City of Sand City)
2nd Vice Chair Dave McCall (City of Marina)

Mayor Sue McCloud (City of Carmel-by-the-Sea)
Mayor Jerry Edelen (City of Del Rey Oaks)
Councilmember Tom Mancini (City of Seaside)
Mayor Pro-Tem Bill Kampe (City of Pacific Grove)
Councilmember Janet Barnes (City of Salinas)

Absent: Supervisor Dave Potter (County of Monterey). Arriving after the roll call were: Councilmember Selfridge (City of Monterey) and Jim Cook (County of Monterey).

Ex-Officio members present:

Dr. Bruce Margon (University of California Santa Cruz), Kevin Saunders (California State University Monterey Bay), Dr. Doug Garrison (Monterey Peninsula College), Gail Youngblood (Base Realignment and Closure), Kenneth Nishi (Marina Coast Water District), Todd Muck (Transportation Agency of Monterey County), Mike Gallant (Monterey Salinas Transit District) and Noelle White (27th State Assembly District).

Absent were representatives from the Monterey Peninsula Unified School District. Arriving after the roll call were: COL Darcy Brewer (United States Army), Alec Arago (17th Congressional District), David Meyerson (15th State Senate District).

2. PLEDGE OF ALLEGIANCE - Chair Rubio asked Mayor Pro-Tem Kampe, who agreed, to lead the Pledge of Allegiance.
3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE - Chair Rubio reported that the Army conducted successful, controlled burns over the past two days. He also acknowledged that MCWD (Marina Coast Water District) celebrated their 50th anniversary held on September 30th 2010. President of the MCWD Board Ken Nishi thanked everyone for their acknowledgement and attendance. Chair Rubio reported that AB 1757 (Veterans Cemetery bill) was signed by the Governor however AB 1791 (Monning - direct tax increment assistance legislation) was vetoed. Salinas Valley Memorial Healthcare System, Monterey Peninsula College, and City of Marina swap closed and the land transfer is complete. Councilmember Mancini asked if we could do anything about AB 1791 and Noelle White shared a message from Assemblymember Monning, thanking the FORA Board for their work and further expressed his disappointment about the veto.
4. PUBLIC COMMENT PERIOD - none

5. CONSENT AGENDA - Item 5a - September 10, 2010 FORA Board meeting minutes.
Motion to approve the Consent Agenda was made by Mayor McCloud, seconded by Councilmember Ford, and carried. Members abstaining from the vote were 2nd Vice Chair McCall and Councilmember Barnes.
6. OLD BUSINESS - Item 6a - Office of Economic Adjustment Grant - update. Executive Officer Houlemard announced that FORA colleagues, Whitson Engineers, were in attendance and were performing work under the Office of Economic Adjustment Grant for the future Central Coast Veterans Cemetery. Mr. Houlemard noted that several Board members were instrumental in this initiative, most notably Mr. Cook representing the County of Monterey.

FORA staff and senior planner Jonathan Garcia gave a presentation which included an update of the completion of consultant deliverables under the scope of work. Mr. Garcia did note that there was one item under the scope of work which would necessitate an MOU ("Memorandum of Understanding") with the California Department of Veterans Affairs. Mr. Garcia reported that this was an action item and staff was recommending the Board authorize the Executive Officer to execute a contract with the state, not to exceed 45K. Mr. Garcia reported that the grant would fund a budget document which would estimate the design and construction costs for moving the cemetery forward.

