

FORT ORD REUSE AUTHORITY

REGULAR MEETING FORT ORD REUSE AUTHORITY (FORA) LEGISLATIVE COMMITTEE

920 2nd Avenue, Suite A, Marina CA 93933 (Executive Officer's Conference Room) Friday, August 24, 2018 at 1:00 p.m.

AGENDA

1. CALL TO ORDER/ESTABLISHMENT OF QUORUM

2. PLEDGE OF ALLEGIANCE

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

- a. Special Board Meeting September 28, 2018 at 2:00 p.m.
- b. City of Seaside Building Removal Kick Off Event September 5, 2018 at 11:00 a.m.

4. PUBLIC COMMENT PERIOD

Members of the public wishing to address the Committee on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes and will not receive Committee action. Whenever possible, written correspondence should be submitted to the Committee in advance of the meeting, to provide adequate time for its consideration.

5. APPROVAL OF MEETING MINUTES

ACTION

a. May 23, 2018 Meeting Minutes

6. REPORTS FROM LEGISLATIVE OFFICES

- a. 20th U.S. Congressional District Kathleen Lee
- b. 17th State Senate District Nicole Hollingsworth
- c. 29th State Assembly District Erica Parker

7. BUSINESS ITEMS

- a. Update and Status of 2018 FORA Legislative Track
- b. Report on Updates to 2018 Proposed Positions on State Legislation
 - i. Senate Bill 50, Allen. Federal Public Lands: Conveyances
 - ii. Senate Bill 1, Beall. Transportation Funding
- c. Discuss and Schedule Future Meeting Dates

8. ITEMS FROM MEMBERS

9. ADJOURNMENT

NEXT MEETING: TBD

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INFORMATION/ACTION



FORT ORD REUSE AUTHORITY (FORA) LEGISLATIVE COMMITTEE MEETING MINUTES

3:30 p.m., Wednesday, May 23, 2018 920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

City of Seaside Mayor Ralph Rubio called the meeting to order at 3:30 p.m.

<u>Voting Members Present:</u> Mayor Ralph Rubio (City of Seaside) Mayor Jerry Edelen (City of Del Rey Oaks) Council Member Frank O'Connell (City of Marina) Mayor Mary Ann Carbone (City of Sand City)

2. PLEDGE OF ALLEGIANCE

Pledge of allegiance was led by FORA Principal Analyst Robert Norris.

3. ACKNOWLEDGMENTS, ANNOUNCEMENTS AND CORRESPONDENCE There were no acknowledgements, announcements or correspondence.

4. PUBLIC COMMENT PERIOD

There were no verbal comments received from the public.

5. APPROVAL OF MEETING MINUTES

a. April 23, 2018 Meeting Minutes

<u>MOTION</u>: On motion by Committee member O'Connell and second by Committee member Edelen and carried by the following vote, the Legislative Committee moved to approve the regular meeting minutes for April 23, 2018.

MOTION PASSED UNANIMOUSLY

6. REPORTS FROM LEGISLATIVE OFFICES

- a. 20th U.S. Congressional District Kathleen Lee
 Ms. Lee provided the report of the 20th U.S. Congressional District and including information about the National Defense Authorization Act for FY2019.
- b. 17th State Senate District Nicole Hollingsworth
 Ms. Hollingsworth provided the report of 17th State Senate District Senator Monnings' 2017-18 revised Bill Package was provided in the meeting.

Lauri Johnson from JEA & Associates called in to participate in the meeting. Chair Rubio asked that Mr. Houlemard provide comments on the working relationship with Senator Monning and staff. Mr. Houlemard also outlined the efforts regarding AB 3160, FORA's position to strongly support amendments and the draft language that FORA staff proposed.

c. 29th State Assembly District – Erica Parker No report.

7. BUSINESS ITEMS

a. 2018 Legislative Session Follow Up JEA & Associates, Inc. President John Arriaga provided a review of the measures that were being tracked as approved by the FORA Board on June 8, 2018. Mr. Arriaga and FORA staff provided further information on the status of the items and responded to the Committee's questions.

