

# Fort Ord Reuse Authority

## ANNUAL REPORT FY 2014-2015



920 2nd Ave. Suite A • Marina, CA 93933 | Tel: 831-883-3672 • Fax: 831-883-3675 • [www.fora.org](http://www.fora.org)



Scan the code for a digital copy of this report or go to:  
<http://fora.org/AnnualReports.html>

# Table of Contents

Executive Summary and Introduction . . . . .	4
Base Reuse Plan:	
Post-Reassessment . . . . .	6
Plan Implementation . . . . .	7
Capital Improvement Program . . . . .	14
Environmental Services Cooperative Agreement . . . . .	20
Building Removal Efforts . . . . .	21
Habitat Conservation & Management . . . . .	24
Property Transfer Report . . . . .	26
Veterans Cemetery . . . . .	29
Veterans Clinic . . . . .	30
Financials . . . . .	31
Reports from the Jurisdictions* . . . . .	33
FORA Board of Directors . . . . .	35
FORA Staff . . . . .	36
Acronyms & Abbreviations . . . . .	37

[\*Editor's Note: All Jurisdictions were invited to submit reports in Spring 2015. Included updates were received by publication deadline.]



# Executive Summary

Fiscal Year 2014-15 was both significant and memorable for the Fort Ord Reuse Authority (FORA) on a number of important fronts. Most notable — the California Central Coast Veterans Cemetery (CCCVC) groundbreaking near the center of the former installation.



The idea to create an honorable resting place for those who served to preserve our freedom began with five Monterey Bay area veterans more than 20 years ago. Those five colleagues could not have imagined a more fitting use of a former and historically important military installation.

The FORA Board and staff, jurisdictions, and supporters expressed joy in achieving this significant accomplishment and successful regional, federal, and statewide effort. The groundbreaking was attended by Federal, State, and local officials, veterans, local businesses, and community supporters to witness fulfillment of a promise to our Monterey Bay Region veterans. Appreciation and gratitude to our Congressional, State, and local political leadership for their vision and follow-through in securing the funding and regulatory approvals for this place of honor for those who have served our country. Complementing the cemetery effort, additional new projects initiated construction this past fiscal year, including:

## Initial Construction

The Springhill Suites Hotel, the Dunes on Monterey Bay and East Garrison Single Family Housing, Cinemark Movie Complex, Bureau of Land Management Regional Offices in Marina, Gourley Department of Defense / Veterans Administration (DOD/VA) Medical Clinic, California State



University Monterey Bay (CSUMB) Building Removal, CSUMB Business and Technology Building and the AMCAL Promontory Suites complex.

## Completed or Opened

Over one hundred new housing units in East Garrison, Dunes on Monterey Bay, and Rockrose Gardens.

## In Approval Processing

A number of key projects have moved toward approval and construction is expected in 2016, including: expansion of the shopping center in the Dunes on Monterey Bay, Phase II of the AMCAL Promontory Suites complex, new housing through the Veteran's Transition Center, and FORA Surplus II Building Removal.

*(Executive Summary continued)*

### **Milestones and Forward Progress**

FORA was able to complete all known field work under the U.S. Army's Environmental Services Cooperative Agreement (ESCA) for munitions removal. In particular, Range 44

Habitat Restoration results were described as a model by resource agencies. FORA continues to successfully manage the required final processing toward regulatory sign-off. FORA also effectively secured recognition of munitions as contaminants under certain Federal provisions and a Pollution Legal Liability Policy that will provide coverage to FORA jurisdictions until 2025.

The Draft Fort Ord Multispecies Habitat Conservation Plan, and accompanying Federal and State Incidental Take Permit applications, will soon move forward to a public review period. That process will conclude with U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) issuing federal and state Incidental Take Permits following Draft Environmental Impact Report/ Environmental Impact Statement public/agency review.

Once again the annual FORA Budget was balanced, and FORA efficiently and seamlessly transitioned three new staff, and adjusted one staff position to address job creation components of the Base Reuse Plan reassessment follow-up. In addition, significant progress was made toward completion of the Regional Urban Design Guidelines (RUDG) to provide a path forward for gateways, centers, trails, corridors, and other key areas on the former Fort Ord.

In many ways, although there are still complex issues in augmenting future demand for water supply, sustaining FORA's prevailing wage commitments and getting the economic development support work started, these past fiscal accomplishments can be described as a "banner year."

### **Gone But Not Forgotten**

This past year we lost one of FORA's earliest and long-serving employees. Senior Project Manager Jim Arnold was committed to the FORA mission and loyal to an effective recovery from Fort Ord closure. We will miss his smile and jocular, but will remember his thoughtful and caring support for our communities during design and construction of General Jim Moore Boulevard and Imjin Parkway for many decades.



top - Gouley DoD/VA Medical Clinic;  
center - The Dunes on Monterey Bay;  
bottom - AMCAL Promontory Suites complex.

  
- Michael A. Houlemard, Jr.  
Executive Officer



# Base Reuse Plan



## Post-Reassessment Advisory Committee (PRAC)/ 2015 Trails Symposium/Regional Urban Design Guidelines (RUDG)

The Fort Ord Reuse Authority (FORA) adopted a comprehensive award-winning Base Reuse Plan (BRP) in 1997 and agreed to “re-assess” that BRP in 2012. Following the 2012 BRP Reassessment, then-Chair of the FORA Board of Directors, Del Rey Oaks Mayor Edelen appointed a group (PRAC) to establish policy action item priorities from Reassessment Categories I through IV. (Please refer to the BRP section of our website for Category definitions: [www.fora.org/BRP.html](http://www.fora.org/BRP.html))

After completing Category I review and organizing the CSUMB-FORA 2013 Colloquium, FORA staff presented the 2014 Work Plan and received Board approval for the following:

- Moving Category I and II recommendations through California Environmental Quality Act (CEQA) review;
- Initiating RUDG completion including obtaining consultant services and engaging local land use jurisdictions on yet-to-be-completed Category III items; and
- Continuing focus on remaining Category IV items.

In 2014 and 2015, the PRAC focused attention on BRP implementation. Through PRAC guidance, Board budget approvals, and CSUMB-FORA staff coordination, FORA successfully organized the 2015 Fort Ord Trails Symposium—attended by large numbers of students and local community members. The Symposium consisted of national practitioners and “thought leaders” focusing on Trails Planning. Keynote Speaker was Mia Birk, author of “Joyride: Pedaling Toward a Healthier Planet”. For more information and videos of the event: <http://fora.org/Symposium.html>.

## Regional Urban Design Guidelines

Chair Edelen appointed a RUDG Task Force in April 2014 to guide the RUDG consultant team selection and to oversee development of the RUDG. The Task Force is a sub-group of the FORA Administrative Committee (5 members) and the FORA Board (2 members).

The RUDG effort is focused on completing guidelines as noted in the 1997 Base Reuse Plan. The RUDG first stage was completed in 2005 with Board approval of the Highway 1 Design Guidelines: [www.fora.org/Reports/Hwy1Guidelines1.pdf](http://www.fora.org/Reports/Hwy1Guidelines1.pdf).

Remaining RUDG focus areas include Gateways, Town & Village Centers, Regional Circulation Corridors, and Trails. The Dover Kohl and Partners (DKP) team was selected by the RUDG Task Force to engage the community and implement the RUDG design process in July 2014.

The FORA Board of Directors approved the DKP contract in August 2014. The DKP team held a site visit in November 2014 and a two-week long Design Charrette in February 2015. The RUDG recommendations report is scheduled for Board consideration in October 2015.

Visit the FORA website for more information: [www.fora.org](http://www.fora.org).



# Base Reuse Plan Implementation

## Consistency Determinations

California Government Code sections 67675.1 - 67675.8 require the FORA Board to make findings of consistency between the BRP and a jurisdiction's legislative land use decision (General Plan, General Plan amendment, Zoning Ordinance, etc.). FORA also considers consistency determination findings between the BRP and a jurisdiction's development entitlement (tentative and final subdivision maps, parcel maps, site plan reviews, etc.). These entitlement consistency determinations are administrative decisions assigned to the FORA Executive Officer. These determinations may be appealed to the FORA Board by a member of the public or by Board initiative.

In the event the FORA Board disapproves a consistency determination, the Board may suggest modifications in the rejected implementing actions. If suggestions are adopted by the applicable land use jurisdiction (county or cities) and transmitted to the Board, they will be deemed approved upon confirmation by the Executive Officer. The county or cities with land uses on former Fort Ord may elect to meet the Board's rejection in a manner other than suggested by the Board and may then resubmit its revised implementing actions to the FORA Board.

During FY 2014-15, FORA completed two development entitlement consistency determinations. At its December

12, 2014 meeting, FORA staff provided informational reports to the FORA Board describing the finding of consistency for the Marriott Springhill Suites and the Church of Jesus Christ of Latter-day Saints (LDS Church) projects.

The Marriott Springhill Suites project is a four story, 69,578 square-foot hotel with 106 hotel rooms including a 1,750 square-foot meeting room on a 2.62-acre project site, located at 2nd Avenue and 10th Street in the Dunes on Monterey Bay Specific Plan Area in Marina.

The LDS Church project is a conditional use permit to allow a church within the Multiple-Family Residential (R-4) Zoning District, and site and architectural design review for an approximately 19,411 square-foot church meeting house on an approximately 5.8-acre project site, located at 3rd Avenue and Hayes Circle within the Cypress Knolls Project Area in Marina.

## Annual Reporting - Constraints Management

Section 3.11.5.2 'Components of the Development Resource Management Plan (DRMP)' of the BRP states that "FORA shall provide an annual report on the Development, Resource and Service Levels."

### **Monitoring Transportation Improvements**

Section 3.11.5.3(d) of the BRP notes that it is FORA's responsibility to work with the Transportation Agency for Monterey County (TAMC) to monitor current and projected traffic service levels on links identified as "on-site" and "off-site" segments in the BRP. TAMC, working with the Association of Monterey Bay Area Governments (AMBAG), completed the "2005 FORA Fee Reallocation Study," adopted by the FORA Board on April 8, 2005. Within this study, TAMC performed a comprehensive review of traffic service levels within "on-site," "off-site," and "regional" segments in the BRP and reallocated FORA's transportation mitigation funding. FORA continues to work with TAMC to monitor traffic service levels and notes that, in FY 2015-16, FORA and TAMC will collaborate on completing an updated FORA Fee Reallocation Study.

### **Water Allocation Monitoring**

Section 3.11.5.4(a) of the BRP notes that the FORA Board will be required to determine that a project is not consistent with the BRP if a project approved by the land use jurisdiction cannot be served by water supplied by the FORA water purveyor from the jurisdiction's allocation or by water imported to the former Fort Ord from another available water source.

The two development entitlements submitted to FORA for consistency determination in FY 2014-15 demonstrated that they would not exceed the jurisdiction's groundwater allocation on former Fort Ord. Table 1.1 (following page) shows former Fort Ord Land Use Jurisdictions' groundwater allocations, sub-allocations, 2012 Consumption Amounts, Committed Amounts, and Remaining Amounts in Acre Feet per Year (AFY). Table 1.2 (page 10) shows Fort Ord Land Use Jurisdictions' recycled water allocations (Note: Recycled water has not yet been delivered to Fort Ord water users).