Andrew Hunter of Whitson Engineers gave a power point presentation regarding the infrastructure planning and accomplishments completed which included; background data collection and report, biological surveys, topographical survey maps and conceptual roadway maps for access to Parker Flats, and Veterans Cemetery budget (to be completed by others) and implementation plan (scheduled in early 2011). Mr. Hunter reported that the project kickoff occurred in May/June 2010 and the work plan was modified due to the "no access areas" actively under remediation in MRA areas ("Munitions Response Areas"), which prevented access. Mr. Hunter stated that work was being coordinated with FORA regarding road access points to the cemetery. Forest resource evaluations revealed coast live oak on the site and, out of approximately 9,000 trees on the property, there are only 7 landmark trees. He said that other completed work includes: biological and archeological surveys; preparation of roadway centerline maps for Eastside Road, Parker Flats Road, Parker Flats Cut-off, and Eastern portions of Gigling and Intergarrison Roads; geotechnical percolation testing; boring testing; percolation recommendations for pavement design and earthwork; and aerial topographical mapping. Whitson Engineers has scheduled meetings with MCWD, PG&E and AT&T to assess utility service needs for the Veterans Cemetery and surrounding land owners/development projects. This background informational report will serve as the basis for the cemetery implementation plan.

Chair Rubio thanked Mr. Hunter for his presentation. Jim Cook praised Mr. Hunter and Whitson Engineers for the work they have performed regarding the project. Mr. Cook asked Mr. Houlemard if the engineers could make a presentation to the steering committee for the Veterans Cemetery Citizen's Advisory Committee on October 14, 2010 stating that the state department of Veterans Affairs will be there and they have taken advantage of the Monning legislation which allows the state to move forward with the architectural and engineering in advance of collecting the entire endowment. (The estimated cost to move that "first chunk" of work would be about \$800K.) Mr. Cook said that based on the creativity of the FORA staff and the FORA Board, the information as presented will offset a significant portion of the state's cost in preparing the application. Instead of an 800k infrastructure financing "nut that needs to be cracked", it is probably, substantially less. He said that the object of the exercise is to build off of the work that FORA staff and Whitson Engineers have already completed.

Chair Rubio asked for other comments and Executive Officer Houlemard commented, stating that it was important at the onset of this process that doing this work would help the region by determining the right routes and placement of Eastside Road, connecting Intergarrison Road and General Jim Moore Boulevard at Eucalyptus Road, and provide service that would be helpful to Monterey Peninsula College's future public safety training programs. He further stated that it would help CSUMB ("California State University Monterey Bay") by providing an access road which would eliminate some of the through traffic that interferes with student safety. Mr. Houlemard said that there were many benefits to cities by opening these roads including Salinas and Carmel, and that the opportunity to perform the cemetery planning work in phases helps the region, which was not previously anticipated. Mr. Houlemard expressed his appreciation to all the Board members contributing their time and effort to this project. Councilmember Mancini asked if jurisdictions could use the document from Whitson engineers as a base document. Mr. Houlemard stated that every agency that will be performing future developments in this area would benefit.

Motion to authorize the Executive Officer to execute a Memorandum of Understanding between the California Department of Veterans Affairs ("CDVA") and FORA, allowing FORA to contract with CDVA to complete a Budget Package (estimating design and construction costs for building the California Central Coast Veterans Cemetery on the former Fort Ord, (not to exceed \$45,000) was made by Mayor McCloud, seconded by Supervisor Parker, and carried.

7. NEW BUSINESS – Item 7a - CONSISTENCY DETERMINATION: Seaside's the Projects at Main Gate Specific Plan – Executive Officer Houlemard introduced City of Seaside Deputy City Manager Diana Ingersoll who gave a presentation regarding the Main Gate project which he reminded Board members was identified in the Fort Ord base reuse plan as a specific target site for a regional shopping center. Ms. Ingersoll gave an overview of the city's flagship project located east of Highway 1 adjacent to CSUMB, the City of Marina and the U.S. Army Commissary. The project consists of 56 acres of city sponsored commercial retail; however, currently, no developer has been identified for the project as of this date. Ms. Ingersoll gave background on the Environmental Impact Report ("EIR"), and stated the key elements of the plan are to provide an entertainment based retail center and the City has proposed two alternatives for the site which includes beach access. Ms. Ingersoll stated that the Projects will require Seaside Board of Architectural Review consideration and she said the proposed timing for developer consideration was expected after the first quarter of 2011. Discussion by Board members included Mayor McCloud requesting clarification for the setbacks from the highway and asking what would happen regarding this project post-FORA. Executive Officer Houlemard stated that a base reuse plan reassessment and, depending on the extent of the reassessment, a CEQA ("California Environmental Quality Act") document would have to be redone and the cities would have to comply with these documents. He said that, if the work is done prior to June 30, 2014, it is clearly within the current Base Reuse Plan and is subject to a FORA development entitlement consistency determination.