Report on Updates to Proposed Positions on State Legislation Mr. Houlemard provided the Committee with the connection between the current status of the legislative items being tracked and what it means for the work of FORA.

i. Senate Bill 50

Mr. Houlemard provided an update and responded to questions from the Committee. This item was for information only.

c. Discuss and Schedule Future Meeting Dates

Mr. Houlemard advised the Committee that a Legislative Committee meeting should take place in the fall – possibly September 2018. Staff will poll members to establish another meeting date.

8. ITEMS FROM MEMBERS

There were no items from Committee members.

9. ADJOURNMENT

The meeting was adjourned at 3:51 p.m.

FORA LEGISLATIVE TRACK

AS OF AUGUST 17, 2018

MEASURE	AUTHOR	Торіс	STATUS	BRIEF SUMMARY	POSITION/ NOTES
<u>AB 1792</u>	<u>Frazier</u> D	Affordable housing authorities: infrastructure	8/16/2018-From committee chair, with author's amendments: Amend, and re- refer to committee. Read second time, amended, and re- referred to Com. on GOV. & F.	Current law authorizes a city, county, or city and county to adopt a resolution creating an affordable housing authority. Current law authorizes this authority to, among other things, provide for low- and moderate-income housing and affordable workforce housing, as provided. This bill would additionally authorize an affordable housing authority to finance water, sewer, or other public infrastructure necessary to support the development of affordable housing.	Amended 8/16
<u>AB 1804</u>	<u>Berman</u> D	California Environment al Quality Act: categorical exemption: infill development.	8/16/2018-Joint Rule 62(a) suspended.	CEQA requires the Office of Planning and Research to prepare and develop, and the Secretary of the Natural Resources Agency to certify and adopt, guidelines for the implementation of CEQA. CEQA requires the guidelines to include a list of classes of projects that have been determined not to have a significant effect on the environment and that are required to be exempt from CEQA (categorical exemption). Current guidelines for the implementation of CEQA exempts from the requirements of CEQA infill development meeting certain requirements, including the requirement that the proposed development occurs within city limits. This bill would revise the above-described categorical exemption to include proposed residential and mixed-use housing projects occurring within an unincorporated area of a county.	
<u>AB 1901</u>	<u>Obernolte</u> R	California Environment al Quality Act: exemption: roadway projects.	7/6/2018-Failed Deadline pursuant to Rule 61(b)(14). (Last location was S. E.Q. on 5/10/2018)	CEQA, until January 1, 2020, exempts a project or an activity to repair, maintain, or make minor alterations to an existing roadway, as defined, if the project or activity is carried out by a city or county with a population of less than 100,000 persons to improve public safety and meets other specified requirements, including a requirement that the project involves negligible or no expansion of an existing use beyond that existing at the time of the lead agency's determination. This bill would extend the above exemption to January 1, 2023. The bill would revise the requirement described above to specify that the exemption applies if, among other things, the project involves negligible or no expansion of an existing vehicular use beyond that existing at the time of the lead agency's determination.	
AB 2035	<u>Mullin</u> D	Affordable housing	7/5/2018-Read second time.	Current law authorizes a city, county, or city and county to adopt a resolution creating an affordable housing authority with powers limited to providing low- and moderate-income housing and affordable	Support