Table 1.1—Former Fort Ord Water Allocations

Ord Community Land Use Jurisdiction	SVGB Allocation (AFY)	Suballocations To	2013 Consumption Amount (AFY)	Committed Amt. (AFY)	Remaining Amt.(AFY)	Notes:
CSUMB	<b>1,035</b>		<b>380</b>	<b>938</b>	<b>97</b>	
		Campus Build-out projection to 2025	380	938		2007 Campus Master Plan FEIR
City of Del Rey Oaks	<b>242.5</b>		<b>0</b>	<b>0</b>	<b>242.5</b>	
		None	0	0		
City of Monterey	<b>65</b>		<b>0</b>	<b>0</b>	<b>65</b>	
		None	0	0		
County of Monterey	<b>710</b>		<b>36</b>	<b>525.7</b>	<b>184.3</b>	
		East Garrison 1	5	470		Allocation reso. 05-268
		MPC	0	52.5		Allocation
		Ord Market	10	10		Allocation
		Whispering Oaks	0	0		Allocated 93 AFY, then revoked with the approvals
UCMBEST	<b>230</b>		<b>1</b>	<b>1</b>	<b>229</b>	
		UCMBEST Center	1	1		MCWD 10-year Annual Consumption Report (Consumption report)
City of Seaside	<b>1,012.5</b>		<b>822</b>	<b>810.9</b>	<b>201.6</b>	
		Sunbay Apts.	45	120		Allocation 10/23/2001 (FORA – Army MOA Amendment #1)
		Brostrom Park (Bayview)	58	84.8		Allocation 10/23/2001 (FORA – Army MOA Amendment #1)
		Seaside Highlands	147	168.5		Allocation reso. 02-07
		Seaside Resort	1	161.4		Allocation reso. 05-44
		Monterey College of Law	unknown	2.6		Allocation reso. 04-20
		MPC	unknown	9.7		Allocation reso 09-36
		MPUSD	40	103		Consumption report
		Chartwell School	unknown	6.4		Allocation reso. 05-26
		Main Gate	0	149		WSA totaled 207 AFY. Allocation of 149 AFY on 5/15/2008



Table 1.1—Former Fort Ord Water Allocations continued

Ord Community Land Use Jurisdiction	SVGB Allocation (AFY)	Suballocations To	2013 Consumption Amount (AFY)	Committed Amt. (AFY)	Remaining Amt.(AFY)	Notes:
City of Seaside, (continued)		Blackhorse & Bayonet Golf Courses	525	0		Agreed on 4/1/10: 2,500 AF in exchange for 17 acre parcel; maximum 500 AFY (temporary)
		American Youth Hostel	0	5.5		Agreed on 12/15/2007: Joint Seaside City Council/RDA meeting - Army-Seaside land exchange
U.S. Army	1,582		470	470	875	Consumption
		None	470	470		
State Parks and Rec.	39.5		0	0	39.5	
		None	0	0		
City of Marina	1,325		260	1,311.4	13.6	
		Abrams Park	71	74		Consumption report
		Cypress Knolls	0	156.1		Allocation 11/8/2006
		Marina Heights	7	292.4		Allocation 3/3/2004
		Preston Park	89	107		Consumption report
		MPUSD	4	5		Consumption report
		Dunes on Monterey Bay	49	593		Allocation 5/31/2005
		Rockrose Gardens	unknown	4.9		Allocation 6/9/2011
		Airport	3	4		Consumption report
		MPC	unknown	7		Allocation 2/6/2007
		Promontory	unknown	33.3		Allocation 7/2/2014
		Other existing	37	34.7		Consumption report
Marina Sphere	10		3	1.5	8.5	
		None	3	1.5		
Reserved to cover line loss	348.5			348.5		
<b>Total GW:</b>	<b>6,600</b>		<b>1,972.0</b>	<b>4,386.9</b>	<b>2,213.1</b>	

Sources: FORA 2014, Marina Coast Water District 2014

#### Notes:

“SVGB Allocation (AFY)” means allocations of Salinas Valley Groundwater Basin water made by the FORA Board after Army transferred the majority of its 6,600 AFY Salinas Valley Groundwater Basin water rights to FORA.

“Suballocations To” means FORA agency’s allocation of its water rights to a specific project or projects, or tracking of 2012 consumption data when no project allocation exists.

“Committed amount (AFY)” means project suballocation, when it exists, or 2013 consumption data when no project allocation exists. Bayonett and Blackhorse Golf Courses water consumption is not counted (temporarily) as a committed amount since MCWD delivery of augmented water will replace this consumption when available. According to the April 10, 2010 MCWD-Seaside agreement, MCWD will provide 2,500 AF of potable or recycled water to the golf courses in exchange for a 17-acre parcel; maximum annual water consumption is 500 AFY.

**Table 1.2—Fort Ord Recycled Water Allocations**

Ord Community Land Use Jurisdiction	Recycled Water Allocation (AFY)
CSUMB	87
UC MBEST	60
County of Monterey	134
City of Del Rey Oaks	280
City of Seaside	453
City of Marina	345
Subtotal	1359
Line Loss	68
<b>Former Fort Ord Recycled Water Total</b>	<b>1427</b>

**Notes:**

“Recycled Water Allocation (AFY)” means allocations of Recycled Water made by the FORA Board on 05/11/2007. It is further noted that a number of former Fort Ord development projects (e.g. Seaside Resort Golf Courses and East Garrison) now include recycled water infrastructure (purple pipes) to deliver recycled water for landscaping when it becomes available.

**Residential Unit and Population Monitoring**

Section 3.11.5.4(b) of the BRP notes that FORA will incorporate jurisdictions’ reports on the residential population and units in its annual report. Based on current information, Table 2 shows the current former Fort Ord population estimate and Table 3 shows projected former Fort Ord population within the next year. Each of the housing areas listed in Tables 2 and 3 is served from FORA groundwater allocations.

**Table 2—Current Former Fort Ord Population Estimate**

Category	Units	Occu- pancy /Unit	Popula- tion
POM Annex	1,590	2.6	4,134
CSUMB	1,253	2	2,506
East Garrison	100	2.6	260
Seaside Highlands	380	2.6	988
Seaside Resort	3	2.6	8
Dunes on Monterey Bay	131	2.6	341
Preston Park	352	2.6	915
Abrams B	192	2.6	499
Housing Authority	56	2.6	146
Shelter Outreach Plus	39	2.6	101
Veterans Transition Center	13	2.6	34
Interim Inc	11	2.6	29
Sunbay	297	2.6	772
Bayview	225	2.6	585
Estimated Subtotal	4,619		11,258
CSUMB beds			1,832
Promontory beds			579
<b>Estimated Total</b>			<b>14,145</b>

**Table 3—Projected 2015 Former Fort Ord Population Estimate**

<b>Category</b>	<b>Units</b>	<b>Occu- pancy /Unit</b>	<b>Popula- tion</b>
POM Annex	1,590	2.6	4,134
CSUMB	1,253	2	2,506
East Garrison	350	2.6	910
Seaside Highlands	380	2.6	988
Seaside Resort	5	2.6	10
Dunes on Monterey Bay	115	2.6	299
Preston Park	352	2.6	915
Abrams B	192	2.6	499
Housing Authority	56	2.6	146
Shelter Outreach Plus	39	2.6	101
Veterans Transition Center	13	2.6	34
Interim Inc	11	2.6	29
Sunbay	297	2.6	772
Bayview	225	2.6	585
Estimated Subtotal	4,697		11,460
CSUMB beds			1,832
Promontory beds			579
<b>Estimated Total</b>			<b>14,540</b>



**Table 4—FY 12-13 Former Fort Ord Job Survey Results****Job Creation Monitoring**

Section 3.11.5.4(c) of the BRP provides that FORA will incorporate job creation reports into its annual report. FY 2014-15 survey results show a total of 3,378 full time and 722 part time jobs on former Fort Ord (Table 4). These data do not include construction contracting positions. Assuming two part time jobs are roughly equivalent to 1 full time job, there were an estimated 3,739 full time equivalent (FTE) jobs on former Fort Ord at the time of the survey.

With a current estimate of 4,619 residential units, the estimated jobs/housing balance at former Fort Ord is 0.81 jobs/dwelling unit. Page 92 of the BRP describes a target jobs/household ratio of 2.06. California's employment base grew by 3% during the first half of 2015 (compared with 2.4% nationally). If this trend continues, an additional 112 FTE jobs are anticipated in 2016 and approximately 600 new FTE jobs by 2020.

Employer	FT	PT	Students/ Interns
US ARMY: Ord Military Community OMC (inclusive)	1750	23	0
CSU Monterey Bay (CSUMB)	869	0	7100
American Medical Response	94	100	0
Peninsula Wellness Center (CHOMP)	73	9	0
Bayonet Blackhorse Golf Course	70	32	0
Light and Motion	43	6	0
Alliance Residential	42	0	0
Target	39	120	0
Chartwell School	35	3	0
Best Buy	30	50	0
Central Coast Federal Credit Union	20	5	0
Pemcon Inc.	20	5	0
Kohls	17	73	0
Army National Guard Recruiting Center	17	0	0

Employer	FT	PT	Students/ Interns
Monterey Salinas Transit (MST)	16	0	0
Tricord	15	15	0
Ross Roofing	15	1	0
Desert Star Systems	15	0	0
Fort Ord Reuse Authority (FORA)	15	0	0
Veterans Transition Center	12	3	5
Interim, Inc. Shelter Cove, Sandy Shores (Goodwill)	12	2	1
Monterey College of Law	11	39	12
East Garrison (Benchmark)	11	0	0
Shelter Outreach Plus	10	5	0
Bureau of Land Management	10	0	0
Las Animas Concrete	10	0	0
REI	9	41	0
Ord Community Veterinary Clinic	8	1	0
Marina Community Partners (MCP)	7	0	0
Michael's	6	28	0
Bed Bath and Beyond	5	30	0
Party City	5	7	0
MPUSD - George C Marshall Elementary School	4	0	0
North Tree Fire	4	0	0
Old Navy	3	42	0
Supervisor Jane Parkers Office	3	2	0
YoungNak Presbyterian Church of Monterey	3	0	15

**Table 4—FY 12-13 Former Fort Ord Job Survey Results** *(continued)*

Employer	FT	PT	Students/ Interns
UCMBEST Center of University of Santa Cruz	3	0	0
Coalition for the Homeless	2	0	0
Arcadis	2	10	0
Sky Dive Monterey Bay	2	10	0
Starbucks @ CSUMB	2	8	0
Subway	2	8	0
Ord Market	2	6	0
Water City Roller Hockey	2	5	0
Famous Footwear	2	3	0
Monterey Institute for Research in Astronomy (MIRA)	2	2	0
Shoreline Workforce Development	2	1	0
Marina Municipal Airport Office	2	0	0
Monterey Bay Economic Partnership	2	0	0
Don Chapin (Fort Ord Recycle facility)	1	8	0
Pizza My way	1	5	0
Arcadis: Westcliffe	1	0	0
Arcadis: Weston	1	0	0
California Dep. Of Parks and Rec.	0	10	0
Brotherhood of Carpenters: Union Hall	0	2	0
Anzu corporation	0	1	0
Gel-a-tins Stamp Company	0	1	0
Christine Marie's Star Riders	0	0	12
<b>Totals</b>	<b>3545</b>	<b>722</b>	<b>7145</b>

### Monitoring of Water Supply, Use, Quality, and Yield

Section 3.11.5.4(d) of the BRP provides that FORA will monitor availability of potable and non-potable water and compare it with existing use. Table 1.1 shows availability of potable water on former Fort Ord and current consumption information. On May 11, 2007, the FORA Board allocated 1,427 AFY of recycled water. This recycled water resource is not yet being consumed by former Fort Ord customers.