Executive Officer Houlemard introduced FORA senior planner Jonathan Garcia to review the staff analysis before recommendations were made. Mr. Garcia reported that staff evaluated the project for land use which was retail with additional potential visitor serving and found that it was consistent with the base reuse plan; density - 104 acres designated in Seaside; and 25 acres designated for hotels which is also within the BRP thresholds. He stated that the policies and programs conform to the plan in the development area which is appropriate for this use and the city is within their water allocation. He said there is compatibility with open space uses and the plan improves access to the Fort Ord Dunes State Park and provides for infrastructure and base-wide fiscal needs. Mr. Garcia said that the plan also provides for implementation of the habitat management plan and habitat conservation plan through payment of FORA fees. He reported that the plan meets the highway one scenic corridor requirements for a 25-foot landscape setback, the 100-foot building setback and the 200-foot sign

setback, noting that the Seaside City Council would have to make a finding for any building heights in excess of 40-feet. Mr. Garcia said that staff and the Administrative Committee requested that the Board concur with the determination. **Motion to approve Resolution 10-13 was made by Supervisor Parker, seconded by Mayor Edelen and carried unanimously.**

8. EXECUTIVE OFFICER'S REPORT - There were seven items in this report: Item 8a (Administrative Committee report); Item 8b (Executive Officer's Travel report); Item 8c (Capital Improvement Program); Item 8d (General Jim Moore Boulevard Phase V and Eucalyptus Road Phase II completion); Item 8e (Fort Ord Reuse Authority investments); Item 8f (Outstanding Receivables). Executive Officer Houlemard highlighted two points in these items; as part of the travel report the US Environmental Protection Agency is conducting a special federal facilities dialogue on October 19, 20, 21 and he has been invited as one of the 4-5 civilians to participate and contribute to that event. Mr. Houlemard noted that he and Congressman Farr have discussed the lack of funding that has been available for federal facility cleanup. Mr. Houlemard also noted that he would be attending the Association of the United States Army Conference in Washington, DC as part of his membership with Association of Defense Communities Board of Directors.

Mr. Houlemard commented that in order to keep on track with reviewing the Capital Improvement Program – the Administrative Committee and Capital Improvement Program Committee, on October 20th, will be working with the consultants from Economic and Planning Systems David Zender and Jim Musback on the report that Supervisor Parker requested be presented to the Board by January 11, 2011.

Chair Rubio asked members if there were any questions of the Board and Mayor Pro-Tem Kampe asked if there were specific problems with outstanding receivables. Executive Officer Houlemard reported that FORA is continuing to work with the City of Del Rey Oaks. Specifically, a non-conforming developer and the city were trying to resolve the matter by October 15, 2010. Mr. Houlemard also reported that FORA is working with the City of Marina.

9. ITEMS FROM MEMBERS – None
10. CLOSED SESSION - There was one item on the Closed Session agenda involving a conference with real property negotiators. The Preston Park Housing price and the terms and conditions of sale were the negotiation points between FORA and the City of Marina. Authority Counsel Bowden said that a conflict of interest existed for the Marina board member(s) so they left the meeting at that time.
11. REPORT OUT OF CLOSED SESSION BY AUTHORITY COUNSEL - The Board gave direction to the negotiating team.
12. ADJOURNMENT - There being no further business, Chair Rubio adjourned the meeting at 5:20 p.m.

Minutes prepared by Daylene Alliman, Deputy Clerk

Approved by _____
Michael A. Houlemard, Jr., Executive Officer/Clerk