		authorities.	Ordered to third reading.	workforce housing, as provided, by means of tax increment financing. Current law defines various terms for these purposes. This bill would additionally define the terms "authorizing resolution" and "property tax increment" for these purposes. The bill would additionally revise these provisions to limit the authority to providing low- and moderate-income housing and affordable housing, as specified.	
<u>AB 2065</u>	<u>Ting</u> D	Local agencies: surplus land.	5/25/2018-Failed Deadline pursuant to Rule 61(b)(8). (Last location was A. APPR. SUSPENSE FILE on 5/2/2018)	Current law prescribes requirements for the disposal of surplus land by a local agency. Current law defines "local agency" for these purposes as every city, county, city and county, and district, including school districts of any kind or class, empowered to acquire and hold real property. This bill would expand the definition of "local agency" to include sewer, water, utility, and local and regional park districts, joint powers authorities, successor agencies to former redevelopment agencies, housing authorities, and other political subdivisions of this state and any instrumentality thereof that is empowered to acquire and hold real property, thereby requiring these entities to comply with these requirements for the disposal of surplus land.	
<u>AB 2249</u>	Cooley D	Public contracts: local agencies: alternative procedure.	8/9/2018- Enrolled and presented to the Governor at 11:30 a.m.	The Uniform Public Construction Cost Accounting Act permits the governing body of a public agency, in the event all bids received for the performance of that public project are in excess of \$175,000, to award the contract at \$187,500 or less to the lowest responsible bidder if it determines the cost estimate of the public agency was reasonable. This bill would instead authorize public projects of \$60,000 or less to be performed by the employees of a public agency, authorize public projects of \$200,000 or less to be let to contract by informal procedures, and require public projects of more than \$200,000 to be let to contract by formal bidding procedures.	
<u>AB 2258</u>	<u>Caballero</u> D	Local agency formation commissions: grant program.	8/16/2018- VOTE: Do pass	Current law establishes the Strategic Growth Council in state government and assigns to the council certain duties, including providing, funding, and distributing data and information to local governments and regional agencies that will assist in the development and planning of sustainable communities. This bill would require the Strategic Growth Council, until January 1, 2024, to establish and administer a local agency formation commissions grant program for the payment of costs associated with initiating and completing the dissolution of districts listed as inactive, the payment of costs associated with a study of the services provided within a county by a public agency to a disadvantaged community, as defined, and for other specified purposes, including the initiation of an action, as defined, that is limited to service providers serving a disadvantaged community and is based on determinations found in the study, as approved by the commission.	Support
<u>AB 2383</u>	<u>Voepel</u> R	Veterans.	5/11/2018-Failed Deadline pursuant to Rule 61(b)(6). (Last location was A. PRINT on 2/14/2018)	Current law authorizes the board of supervisors of any county to grant financial assistance, relief, and support to indigent veterans, administered through and by organizations created to aid veterans, as specified. Current law requires any organization desiring to assist veterans in this way to first file specified information with the board of supervisors of the county in which it is operating or intending to operate. This bill would require the board of supervisors to set a day for the consideration of this filing not more than 15 days after the date of filing.	Watch
<u>AB 2434</u>	Bloom D	Strategic Growth Council: Health in All Policies Program.	8/6/2018-In committee: Referred to APPR. suspense file.	Would, until January 1, 2024, establish the Health in All Policies (HiAP) Program, to be administered by the Strategic Growth Council, for the purposes of incorporating health, equity, and sustainability considerations into decision-making across sectors and policy areas, as specified. The bill would require the council, by October 1, 2019, to develop a report of recommendations for programs, policies, and practices that state agencies can undertake to advance health, equity, and specified goals of the HiAP Program, as provided.	Watch