### Monitoring of Public Services

Under section 3.11.5.5 of the BRP, if a project approved by a Land Use Jurisdiction does not meet FORA's level-of-service standards, the FORA Board will be required to determine that the project is not consistent with the BRP. FORA staff reviewed the development entitlement consistency determinations in FY 2013-14, and determined that both met level-of-service standards.

### Monitoring of CIP Conformance

Under section 3.11.5.6 of the BRP, if a project approved by a Land Use Jurisdiction cannot be served by adequate infrastructure, the FORA Board will be required to determine that the project is not consistent with the BRP. FORA staff reviewed the development entitlement consistency determinations in FY 2013-14, and determined that both could be served by adequate infrastructure.

# Capital Improvement Program



## History and Overview:

The FORA Capital Improvement Program (CIP) originated in the 1997 Fort Ord Base Reuse Plan (Reuse Plan) as the Public Facilities Improvement Plan (PFIP). The Reuse Plan CIP, required under the California Environmental Quality Act, mitigates Reuse Plan impacts and provides for habitat management through collection of Mello-Roos Community Facilities District (CFD)/ Base-wide Development fees and Land Sales proceeds.

When Fort Ord closed, most existing Army infrastructure (such as roads, water, sewer and other utility systems built over many decades) was outdated and/or not built to current municipal code. Therefore, the PFIP identified improvements which are outlined and annually updated in the CIP: Transportation/Transit, Water Augmentation, Storm Drainage, Habitat Management, Fire Fighting Enhancement, and Water/Wastewater Collection Systems.

FORA has completed its Storm Drainage and Fire Fighting Enhancement obligations through the removal of stormwater outfalls along the beach west of Highway 1 and by making the final payment on fire-fighting vehicles that were transferred to fire departments in the Cities of Marina, Monterey and Seaside, Ord Military Community and the Salinas Rural Fire Protection District. Additionally, funding was provided to Monterey-Salinas Transit for the purchase of a mini-bus, intended to serve health facilities and low-income housing on the former Fort Ord, meeting a portion of the Base Reuse Plan transit obligation. FORA's transit funding obligation will continue to provide for vehicle acquisition and an intermodal center in the City of Marina.

FORA continually evaluates remaining capital improvement obligations to ensure proper funding and timing with ongoing reuse efforts. Over the last several months, working

with the FORA Administrative committee, those obligations have been sequenced to meet development and fee collection forecasts.

FORA's remaining on-site transportation improvements will be underway once the required funding, environmental documentation, and regulatory closure on Environmental Services Cooperative Agreement (ESCA) parcels are in place

FORA annually reviews and updates the CIP to: 1) ensure that project costs keep pace with inflation, and 2) project timing and funding are in sync with revised planning. To begin the review process, FORA staff works with the Land Use Jurisdictions (LUJs) and Administrative Committee to assemble up-to-date reuse forecasts. FORA staff uses this information to make necessary modifications and annually present an updated – reprogrammed – CIP to the Board for adoption. The reprogrammed CIP demonstrates how PFIP elements can be funded and implemented throughout FORA's lifetime. The CIP also keeps track of completed projects and how the completed project funding offsets FORA's total obligation toward utility system and infrastructure improvements. The first CIP was adopted by the Board in 2001 and (except 2004/05) has been processed each year in May/June.

The CIP includes contingency funding categories that allow for future, unidentified projects the Board can assign to support reuse and equity between the LUJs. Previously, contingency funding has been applied toward completing construction projects when the anticipated cost was less than actual. Future funding is expected to be applied toward property management and caretaker costs, and other unforeseen circumstances.

The current CIP can be found at [www.fora.org](http://www.fora.org). An overview of each individual CIP element follows:

## 1) Transportation/Transit

Transportation and Transit projects were assigned by the Transportation Agency for Monterey County (TAMC), working with Monterey-Salinas Transit (MST). TAMC also assigned FORA a percentage of the project costs, with some projects co-funded by other agencies, like TAMC or CalTrans. Partial project funding presented a problem when FORA was ready to move forward with a project and the co-funding agency was not. This, along with the fact that some projects listed in the PFIP were no longer proposed by the Cities of Marina and Seaside, prompted a reassessment of FORA's transportation obligations. TAMC worked with the Association of Monterey Bay Area Governments and FORA to analyze the transportation network and FORA's assigned



*(Capital Improvement Program continued)*

percentage of project cost. This analysis resulted in the FORA Fee Reallocation Study, adopted by the FORA Board in April 2005. The “2014 FORA CIP Review – Phase III Report” identified a need to revisit the 2005 FORA Fee Reallocation Study to assess the validity of FORA-listed transportation obligations required by the BRP. To meet BRP requirements and to facilitate completion of FORA transition planning before December 30, 2018, FORA and TAMC staff began preparation of the 2016 Fee Reallocation Study Update Agreement for Board consideration in FY 15/16. Should the project schedule proceed as planned, a final report would be completed in Spring 2016.

FORA’s total funding obligation remained the same, but on-site former Fort Ord projects were assigned 100% FORA funding responsibility while off-site and regional projects were assigned a lower percentage of shared responsibility.

FORA has actively implemented capital improvement projects since 1995. Completed transportation projects include:

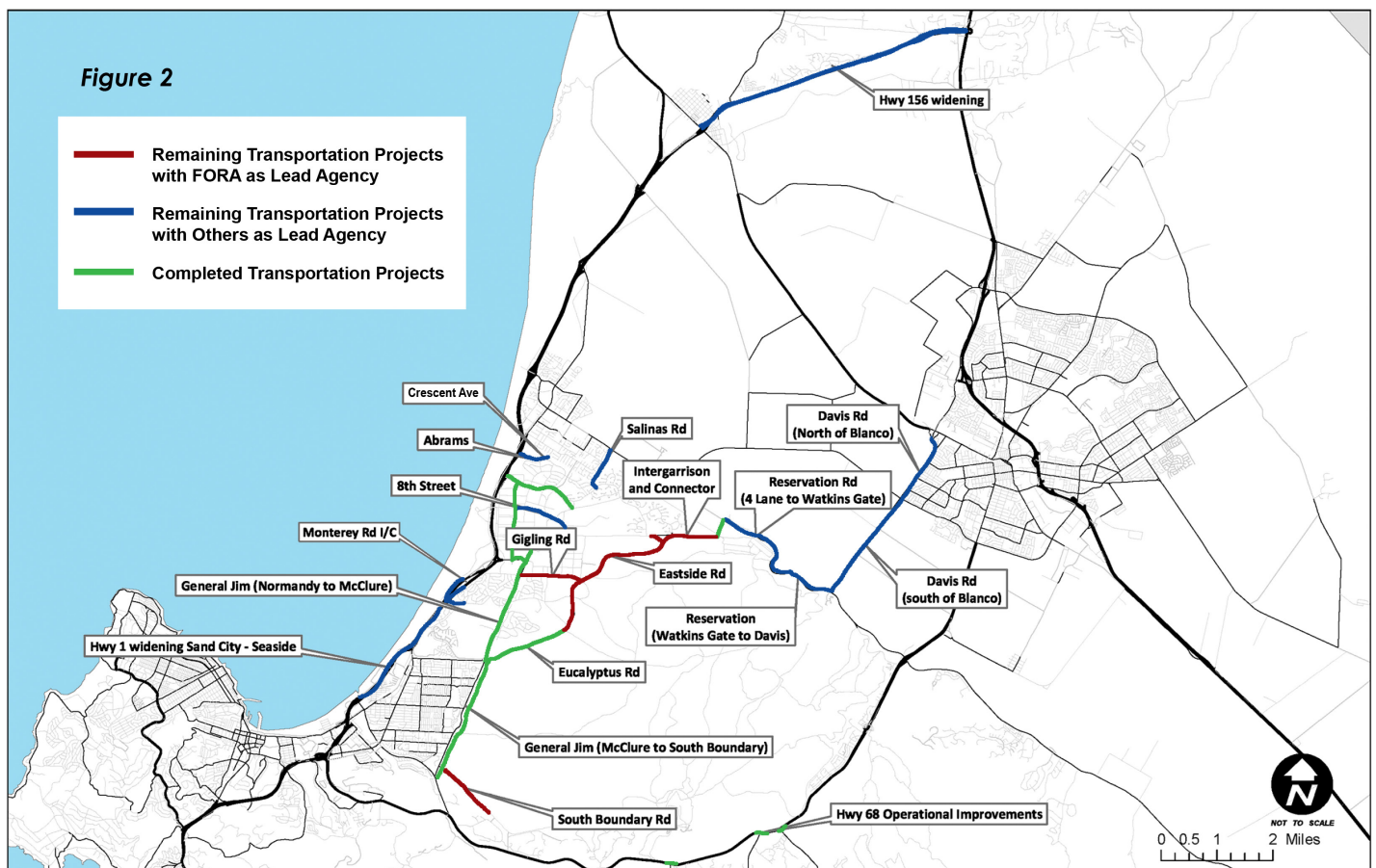
a) Roadway Improvements—Safety improvements at various locations when the base was opened to public access,

including: 1) replacement striping and weed abatement along South Boundary Road, Coe Avenue, Imjin Road and 2nd Avenue; 2) installation of bicycle shoulders and street lighting on Inter-Garrison Road; and, 3) pavement overlays on Imjin Road into the Marina Municipal Airport and Reservation Road from Imjin to Blanco. These projects were funded through a US Department of Commerce, Economic Development Administration (EDA) \$5.2M grant.

b) North-South Road at Highway 218 – The intersection of North-South Road (General Jim Moore Boulevard) and Highway 218 (Canyon Del Rey Boulevard) was widened, signalized and opened to traffic. This project was funded through a \$1M EDA grant.

c) North-South Road – Realignment of North-South Road (General Jim Moore Boulevard) from Light Fighter Drive to 4th Avenue on the CSUMB campus. The \$1M grant noted above also funded this project.

d) MBEST, University & Research Drives – Construction of MBEST, University and Research Drives to create a street system for the UC-MBEST Center. This project produced 7 ½ lane miles of new roadway and included the installation of



*(Capital Improvement Program continued)*

communication ducts and storm drains. A \$2.1M EDA grant funded this project.

e) California Avenue – Construction of California Avenue from Reindollar Avenue in the City of Marina to Imjin Parkway, creating a “connection” between Marina proper and Marina’s extended city limits on the former Fort Ord.

This project produced 1 lane mile of new roadway and bicycle lanes, native landscaping and a sound wall, and was funded through a \$2M EDA grant.

f) Rancho Saucito Road – Construction of Rancho Saucito Road in the City of Monterey, connecting Ryan Ranch Road to South Boundary Road, creating a “connection” between the existing boundaries of Monterey and Del Rey Oaks and their extended city limits on the former Fort Ord. This project included 1 lane mile of new roadway and was constructed with the EDA grant funds noted above.

g) South Boundary Overlay – With remaining EDA grant funds from the California Avenue/ Rancho Saucito Road project, South Boundary Road (from Rancho Saucito Road to General Jim Moore Boulevard) received a pavement overlay and fresh striping.

h) MBEST & University Drive – The connection and opening of the intersection of MBEST & University Drives with Blanco Road.

Reservation, Blanco & Imjin Roads – Roadway and intersection widening, signalization, pavement overlay, fresh striping, and installation of a separated bike path along Reservation Road to Imjin Parkway. The bike path was funded by a grant from the Monterey Bay Unified Air Pollution Control District and the roadway projects were funded by a \$9.8M EDA grant, which also funded other projects noted below.

j) Imjin Parkway – Construction of Imjin Parkway (realignment of 12th Street) from Imjin Road to the intersection of 2nd Avenue. This project included 10 lane miles of new roadway, bike lanes, separated bike paths, two signalized intersections and the installation and relocation of utilities. The \$9.8M EDA grant noted above funded this construction project. In 2003, FORA received a TAMC Transportation Excellence Award for Imjin Parkway.

k) 2nd Avenue & Imjin Parkway Completion – Construction of the remainder of Imjin Parkway from 2nd Avenue to Highway 1, including the new Highway 1 North off-ramp. Upgrade and widening of 2nd Avenue from Imjin Parkway to Light Fighter Drive, including street and signal lights. This

project produced 10 lane miles and was funded through a \$3.9M EDA grant.

l) 2nd Avenue Completion – Installation of telecommunications conduits, irrigation and landscaping, and bike lane striping to complete 2nd Avenue construction. This project utilized remaining EDA grant funds.

m) General Jim Moore Boulevard (GJMB) Phases I through VI – Produced 22 total lane miles

1) GJMB Phase I – Grading and earthwork of GJMB, from Ardennes Road to McClure Drive, in preparation for Phase II. This project included the installation of utilities and utilized remaining EDA grant funds.

2) GJMB Phase II – Construction of new lanes on GJMB from Ardennes Road to McClure Drive, including installations, bike lanes, and bus stop.

3) GJMB Phase III – Construction of additional lanes on GJMB from McClure Drive to Coe Avenue, including realignment of the Coe Avenue intersection. This project included the installation of street lights, bike lanes, bus stops, and utilities.

4) GJMB Phase IV – Grading for the realignment of GJMB from Coe Avenue to just north of the Del Rey Oaks city limits. This project included constructing an intersection at Eucalyptus Road (Eucalyptus Road Phase I), and the installation of water, recycled water, wastewater, and telecommunication lines. A \$6.4M EDA American Recovery & Reinvestment Act grant funded GJMB Phases IV through VI.

5) GJMB V – Construction of newly realigned GJMB from Coe Avenue to just north of the Del Rey Oaks city limits. This project included the installation of bike lanes, sidewalks and bus stops. Eucalyptus Road Phase II was a component of this project and included the grading and paving of Eucalyptus Road from GJMB to just short of Parker Flats Road. Provided support of the Aquifer Storage & Recovery Water Project in the Seaside Basin as well.

6) GJMB VI & Eucalyptus Road Completion – Street and signal light installation on GJMB, opening the intersections of GJMB with San Pablo, Broadway and Hilby Avenues, and landscaping. Construction of Eucalyptus Road, including street lights and erosion control, from GJMB to just short of Parker Flats Road.

In total, over \$34M in grants supporting over \$75M in transportation improvements and approximately 50 lane

*(Capital Improvement Program continued)*

miles of new or refurbished roadways and bike lanes. FORA worked with Marina Coast Water District (MCWD) to enable water and wastewater facilities installation in conjunction with FORA's construction projects. This cooperative approach allowed MCWD significant savings while adding approximately 14.5 miles of potable water pipeline and 10 miles of recycled water pipeline.

### Transit

FORA's transit obligation will fund MST's purchase or replacement of transit vehicles and construction of an intermodal center. Additionally, the BRP envisioned a "multi-modal corridor" which was originally thought to be light rail along Imjin Parkway and Blanco Road, providing transit services between the Peninsula and Salinas. However, long range planning by TAMC and MST does not include light rail services.

After a series of stakeholder meetings, an alternative option was identified—an MST "Bus-Rapid-Transit" line along Inter-Garrison, Reservation and Davis Roads. This option had the added benefit of being more environmentally sensitive, since the original corridor alignment was planned through University of California habitat preserves. The FORA Board rescinded that original alignment and designated the new alignment in December 2010.

Several stakeholders, including CSUMB, requested that the existing multimodal corridor alignment be re-evaluated. TAMC prepared the analysis, utilizing grant funds, local match, and a \$15,000 FORA contribution. After a series of stakeholder meetings and community workshops, TAMC determined a preferred multimodal corridor route and a conceptual plan that will be used as a guiding document for development and roadway designs. The new preferred route would go east from the planned Marina 8th Street Bridge Monterey Branch Line Station along 8th Street, north along Second Avenue, east along Imjin Parkway, southeast along Reservation Road, and northeast along Davis Road to Salinas. On July 11, 2014, TAMC staff presented their new multimodal corridor plan to the FORA Board. At the same meeting, the FORA Board approved a motion supporting the new multimodal corridor plan as proposed by TAMC.

### 2014/2015 Activity

Roadway designs for Eastside Parkway, Inter-Garrison Road and Gigling Road remain at 90% complete status. Roadway design plans for South Boundary Road and the remaining portion of General Jim Moore Boulevard are 100% complete and construction ready—once the Habitat Conservation Plan (HCP) is finalized.

### Looking Ahead

The FY 2015/16 CIP extended transportation and transit projects by one or more years since the projected development fees were not collected. Lower fee collection also required annual funding amounts being spread differently to accommodate a shorter time available to accomplish the program (four years in FY 15/16 instead of five years in FY 14/15). The Board adopted the FY 15/16 CIP in July 2015.

### **2) Water Augmentation**

When Fort Ord was active, the US Army had a 6,600 acre-feet per year (AFY) groundwater entitlement. When the base closed, that 6,600 AFY of groundwater was transferred to FORA for reuse and allocated to the LUJs (less the Army's retention). The BRP identifies water availability as a resource constraint, meaning only a certain amount of redevelopment may occur within the amount of water available. The BRP anticipated that full build-out would utilize the entire 6,600 AFY of available groundwater supply— and — an additional 2,400 AFY from all augmented water source.

FORA contracted with MCWD to develop a water augmentation program. Following a comprehensive two-year process of evaluating viable water augmentation options, in October 2004 the MCWD Board of Directors certified a program level Environmental Impact Report (EIR) analyzing three potential projects. The projects included desalination, recycled water and a "hybrid" approach (containing components of both desalination and recycled water projects). In June 2005, MCWD staff and consultants, working with FORA staff and Administrative Committee, recommended the Regional Urban Water Augmentation Project (RUWAP) hybrid project to the FORA and MCWD Boards of Directors.

Following those approvals, several factors caused reconsideration of the water augmentation program: 1) increased project costs as designs were refined; 2) MCWD and Monterey Regional Water Pollution Control Agency (MRWPCA) negotiations regarding the recycled component of the project were not accomplished; and 3), the significant economic downturn (2008-2012). These factors deferred the need for the augmentation program and provided an opportunity to consider the alternative "Regional Plan" as the preferred project for the water augmentation program.

The Regional Plan called for multi-agency funding of a larger capacity desalination facility, with the water produced allocated to the participating agencies. Certain design features, such as brackish water intake wells and outfall



*(Capital Improvement Program continued)*

discharge, were incorporated into the Regional Plan to reduce construction and treatment costs.

At their April 2008 meeting, the FORA Board endorsed the Regional Plan as the preferred plan to deliver 2,400 AFY of augmented water. The State Public Utilities Commission designated the Regional Plan as the preferred environmental alternative and an agreement in principal to proceed was entered into by Cal-Am, MCWD and MRWPCA. The Regional Plan was abandoned due to a number of factors. MCWD is still contractually obligated to provide an augmented water source for the former Fort Ord. The proposed CIP defaults to the prior Board approved RUWAP “hybrid” project that MCWD has already performed CEQA for and is contractually required to implement. MCWD will make water augmentation alternatives presentations to the Board in FY 2015/16.

#### Looking Ahead

Currently, the former Fort Ord is only using about 1/3 of the annual groundwater entitlement. A desalination project, as part of a “hybrid” augmentation program, is anticipated to provide up to 1,200 AFY of potable water.

However, because there is at least half of the groundwater entitlement still remaining, this augmented water is not yet needed. Water augmentation planning continues and is directed at producing water in the coming years.



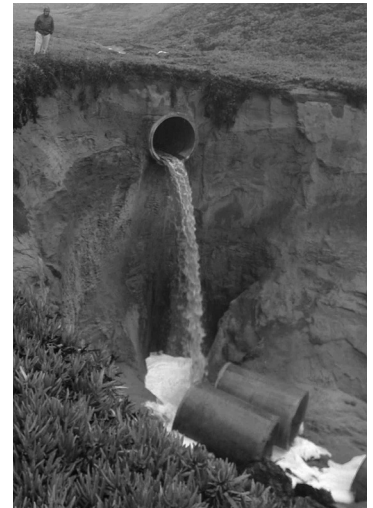
Under its contract with FORA, MCWD is carefully monitoring proposed projects of other agencies where such projects may have the potential to affect the Ord Community’s access to various forms of water. MCWD says it will take prudent steps to ensure its continuing ability to meet Ord Community water and wastewater collection needs.

### **3) Storm Drainage System**

Another CEQA obligation established by the BRP was the need to eliminate the disposal of storm water runoff from the former Fort Ord into the Monterey Bay National Marine

Sanctuary. Additionally, the Final BRP Environmental Impact Report (FEIR) specifically addressed the need to remove four storm water outfalls that were discharging storm water runoff into the Sanctuary, creating canyon-like erosion within the Fort Ord Dunes State Beach. The outfalls were originally built below the surface of the dunes, travelling from the former Fort Ord underneath Highway 1.

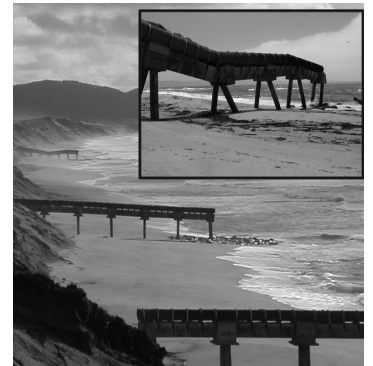
By the time Fort Ord was closed, the outfalls at the beach stood approximately 20’ above ground level, stretching from the surf-line to the bluffs – some as long as 80’. Beyond that, broken pieces of concrete pipe, ranging in diameter from 48”-60”, lay in heaps where they collapsed over the years, causing erosion in the dunes. Outfall failures caused significant environmental harm and public risk.



In 1999, FORA received an EDA planning grant for the removal of the outfalls and creation of storm water retention basins. Following the planning grant, in 2001 FORA and the City of Seaside, as co-applicants, were awarded an EDA construction grant. The project included construction of disposal systems for storm water runoff, which allowed removal of the four outfalls. Significant coordination with the California Department of Fish and Wildlife was required due to the presence of the endangered species snowy plover at the project site.

#### Looking Ahead

In the future, reuse of the former Fort Ord will require individual projects to capture storm water runoff onsite. The alternative disposal system constructed with the EDA grant will become obsolete.



### **4) Habitat Management**

*For the complete report, please refer to Page 24.*

*(Capital Improvement Program continued)*

## 5) Fire-Fighting Enhancement

The BRP originally identified a need for a fire station to monitor and control fires on the former Fort Ord and assigned a \$1.1M FORA obligation. After several FORA Administrative Committee meetings in FY 2000/01, in November 2001, FORA staff suggested a subcommittee be formed to study how the \$1.1M could be best used for fire-fighting enhancement. FORA staff met with area fire



chiefs, public works directors and city managers who determined that purchasing fire fighting equipment for existing fire departments would better serve anticipated reuse and wildland areas of the former

Fort Ord. In July 2003, the FORA Board authorized the lease-purchase of five pieces of fire-fighting equipment, including four fire engines, one each for fire departments of Marina, Seaside, Monterey and Ord Military Community, and one fire tender for the Salinas Rural Fire Department. The final payment was made July 2014, concluding FORA's BRP obligation to enhance fire-fighting capabilities on the former Fort Ord. Equipment titles were formally handed over to receiving agencies in Spring 2014.