<u>AB 2447</u>	<u>Reyes</u> D	al Quality	8/14/2018-Read second time. Ordered to third reading.	Would, except as provided, require a lead agency that is preparing an EIR or a negative declaration to provide certain notices required by CEQA to owners and occupants of property located within1/2 mile of any parcel or parcels, and to any schools located within one mile of any parcel or parcels, on which is located a project involving a subject land use, as defined. The bill would require the lead agency to call at least one scoping meeting for those projects, as provided. The bill would require the lead agency to provide a specified notice in English and in other languages, as provided. Because the bill would impose additional duties on a lead agency, this bill would impose a state-mandated local program.	
<u>AB 2528</u>	<u>Bloom</u> D	Climate adaptation.	8/16/2018- VOTE: Do pass	Current law requires the Natural Resources Agency by July 1, 2017, and every 3 years thereafter, to update the state's climate adaptation strategy to identify vulnerabilities to climate change by sectors, including the biodiversity and habitat sector, and priority actions needed to reduce the risks in those sectors. As part of the update, current law requires the Natural Resources Agency to coordinate with other state agencies to identify a lead agency or group of agencies to lead adaptation efforts in each sector. This bill would add 3 new sectors to the climate adaptation strategy: the land use and community development sector, the climate justice sector, and the parks, recreation, and California culture sector.	
<u>AB 2553</u>	<u>Friedman</u> D	Vertical housing districts.	5/11/2018-Failed Deadline pursuant to Rule 61(b)(6). (Last location was A. H. & C.D. on 4/25/2018)	Would authorize a city or county to designate a high-transit area as a vertical housing zone by adopting a resolution to that effect that contains specified information. The bill would authorize a taxing entity to agree to participate in an existing vertical housing zone by adopting a resolution to that effect. The bill would authorize the developer of a multifamily housing project that meets specified requirements located within that zone to submit an application for a housing zone project designation to the city or county or participating taxing entity. The bill would require the city or county to approve any application for designation so submitted if the project meets certain requirements, including that the project has obtained necessary entitlements and that it is not located within specified areas.	Watch
<u>AB 3160</u>	<u>Grayson</u> D	Fire safety.	8/9/2018-From committee chair, with author's amendments: Amend, and re- refer to committee. Read second time, amended, and re- referred to Com. on N.R. & W.	Current law requires that upon the next revision of the housing element of the plan on or after January 1, 2014, the safety element be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined, and land classified as very high fire hazard severity zones, as defined. This bill would instead require that the above-described safety element be reviewed and updated as necessary to address that fire risk concurrent with each revision of the housing element of a plan on or after January 1, 2019, and would authorize a local jurisdiction to review and update the safety element upon being classified as a very high fire hazard severity zone without revision of the housing element.	
<u>SB 827</u>	<u>Wiener</u> D	Planning and zoning: transit-rich housing bonus.	4/27/2018-Failed Deadline pursuant to Rule 61(b)(5). (Last location was T. & H. on 4/9/2018)	Would require a local government to, if requested, grant a development proponent of a transit-rich housing project a transit-rich housing bonus if that development at the time of submittal meets specified planning standards, including complying with demolition permit requirements, complying with any local inclusionary housing ordinance or, if the local government has not adopted an inclusionary housing ordinance, agreeing to provide a specified percentage of awarded units as onsite affordable housing, preparing a relocation benefits and assistance plan, complying with any locally adopted objective zoning standards, complying with any locally adopted minimum unit mix requirements, and if the development includes specified types of parcels, agreeing to replace those units and to offer units at one of 2 specified	Watch

				affordable rates.	
<u>SB 844</u>	Monning D	agricultural	8/16/2018-From committee with author's amendments. Read second time and amended. Re- referred to Com. on BUDGET.	Current law requires every person who manufactures or distributes fertilizing materials to be licensed by the Secretary of Food and Agriculture and to pay a license fee that does not exceed \$300. This bill, during calendar years 2019 to 2033, inclusive, would require a licensee to pay to the secretary a fertilizer safe drinking water fee of \$0.008 per dollar of sale for all sales of fertilizing materials intended for farm use and \$0.004 per dollar of sale for all sales of fertilizing materials intended for farm use. The bill, beginning calendar year 2034, would reduce the fee to \$0.004 per dollar of sale intended for farm use and \$0.002 per dollar of sale intended for noncommercial use.	Amended 8/16
<u>SB 845</u>	Monning D	Safe and Affordable Drinking Water Fund.	8/16/2018-From committee with author's amendments. Read second time and amended. Re- referred to Com. on BUDGET.	Would establish the Safe and Affordable Drinking Water Fund in the State Treasury and would provide that moneys in the fund are continuously appropriated to the state board. By creating a new continuously appropriated fund, this bill would make an appropriation. The bill would require the state board to administer the fund to secure access to safe drinking water for all Californians, while also ensuring the long-term sustainability of drinking water service and infrastructure.	Amended 8/16
<u>SB 854</u>	Committee on Budget	Public Resources	CHAPTERED	(14) Existing law establishes the State Lands Commission in the Natural Resources Agency. Existing law, except as provided, specifies that conveyances of federal public lands are void ab initio unless the State Lands Commission was provided with the right of first refusal or the right to arrange for the transfer of the federal public land to another entity. Existing law requires the commission to issue a certificate of compliance if the commission was provided with the right of first refusal or the right to arrange for the transfer of the federal public land to another entity. Existing law requires the commission to waive the right of first refusal or the right to arrange for the transfer of the federal public land to another entity. Existing law requires the commission to waive the right of first refusal or the right to arrange for the transfer of the federal public land to another entity and issue a certificate of compliance for certain conveyances.	
				This bill would authorize the executive officer of the commission to issue a certificate of compliance for certain conveyances. The bill would additionally require the executive officer to waive the right of first refusal or the right to arrange for the transfer of the federal public land to another entity and issue a certificate of compliance for conveyances of federal public land to the state and, except as provided, conveyances of federal public lands not managed by certain federal agencies.	
				Existing law requires a deed, instrument, or other document related to a conveyance of federal public lands to contain a specified title.	
				This bill would delete that requirement.	
				SEC. 30. Section 8560 of the Public Resources Code is amended to read:	
				8560.	