## 6) Building Removal

*For the complete report, please refer to Page 21.*

## 7) Water and Wastewater Collection Systems

Following a competitive selection process in 1997, the FORA Board approved an Agreement with MCWD outlining terms for their services as purveyor for water delivery and wastewater collection, and to own and operate the systems on the former Fort Ord.

As a condition within the 1997 Agreement, the FORA Board established a Water and Wastewater Oversight Committee (WWOC), which serves in an advisory capacity to the Board. A primary function of the WWOC is to meet and confer with MCWD staff in the development of the capital improvement program budgets for the water and wastewater system and the water augmentation project. Annually at budget time,

the WWOC works with FORA and MCWD staff to provide recommended actions for the Board's consideration with respect to the CIP budget.

By terms of the Agreement with FORA, MCWD is tasked to assure that a Water/Wastewater Collection Systems Capital Improvement Program is in place to accommodate repair, replacement and expansion of the systems. MCWD and FORA staff coordinate water and wastewater system(s) needs with respect to anticipated development; similarly, MCWD engages with FORA staff in coordinating the FORA CIP with water and wastewater CIP programs such that projects within the two CIP programs are coincident. This close coordination provides a tracking mechanism to ensure that improvement to, and expansion of, the systems are sequenced with transportation and development needs.

## 8) Property Management and Caretaker Costs

In FY 2010/11, FORA contracted with Economic & Planning Systems (EPS) to perform a review of CIP costs and contingencies (CIP Review – Phase I Study). During the Phase I Review process, FORA jurisdictions expressed concern over accepting 1,200+ acres of former Fort Ord properties without sufficient resources to manage them. Since the late 1990's, FORA carried a CIP contingency line item for "caretaker costs." The EPS CIP Phase I Study identified \$16M in FORA CIP contingencies to cover such costs. These obligations are not BRP required CEQA mitigations, but are considered basewide obligations (similar to FORA's building removal obligation). In order to reduce expenditures, this \$16M item was excluded from the CIP cost structure.

However, the Board recommended that a "Property Management/Caretaker Costs" line item be added back as an obligation to cover basewide property management costs, should they be demonstrated. As a result, EPS's CIP Review – Phase II Study analysis in FY 11/12 and FY 12/13, includes a recommendation for up to \$660,000 in annual funding for these expenses based on past experience (Army-Jurisdiction Cooperative/Caretaker Agreements from 2000 to 2004), provided sufficient land sales revenue is available and jurisdictions are able to demonstrate property management/caretaker costs. These expenses are shown in Table 5 – Land Sales in the CIP document as a deduction prior to net land sales proceeds. The expenses demonstrated on Table 5 (FY 15/16 through Post-FORA) are planning numbers and are not based on identified costs.

The CIP document can be found at [www.fora.org](http://www.fora.org).

# Environmental Services Cooperative Agreement (ESCA)



**T**he U.S. Army (Army) and the Fort Ord Reuse Authority (FORA) entered negotiations in Spring 2005 for an Army-funded Environmental Services Cooperative Agreement (ESCA) addressing “cleanup”/remediation of Army Munitions and Explosives of Concern (MEC) on approximately 3,340 former Fort Ord acres. In 2007, the Army awarded FORA approximately \$100M for MEC cleanup to address remnant hazard safety issues resulting from previous Army munitions training operations conducted at the former Fort Ord.

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

At this time, the planned ESCA MEC remediation field activities are complete and ESCA field teams have:

1. Recovered over 4,900 munitions items and 50,000 pounds of munitions debris;
2. Sifted over 150,000 cubic yards of soil; and
3. Removed residual Army cultural debris (115,000 pounds).

During these critical public safety actions, worker security was sustained with no injuries. Once the ESCA documentation is complete, the Army will issue proposed remedy plans and, ultimately, Records of Decision (ROD). Since the regulatory agencies have agreed that remediation is complete on the

County North Munitions Removal Area (MRA) and Parker Flats Phase I properties, FORA has transferred these properties to the County of Monterey and Monterey Peninsula College.

The ESCA Remediation Program (RP) has diligently conserved former Fort Ord ecological resources through habitat management restoration and monitoring. For the past eight years, the ESCA RP has:

1. Managed 15 threatened and endangered species on approximately 3,340 acres;
2. Restored 14 acres of Coastal Chaparral habitat,
3. Sprouted and planted more than 30,000 native plant seedlings;
4. Removed invasive weed species such as Ice Plant, French Broom and Pampas Grass;
5. Continually removed illegally dumped materials on ESCA properties;
6. Sponsored a Volunteer Trash Cleanup Day for 2 miles of former Fort Ord roads;
7. Created a system to report illegal trash dumping; and,
8. Removed dilapidated Army structures such as latrines, range towers and training structures.

Since 2007, the ESCA RP has worked with local jurisdictions and community groups to provide safe coordinated access through ESCA properties to the new Fort Ord National Monument through the use of multiple ESCA roads for bikers, hikers, runners and equestrians.

The ESCA RP’s robust community involvement and outreach program has been effective in communicating and delivering valuable information concerning safe access, access restrictions and corridors and program updates via Informal Community Workshops, ESCA updates at FORA Board meetings, Army Community Information Workshops, representation at informational booths at community events, on-site information kiosks, signage at various trailheads, a dedicated ESCA website, newsletters, Facebook presence and ESCA Hotline.

For more information about the ESCA RP or MEC work, please visit the ESCA RP website at: [www.foraescarp.com](http://www.foraescarp.com).

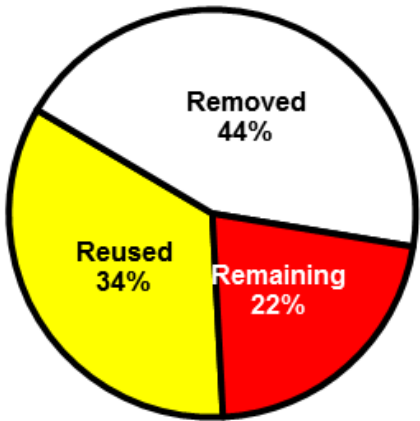




(Building Removal continued)

Reuse/Removal Obligation Status

Status of Buildings left by Army 1994



FORA \$54.4M (Half of Land Sales)			Jurisdictions (Half of Land Sales)			CSUMB (CSUMB Trustees)
Marina	Seaside	Mo Co	Marina	Seaside	Mo Co	CSUMB
Marina \$24M + \$22M credit	Seaside \$.1M Building 4470	Mo Co \$2.2M credit	Removed: Marina Heights	Removed: Seaside Highlands	Historic Buildings to be Reused	Removed: Motor Pool, barracks, metal Buildings
	\$3.9M Remaining: Surplus 2		Remaining: Dunes, Rec. Parcel, Cypress Knolls, Marina Heights	Remaining: Surplus 2	Removed: Non- historic Buildings	
\$2.2M Remaining: Stockade						Remaining: Hammerheads (\$30M)

A map illustrating building reuse and removal status and where it has occurred is available on our website:  
[www.fora.org/BuildingRemoval.html](http://www.fora.org/BuildingRemoval.html).

Snapshot of Comprehensive Building Removal on the former Fort Ord to date:

FORA has provided approximately \$48.3 million in funding or land-sales revenue reduction to remove buildings or assist the jurisdictions and their developers with removal. To date, FORA, CSUMB, the Army’s Residential Communities Initiative and the jurisdictions (with the help of their developers) have coordinated to reuse or remove buildings on the former Fort Ord. The diagram above illustrates the status of building reuse and removal on the former Fort Ord.

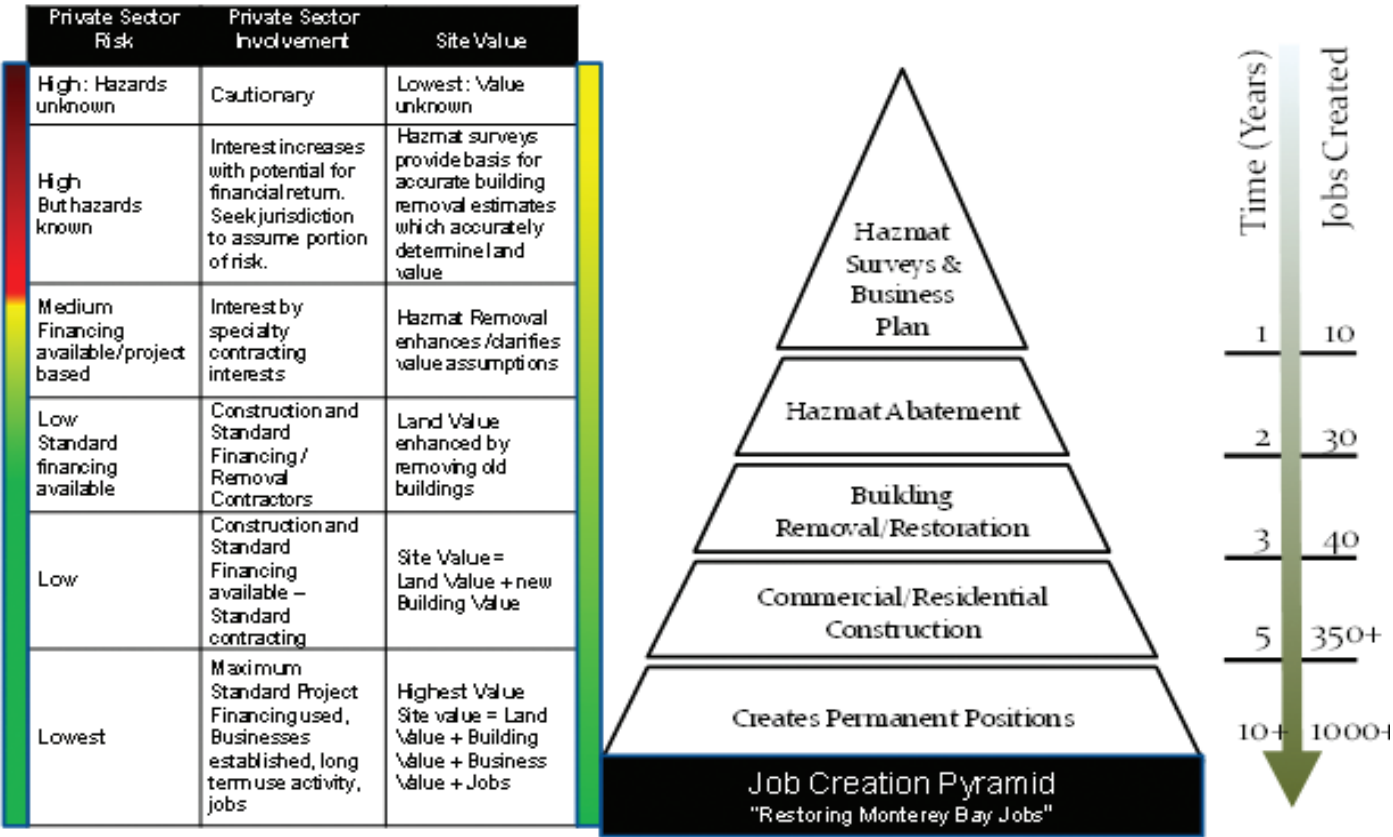
FORA Building Removal Obligation in the City of Seaside

In August FORA staff met with City of Seaside staff to utilize existing FORA CIP Building Removal funds to hire an Industrial Hygienist Company to survey the hazardous materials in 29 dilapidated Surplus II Buildings. Seaside is anxious to understand the extent of hazardous materials present and better understand the cost to remove the remaining Surplus II buildings.