(a) For purposes of this chapter, the following terms apply:
(a) For purposes of this enapter, the following terms apply.
(1) "Conservation plan" means a habitat conservation plan developed pursuant to Section 10 of the
federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1539) and its implementing regulations, as the
federal act and regulations exist as of January 1, 2016, and an approved natural communities conservation
plan developed pursuant to the Natural Community Conservation Planning Act (Chapter 10
(commencing with Section 2800) of Division 3 of the Fish and Game Code).
(2) "Conveyance" includes any method, including sale, donation, or exchange, by which all or a portion
of the right, title, and interest of the United States in and to federal lands located in California is
transferred to another entity.
(3) "Federal public land" means any land owned by the United States, including the surface estate, the
subsurface estate, or any improvements on those estates.
(4) "Infrastructure" means any development or construction that is not on or appurtenant to the federal
public land at the time of transfer.
(b) (1) Except as provided in Chapter 6 (commencing with Section 6441) of Part 1, it is the policy of the
State of California to discourage conveyances that transfer ownership of federal public lands in California
from the federal government.
(2) (A) Except as provided in this chapter, conveyances of federal public lands in California are void ab
initio unless the commission was provided with the right of first refusal to the conveyance or the right to
arrange for the transfer of the federal public land to another entity.
(B) The commission may seek declaratory and injunctive relief from a court of competent jurisdiction to
contest conveyances made to any entity unless the requirements of this paragraph are met.
(C) The commission shall formally consider its right of first refusal or arrange for the transfer of federal
public lands to a third party at a public hearing.
(D) (i) Prior to the conveyance of federal public lands in California, if the commission was provided with
the right of first refusal or the right to arrange for the transfer of the federal public lands to another
entity, the commission shall issue a certificate affirming compliance with this section.
(ii) The commission shall waive its right of first refusal or the right to arrange for the transfer of the
federal public lands to another entity, and issue a certification of compliance affirming compliance with
this section for a conveyance that is deemed by the commission to be routine. A conveyance deemed by

 the commission to be routine includes, but is not limited to, the exchange of lands of equal value between the federal government and a private entity. The commission may adopt regulations to establish a process and criteria for determining the types of conveyances it considers to be routine. The executive officer of the commission shall have the authority to issue certifications of compliance for conveyances made in compliance with this subparagraph. (E) The commission, the Wildlife Conservation Board, and the Department of Fish and Wildlife shall enter into a memorandum of understanding that establishes a state policy that all three agencies shall
undertake all feasible efforts to protect against any future unauthorized conveyance or any change in federal public land designation, including, but not limited to, any change in use, classification, or legal status of any lands designated as federal monuments pursuant to the federal Antiquities Act of 1906 (Public Law 59-209).
(c) The state shall not be responsible for any costs associated with conveyed federal public land that the commission did not accept, purchase, or arrange for the transfer of, pursuant to this section. Costs include, but are not limited to, management costs and infrastructure development costs.
(d) The commission may establish, through regulations or another appropriate method, a process for engaging with federal land managers and potential purchasers of federal public lands early in the conveyance process.
(e) The commission shall ensure, for any conveyed federal public land the commission accepts, purchases, or arranges for the transfer of, that future management of the conveyed federal public land is determined in a public process that gives consideration of past recognized and legal uses of those lands. At a minimum, the public process required by this subdivision shall include a noticed and open meeting as required by the Bagley-Keene Open Meeting Act (Article 9 (commencing with Section 11120) of Division 3 of Title 2 of the Government Code).
(f) The executive officer of the commission shall waive the commission's right of first refusal or the right to arrange for the transfer of the federal public lands to another entity, and issue a certification of compliance affirming compliance with this section for any of the following:
(1) The conveyance of federal public lands pursuant to a conservation plan.
(2) The renewal of a lease in existence as of January 1, 2017.
(3) The conveyance of federal public lands to a federally recognized Native American tribe or lands taken into or out of trust for a Native American tribe or individual Native American.

				 (4) The conveyance of any federal public lands not managed by the federal National Forest Service, the federal Bureau of Reclamation, the federal Bureau of Land Management, the United States Fish and Wildlife Service, or the federal National Park Service unless the land conveyed satisfies any of the following: (A) Is part of a national monument or national marine sanctuary. (B) Contains national conservation lands. (C) Is land placed in the National Register of Historic Places. (D) Is designated for preservation or conservation uses. (5) The conveyance of federal public lands to the State of California. (g) The provisions of this section are severable. If any provision of this section or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application. 	
<u>SB 914</u>	Dodd D	Local agency contracts: construction manager at- risk construction contracts.	7/16/2018- Approved by the Governor. Chaptered by Secretary of State. Chapter 108, Statutes of 2018.	Current law authorizes a county, until January 1, 2023, with approval of the board of supervisors, to utilize construction manager at-risk construction contracts for the erection, construction, alteration, repair, or improvement of any building owned or leased by the county, subject to certain requirements, including that the method may only be used for projects that are in excess of \$1,000,000. This bill would expand that authorization by authorizing a public entity, of which the members of the county board of supervisors make up the members of the governing body of that public entity, with the approval of its governing body, to utilize construction manager at-risk construction contracts.	Watch
<u>SB 1043</u>	<u>Newman</u> D	Department of Veterans Affairs: veterans' services.	6/7/2018- Referred to Com. on V.A.	Current law requires the Department of Veterans Affairs to disburse funds, appropriated to the department for the purpose of supporting county veterans service officers pursuant to the annual Budget Act, on a pro rata basis, to counties that have established and maintain a county veterans service officer in accordance with the staffing level and workload of each county veterans service officer under a formula based upon performance developed by the department. This bill would define a workload unit for purposes of these provisions to mean a specific claim activity that is used to allocate subvention funds to counties, which is approved by the department, and performed by county veterans service officers.	Watch
<u>SB 1049</u> SB 1178	Moorlach R	Public contracts: local public entities: project labor agreements. California	Deadline pursuant to Rule 61(b)(5). (Last location was GOV. & F. on 2/22/2018)	Current law sets forth the requirements for the solicitation and evaluation of bids and the awarding of contracts by public entities and requires a project labor agreement for a construction project used or entered into by a public entity, or required of contractors by the public entity, to include specified provisions. This bill would delete all of the specified prohibitions. This bill contains other current laws.	Watch

		Disabled Veteran Business Enterprise Program.	Deadline pursuant to Rule 61(b)(5). (Last location was V. A. on 2/22/2018)	or more participation years, as defined, in the program	
<u>SB 1179</u>	<u>Newman</u> D	Public contracts: Disabled Veteran Business Enterprise Program.	Deadline pursuant to Rule 61(b)(13).	Current law makes it a crime to, among other things, knowingly and with intent to defraud, fraudulently represent participation of a disabled veteran business enterprise in order to obtain or retain a bid preference or a state contract. Current law requires the Department of General Services to suspend, for a specified period, any person who violates these provisions from bidding on, or participating as either a contractor, subcontractor, or supplier in, any state contract or project, as specified. This bill would require an awarding department to give a prime contractor that fails to comply with the certification requirements described above reasonable opportunity to cure the failure.	Watch
<u>SB 1180</u>	<u>Newman</u> D	California Disabled Veteran Business Enterprise Program.	Deadline pursuant to Rule 61(b)(13).	Current law requires an awarding department, upon completion of an awarded contract for which a commitment to achieve a DVBE goal was made, to require the prime contractor that entered into a subcontract with a DVBE to certify to the awarding department specified information relating to amounts paid under the contract. This bill would require an awarding department to maintain all records of the information provided by the prime contractor pursuant to those provisions and to retain the records for a minimum of 6 years after collection. The bill would require the awarding department to maintain those records in a manner that facilitates access and review by external auditors.	Watch
Total Mea Total Trac	asures: 23 king Forms: 23	3			