The diagram on the following page illustrates economic and job benefits by investing funds in Seaside Surplus II building removal.

(Building Removal continued)

Building Removal “Economics”



A full building removal history can be found in the CIP online: [www.fora.org](http://www.fora.org).

# Habitat Conservation & Management



## Habitat Conservation Plan Development

FORA has pursued the Fort Ord Habitat Conservation Plan (HCP) for over 18 years. In FORA's first effort, FORA requested the US Army (Army) combine a 1996 Habitat Management Plan (HMP) Implementing/Management Agreement with the Army's draft HMP. The Army chose not to combine FORA's effort with its own and received approval for its HMP in 1997. As a result, FORA has developed the draft Fort Ord HCP along a separate track. Completing the HCP will allow US Fish & Wildlife Service (USFWS) and the California Department of Fish & Wildlife (CDFW) to issue Federal and State incidental take permits. Such permits are necessary to implement the Army's HMP and to meet Federal Endangered Species Act (ESA) and California Endangered Species Act (CESA) requirements.

The HCP provides the framework for ensuring conservation and enhancement of 19 special status

plant and animal species (HCP species) and the natural communities that support them on former Fort Ord that contribute to species recovery. The HCP incorporates all relevant information from the HMP issued by the U.S. Army Corps of Engineers (USACE) in April 1997, and supersedes it as the primary conservation planning document for non-federal recipients of Fort Ord lands.

### ***Significant FY 2014-15 milestones reached:***

- 1) FORA's HCP consultant completed a screencheck draft HCP, and***
- 2) FORA representatives met with CDFW leadership in Sacramento to clarify project review schedules and staffing.***

***The HCP is expected to be released for public review this year.***

All base reuse (i.e., post-transfer) activities that are conducted within the Plan Area pursuant to this HCP are considered "covered activities." Allowable and/or required activities covered by the HCP are identified and addressed in association with three general and overlapping land use categories: designated development areas, Borderlands, and Habitat Management Areas (HMAs). USFWS and CDFW would issue incidental take permits for all such activities within the Plan Area.

The funding program is based on annual Federal and State appropriations to



*(Habitat Conservation & Management continued)*

Bureau of Land Management (BLM) and State Parks, an earnings rate from the University of California (UC) Fort Ord Natural Reserve (FONR) Endowment, and an earnings rate from the Fort Ord Regional Habitat Cooperative (Cooperative) (the future HCP Joint Powers Authority) Endowment. The Cooperative will include the following members: FORA, County of Monterey, City of Marina, City of Seaside, City of Del Rey Oaks, City of Monterey, State Parks, UC, California

***The HCP provides the framework for ensuring conservation and enhancement of 19 plant and animal species.***

State University Monterey Bay, Monterey Peninsula College, Monterey Peninsula Regional Park District, and Marina Coast Water District. The Cooperative will hold the primary HCP endowment and secure the services of appropriately experienced habitat manager(s) via a formal selection process. The Cooperative will control annual budget line item expenditure. FORA will fund the Cooperative and UC FONR Endowments, and the initial and capital costs, to agreed upon levels through CFD Special Tax/Development Fees.

FORA has provided upfront funding for HCP preparation and for interim habitat management at the UC FONR. In addition, FORA has dedicated \$1 out of every \$4 collected through CFD Special Tax/Development Fees to build the UC FONR and Cooperative Endowments, which will fund required habitat management responsibilities and HCP required actions in perpetuity.

Based upon the HCP cost model prepared by FORA's HCP consultant and reviewed by the regulatory agencies, habitat obligations are projected to be ±\$40M (see CIP Table 3 column '2005-15' amount of \$7,665,830 plus column '2015-16 to Post FORA Total' amount of \$32,334,170). As part of the FY 2010-11 FORA CIP Phase II Review process conducted at the FORA Board's April 8, 2011 direction, the CIP Habitat Management Contingency was increased an additional amount to cover potential

HCP short falls. USFWS and CDFW are the final arbiters as to what the final endowments amount will be, with input from FORA and its contractors/consultants. The endowments include line items for wildlife conservation measures, habitat restoration, weed abatement, vehicles, tools and personnel as well as monitoring and reporting.

The current administrative draft HCP prepared in March 2012 includes a cost and funding chapter, which provides a planning-level cost estimate for HCP implementation and identifies necessary funds to pay for implementation. Of the annual costs necessary for HCP implementation approximately 34% is associated with habitat management and restoration, 27% for program administration and reporting, 23% for species monitoring, and 16% for changed circumstances and other contingencies.

**Significant milestones were reached in FY 2014-15**

- 1) FORA's HCP consultant completed a screencheck draft HCP, and
- 2) FORA representatives met with CDFW leadership in Sacramento to clarify project review schedules and staffing.

The HCP is expected to be released for public review this year. Visit the FORA website for more information: [www.fora.org](http://www.fora.org).



# Property Transfer Report

Fort Ord was listed for closure in the 1991 round of Base Realignment and Closure (BRAC). The former Fort Ord is approximately 28,000 acres in size. The Army retained approximately 800 acres of the former Fort Ord and will transfer title of the remainder to charitable organizations, sister federal agencies and local communities through various transfer agreements. Most of these land title transfers do not involve FORA in the title transfer, ownership and decision process. FORA's role in Fort Ord property title transfer is limited, and once completed, FORA will not own or hold interest in lands on the former Fort Ord.

After the closure of Fort Ord, the Army was directed by Congress to convey land to qualified applicants that serve the public. Under federal transfer law and McKinney Act provisions, these land transfers are known as Public Benefit Conveyance (PBC) transfers. Title to land under PBC transfers go from the Army through the applicant's federal sponsoring agency (i.e., Department of Education) to the applicant. FORA is not in the chain of title for PBC property transfers. PBC property transfers account for approximately 2,600 acres of the former Fort Ord.

Other portions of the surplus property on the former Fort Ord were requested by federal agencies. The Army transferred title to those properties directly to its sister agencies. FORA was not in the chain of title for federal to

federal land title transfers, and these title transfers account for approximately 14,663 acres of the former Fort Ord—mostly to the Bureau of Land Management (BLM) for the Fort Ord National Monument.

FORA, representing the jurisdictions, negotiated an Economic Development Agreement with the Army for other properties on the former Fort Ord. These Economic Development Conveyance (EDC) land title transfers originate with the Army who conveys properties to FORA and then to the appropriate underlying land-use jurisdiction or designee. EDC property title transfers account for approximately 9,000 acres of the former Fort Ord.

As noted in the Environmental Services Cooperative Agreement (ESCA) section of this report (page 20), in 2007 FORA was awarded a grant from the Army to remediate Munitions and Explosives of Concern (MEC) on the portion of EDC properties that the Army still had to transfer to FORA. The Governor of California approved the transfer of these EDC properties to FORA to hold during the MEC remediation period, and once remediation is complete and approved by the Army, US EPA, and California DTSC the property will transfer to the jurisdictions as originally planned in the Fort Ord Base Reuse Plan. FORA and the jurisdictions have entered into agreements for the jurisdictions to provide Emergency Services while FORA holds the land.

## EDC PROPERTY TRANSFER PROCESS DESCRIPTION:

- Per FORA/Jurisdiction Implementation Agreements executed 2001:  
Section 4. Acquisition from Army; Disposition to Jurisdiction.
  - 2.0 FORA shall diligently seek to acquire the portions of Jurisdiction Property from the Army identified within the EDC Agreement.
    - b. Concurrently with FORA's acquisition of jurisdiction property from the Army (or at such other times as the Parties may agree in writing), FORA shall transfer such property to the jurisdiction, and the jurisdiction shall accept such property. Upon transfer, such property shall become jurisdiction-owned property. Each transfer shall include the deed restrictions and notices found in Exhibit F.
    - c. FORA shall keep the Jurisdiction informed about any conveyance of jurisdiction property from the Army to FORA. FORA shall also prepare documents needed to convey property from FORA to the jurisdiction.
    - d. If FORA decides to lease portions of the jurisdiction property to a third party after transfer from the Army to FORA, but prior to its transfer to the jurisdiction, FORA agrees to obtain the jurisdiction's prior written consent to such lease. FORA also agrees to distribute to the jurisdiction fifty percent (50%) of the Sale or Lease Proceeds as defined in Section 1r.
    - e. The jurisdiction may direct FORA to transfer property directly to a third party rather than to the jurisdiction. If the jurisdiction so elects, the distribution of Sale or Lease Proceeds as defined in Section 1r shall apply to the direct transfer.

(Property Transfer continued)

- Per FORA/Jurisdiction Memorandum of Agreements Regarding Property Ownership and Responsibilities During the Period of Environmental Services to Remove Munitions and Explosives of Concern executed 2007:

#### FORA TO JURISDICTION PROPERTY TRANSFER ACTION ITEM CHECKLIST

Property Transfer Action Item	Responsible Party	Transfer Status
Army/FORA enter into a Memorandum of Agreement that defines the terms under which FORA receives property from Army on behalf of the jurisdictions.	FORA	Completed 2000
FORA/Jurisdiction enter into an Implementation Agreement that defines the terms under which FORA will transfer property to the jurisdictions.	FORA and Jurisdiction	Complete 2001
FORA/Jurisdictions enter into a Memorandum of Agreement that defines the terms under which FORA will hold property on behalf of the jurisdictions during the ESCA Munitions Remediation Program. (Not applicable to all property transfers.)	FORA and Jurisdiction	Complete 2007 Applies to ESCA Properties
Jurisdiction letter to FORA designating specific property transfer to the jurisdiction's designees as outlined in the FORA/Jurisdiction Implementation Agreement. (Not applicable to all property transfers.)	Jurisdiction	As needed
FORA receives property from the US Army through an Army/FORA in-deed.	FORA	Property by Property
The US Army issues amendments to the original Army/FORA in-deed amending the munitions related land use restrictions.	Army	Applies to ESCA Properties
FORA receives US EPA and California DTSC confirmation that the ESCA Munitions Remediation efforts are completed. (Not applicable to all transfers.)	FORA	Applies to ESCA Properties
FORA prepares the draft FORA/Jurisdiction out-deed to transfer the property to the Jurisdiction.	FORA	Property by Property
The jurisdiction makes arrangements for a licensed California Land Surveyor to perform land surveys and produce legal descriptions and maps for use in the draft FORA/Jurisdiction out-deed.	Jurisdiction	Property by Property
The Jurisdiction reviews the draft FORA/jurisdiction out-deed.	Jurisdiction	Property by Property
A final FORA/jurisdiction out-deed is prepared.	FORA	Property by Property
FORA signs the FORA/jurisdiction out-deed and provides the original to the Jurisdiction.	FORA	Property by Property
The jurisdiction executes and records the FORA/Jurisdiction out-deed.	Jurisdiction	Property by Property

(Property Transfer continued)

## SIERRA CLUB AGREEMENT: JURISDICTIONS' DEED NOTIFICATIONS

### Background:

Section 8.01.010 (j) of the Fort Ord Reuse Authority Master Resolution, which is the central component of the FORA/Sierra Club Settlement Agreement, begins as follows: "The Authority shall **record a notice on all property** in the Fort Ord territory advising all current and future owners of property of the existence of the Reuse Plan..." The notice form is attached to the FORA/Sierra Club Settlement Agreement as Exhibit B.

The FORA/Sierra Club Settlement Agreement contemplated that FORA would record notices along with each deed out to a jurisdiction. To meet those terms FORA entered into a series of similar Implementation Agreements (IA) with member jurisdictions receiving property through FORA. Exhibit B to the FORA/Sierra Club Settlement Agreement mirrors Exhibit F to the IAs. Under the IA, Section 2-a, the jurisdictions must record the same Exhibit F with their deeds, in order for a preliminary title report to surface these notices.

FORA out-deeds (property deeds from FORA to a subsequent entity) typically contain the following language:

*"Grantee covenants for itself, its successors, and assigns and every successor in interest to the Property, or any part thereof, that Grantee and such successors and assigns shall comply with all provisions of the Implementation Agreement as if the Grantee were the referenced Jurisdiction under the Implementation Agreement and specifically agrees to comply with the Deed Restrictions and Covenants set forth in Exhibit F of the Implementation Agreement as if such Deed Restrictions and Covenants were separately recorded prior to the recordation of this Deed."*

This language satisfies the requirement of Exhibit F in the IAs and Exhibit B to the FORA /Sierra Club Settlement Agreement. FORA and the Sierra Club have reviewed all the existing out-deeds and have identified the out-deeds that don't comply with the IAs or Settlement Agreement. FORA notified the member jurisdictions who received title to former Fort Ord lands that are out of compliance. To bring the deeds into compliance, FORA requested the jurisdictions record the IA Exhibit F deed notification for the properties in question.

### Status of Deed Notification Compliance by Jurisdiction:

- FORA: Completed
- City of Marina: 4 remaining
- County of Monterey: Completed
- City of Seaside: Completed
- City of Del Rey Oaks: Completed
- City of Monterey: Completed

For additional details about property transfers, please see the US Army's website and follow the link to Parcel Database Search for up-to-date information on property transfers at:

Former Fort Ord Environmental Cleanup:  
[www.fortordcleanup.com](http://www.fortordcleanup.com)

Parcel Database Search at:  
[www.fortordcleanup.com/proptytrans/reuseplanning.asp](http://www.fortordcleanup.com/proptytrans/reuseplanning.asp)





# Veterans Cemetery



## CCCVC groundbreaking celebration

*From left to right: Jack Stewart, Executive Officer Michael Houlemard, Anna Caballaro, Major General David Baldwin, former Defense Secretary Leon Panetta, Col. Paul Fellingner, Congressman Sam Farr, Senator Bill Monning, USDVA Director George Eisenbach, CalVet Secretary Keith Boylan.*

**O**n March 13, 2015, the groundbreaking ceremony for the California Central Coast Veterans Cemetery (CCCVC) at the General Stilwell Community Center in Seaside marked a major landmark in the effort to construct what eventually will be a fitting tribute to the many veterans who have served our country. The groundbreaking was for a 17-acre development that will include 5,000 columbarium niches, landscaping, a memorial walkway and supporting infrastructure. This development is expected to be completed by July 2016.

Eventually, the proposed project will become a 78-acre expanse with as many as 70,000 burial sites, which is estimated to provide for nearly 100 years of burials for veterans and their families. That eventual build-out is, of

course, dependent upon funding. Even the first 17-acre phase was a challenge, as volunteers and area government officials worked together to raise about \$10M. U.S. Rep. Sam Farr, D-Carmel, was able to find \$6.8M in federal funds, and state Sen. Bill Monning, D-Carmel, helped secure another \$2M from the state.



The second phase of the cemetery got off to a good start when supporters of the cemetery received a check for more than \$1.1M from the estate of Robert and Elayne Stein of Watsonville. Senator Monning commented that the gift “will allow us to accelerate with confidence.” The big challenge for the expansion phase of the cemetery will be raising money and handling land-use challenges.

Former Secretary of Defense Leon Panetta said, “I will forever be proud of those who responded to the call of duty now and throughout our history. They heard the call of the trumpet and they were there for us. Now it is our turn to be there for them. To give them the dignity and honor of finding a final resting place near their families and their communities on the Central Coast.”

**View the celebration video here:**  
<https://youtu.be/wYqge3jTeFE>

# Veterans Clinic



*Artist's rendering of the new joint DoD/VA Monterey Bay Health Care Clinic.*

In 2014, Congressman Sam Farr announced the approval of the General William H. Gourley Joint Veterans Affairs/Department of Defense (VA/DoD) Clinic on the former Fort Ord. This Clinic, the first ever joint VA/DoD ground-up construction, will offer the unique convenience of serving active military personnel, veterans, and military families in one location.

While Fort Ord has a modest out-patient VA clinic, veterans were often forced to drive several hours to the much larger Veterans Hospital to receive needed care. Our region's many active duty service members and their dependents have similarly faced limited health care options in the Monterey region. Congressman Farr identified this urgent need and supported a partnership with private development, FORA, the City of Marina, U.S. Department of Veterans Affairs, and DoD to establish a state-of-the-art clinic. Opening in 2016, the new joint clinic will offer expanded services in gastroenterology, mental health, orthopedics, and audiology to meet the needs of active and retired military personnel and their families on the Central Coast.

***View construction progress here:***

<http://webcampub.multivista.com/index.cfm?fuseaction=aPublicWebcam.page&WebcamPublicPageUID=269712AE-DC18-4853-815E-E81F344ED68E>

<http://webcampub.multivista.com/index.cfm?fuseaction=aPublicWebcam.page&WebcamPublicPageUID=91768F7A-0E57-4A94-BB89-8B8CF6E587E7>



# Financials

## FY 2014-15 Annual Budget

The Fiscal Year (FY) 14-15 budget was reviewed by the FORA Finance and Executive Committee- - both committees recommended sufficient funds were available for adoption, and the Annual Budget was adopted by the FORA Board on June 20, 2014. The budget included the following salary and staffing adjustments:

- a) 2% cost of living adjustment,
- b) New hire: Community Economic Development Specialist.

Office/administrative expenditures were budgeted at the previous FY level. Consulting services were slightly decreased as initiative/election costs were concluded in the previous FY. In addition to FORA's recurring consulting expenses such as the Annual Auditor, Public Information, Human Resources, and Legislative consultants, the budget included increased and/or significant costs for Base Reuse Plan reassessment implementation activities, legal services and ESCA legal and regulatory costs.

The Annual Budget included a Capital Improvement Program (CIP) revenues and expenditures summary to provide cohesive representation of upcoming year FORA finances and programs; itemized CIP projects are development fee and land sale revenue collection dependent. The major revenue sources in FY 14-15 were developer fees, lease proceeds, property taxes, and ESCA grant proceeds.

The mid-year budget, approved by the FORA Board on February 13, 2015, included several adjustments. City of Del Rey Oaks (DRO) made a prorated payment against its 2005 Pollution Legal Liability (PLL) payment obligation and the final payment was deferred until DRO sells its Fort Ord property; increased funding was approved in several categories including the Economic Development Program and purchase of 2015 PLL insurance. The mid-year budget reported higher land sale revenues and lower than budgeted developer fee collections - and notification, that the projected ending balance will be reduced, if these CIP revenues are not realized.

## FY 2013-14 Annual Financial Audit

In August 2012, the FORA Board hired Moss, Levy & Hartzheim (MLH) to provide annual financial audit services. Beginning with FY 12-13, MLH also conducted an audit of the Preston Park housing financial operations – a change from past years where such audits were performed under a prior management contract.

In the FY 13-14 review, the audit work of both the FORA and Preston Park financial operations began in September. The draft Audit Report was completed in November and MLH presented the draft report at the December 1, 2014 Finance Committee meeting.

FORA has held title to the Preston Park housing complex since 2000. However, the asset was not recorded in past reports as it was expected to be acquired by the City of Marina. Per the Preston Park Management Agreement, the management company obtained stand-alone audits for Preston Park up until 2011. However, the initial value of Preston Park land and buildings was never recorded in these reports. In 2012, when MLH came on board they a) advised FORA that accounting principles generally accepted

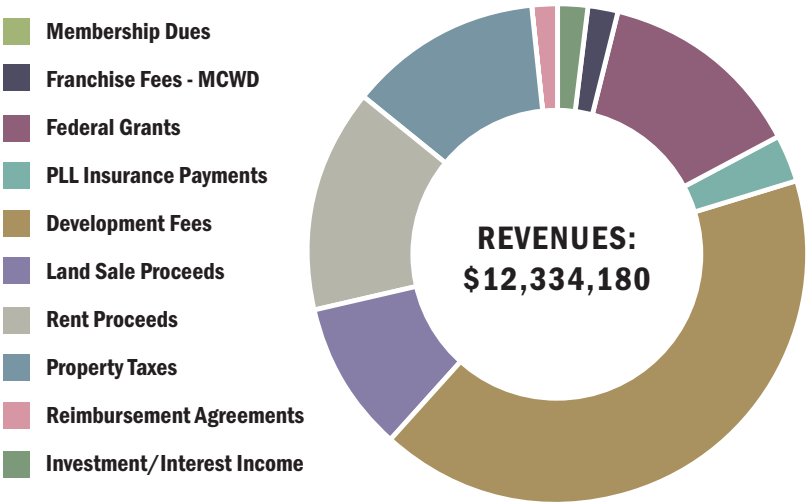
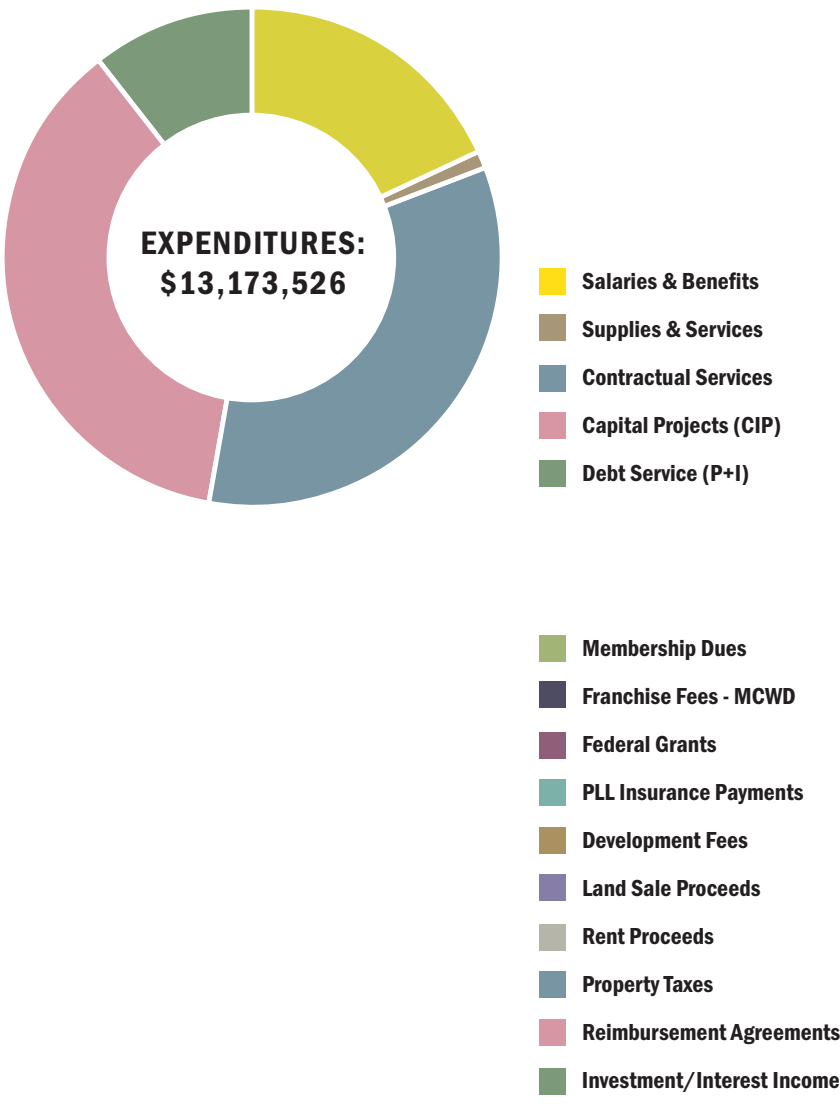
in the U.S. require that those capital assets be capitalized and depreciated, and b) determined this capital asset should be included in the owner's financial reports.

As a result, MLH issued a "modified" opinion with respect to the Government-Wide Financial Statements because the value of Preston Park land and buildings has not been recorded. MLH also reported several third-party findings from Alliance Property Management (Alliance) with respect to the Preston Park internal control structure. Alliance management provided response and corrective actions, which MLH accepted.

With respect to FORA operations, MLH issued an "unmodified" opinion. There were no findings/questionable costs in the FY 13-14 financial audit concerning FORA internal control structure. MLH's letter expresses the opinion that the financial statements present fairly, in all material respects, FORA's financial position as of June 30, 2014.

A copy of the annual financial report is posted on the FORA website at: [www.fora.org](http://www.fora.org).

(Financials continued)



**FY 14-15 Mid-Year Budget Summary**

Budget Revenues .....	\$ 12,334,180
Budgeted Expenditures .....	\$ 13,173,526
Excess Revenues over (under) Expenditures .....	\$ (839,346)
Beginning Fund Balance (7-1-2014) .....	\$ 8,739,930
Ending Fund Balance (6-30-2015) .....	\$ 7,900,584

The complete FY 14-15 Budget is available on the FORA website: [www.fora.org](http://www.fora.org)



# Reports From the Jurisdictions

## City of Seaside

### Consistency Determinations

- No Consistency Determinations in 2014-2015

### Water Allocation Monitoring

- No additional allocations in 2014-2015.

### Residential Unit and Population Monitoring

- Seaside Resort: three (3) homes built, one (1) in building plan check

### Job Creation Monitoring

- No jobs to report.

### Jurisdiction Report

#### Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery:

In September 2010, the City, Successor Agency and Monterey Downs, LLC (the “Developer”) entered into an Exclusive Negotiating Agreement (ENA) for the potential development of approximately 550 acres of economic development conveyance land in the former Fort Ord. The term of the ENA expired on December 12, 2014. The proposal consists of three components: the Monterey Downs, the Monterey Horse Park, and Central Coast Veterans Cemetery.

The City is currently processing entitlement applications including a Specific Plan, General Plan and Zoning Amendment, Sphere-of-Influence Amendment, and Tentative Subdivision Map. An Environmental Impact Report (EIR) was prepared to identify impacts and mitigation measures associated with the proposed project. The public review draft Specific Plan and EIR was released for public review and comment in late spring 2015. With the closing of the public comment period on June 19, 2015, a Response to Comments is being prepared and the draft Specific Plan and draft EIR will be considered by the City’s decision-making bodies.

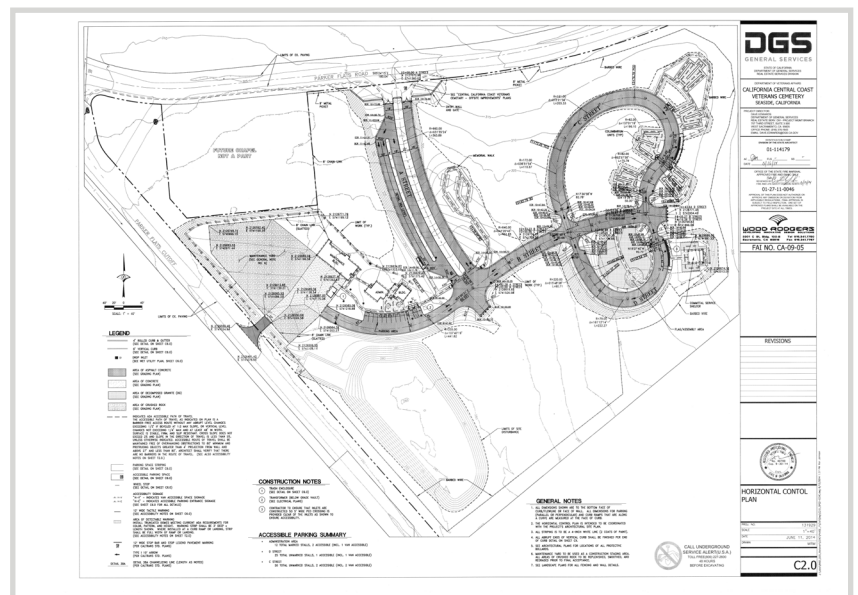
### Exclusive Negotiating Agreements (ENA)

#### Seasons Management Senior Assisted Living Facility:

In July 2014, the City entered into an ENA with Seasons Management to develop a 100 unit Senior Assisted Living Facility on the Shoppette site located at the terminus of Coe Avenue on Monterey Road. An appraisal of the site was prepared and business term negotiations were completed. Development applications have been submitted and the required environmental review technical reports and documents are being prepared. A First Amendment to the ENA was approved in February 2015, extending the term for twelve (12) months to allow the additional time needed to complete the required entitlement and environmental review processing.

#### KB-Bakewell Seaside Venture University Villages:

In March 2014 the City and Successor Agency entered into an ENA with KB-Bakewell Seaside Venture to plan and develop an integrated mixed-use community on City and Successor Agency-owned property on the former Fort Ord. The City-owned property is approximately 37 acres of the land site commonly known as the “26 acres” (the “Site”) along Lightfighter Drive and General Jim Moore Boulevard. The Agency-owned property is approximately 50 acres in the Surplus II Planning area bordered by Col. Durham and Gigling Roads (east/west) and Malmady Road and 7th Avenue (north/south). The development plan is a combination of retail development and store front retail, office space, multi-family rental housing, senior housing



*(Jurisdiction Reports continued)*

(55+), a business/light industrial park and a variety of for sale residential units including town homes, cluster housing (work force housing for teachers, city employees, military, medical care workers etc.) and single family homes. A First Amendment to the ENA was approved in February 2015 to allow additional time needed for the applicant to finalize its conceptual plan and entitlement applications and to prepare the corresponding environmental review documents. Business term negotiations are in the final stages and an appraisal is currently being prepared.

### **General Plan Update**

On June 19, 2015, the City released a Request for Qualifications soliciting a Master Consultant to prepare an update to the 2004 Seaside General Plan. The Master Consultant will assemble, direct and manage a team of sub-consultant experts to prepare a comprehensive General Plan and Zoning Update and corresponding Program Environmental Impact Report. The Master Consultant would be responsible for ensuring the coordination and completion of all work products. The Scope of Work for the General Plan Update provides a guide for identifying the needed tasks, budget parameters, staff recommendations, technical support needs, community involvement techniques, and schedule for update. A major component of the Scope of Work will be developing policies and programs as required by the BRP and incorporating them into the General Plan.

### **Successor Agency/Dissolution of Redevelopment**

Long Range Property Management Plan (LRPMP) - On May 29, 2015, the Department of Finance approved Seaside's LRPMP. The LRPMP describes the former redevelopment agency properties and their intended disposition or use.

Fort Ord properties included in Seaside's LRPMP include the following sites:

- The Projects at Main Gate (Lightfighter Drive between First and Second Avenues).
- Open Space Parcel (First Avenue between Lightfighter Drive and Gigling Road).
- Surplus II (bordered by Col. Durham and Gigling Roads (east/west) and Malmedy Road and 7th Avenue (north/south).
- Seaside Resort Development (Bayonet and Blackhorse Golf Courses).

- Former First Tee Site (Eucalyptus and General Jim Moore Boulevard).
- Tank Site (between Ardennes Circle/Normandy Road).

### **Capital Improvement Projects**

Main Gate Sign Removal - The proposed project will remove the overhead sign over Lightfighter Drive at Main Gate. The sign is in poor condition and has become a safety concern.

Decorative Streetlight Retrofit - The City will utilize a program through Pacific Gas and Electric to retrofit the decorative lights at General Jim Moore Boulevard and Seaside Highlands housing area to retrofit the lights to energy efficient LED technology.

Funding for Building Demolition - The City of Seaside is seeking State funding for building demolition on the former Fort Ord within the City of Seaside. The City has identified thirty-eight (38) buildings which require demolition. The demolition costs for these buildings are estimated to be between \$11 Million and \$18 Million.

Most of the buildings are located within the area described as Surplus II. This area is bounded by Col. Durham Street on the North, Gigling Street on the South, Malmedy Road on the West and 6th Avenue on the East. There are various types of structures within the Surplus II area with most of them identified as "Hammerheads" and "Rolling Pins". These are three story high structures constructed out of cast in place concrete and concrete masonry units and are very costly to remove. All of the former Army buildings have some degree of hazardous materials, including asbestos and lead paint which increase the demolition and disposal cost.

### **City of Monterey**

Previous negotiations for the development of the City of Monterey's former Fort Ord property concluded without a disposition and development agreement. The City is now in the process of determining whether to conduct a new search for a developer.

# FORA Board of Directors

## Voting Members

### Officers:

Chair of the Board	Marina Mayor Pro-Tem Frank O'Connell
1st Vice Chair	Seaside Mayor Ralph Rubio
2nd Vice Chair	County of Monterey Supervisor Jane Parker

### Jurisdiction Representatives:

County of Monterey	Supervisor Dave Potter
County of Monterey	Supervisor John Phillips
City of Del Rey Oaks	Mayor Jerry Edelen
City of Marina	Councilmember Gail Morton
City of Monterey	Vice Mayor Alan Haffa
City of Seaside	Mayor Pro-Tem Ian Oglesby
City of Sand City	Mayor David Pendergrass
City of Salinas	Mayor Joe Gunter
City of Pacific Grove	Councilmember Casey Lucius
City of Carmel-by-the-Sea	Mayor Pro-Tem Victoria Beach

## Ex-Officio Members

20th Congressional District	Congressman Sam Farr
17th State Senate District	Senator Bill Monning
29th State Assembly District	Assemblymember Mark Stone
Transportation Agency for Monterey County	Debbie Hale
Monterey Peninsula Unified School District	P.K. Diffenbaugh
University of California Santa Cruz	Dr. Scott Brandt
California State University Monterey Bay	Dr. Eduardo Ochoa
United States Army	Colonel Paul Fellingner
Base Realignment & Closure Office	Bill Collins
Monterey Peninsula College	Walter Tribley
Monterey-Salinas Transit	Hunter Harvath
Marina Coast Water District	Director Peter Le

# FORA Staff

## Executive Office

Executive Officer	Michael A. Houlemard, Jr.
Assistant Executive Officer	Steve Endsley
Deputy Clerk	María Buell
Authority Counsel	Jon Giffen

## Staff Members

Controller/Finance Manager	Ivana Bednarik
Administrative Assistant	Rosalyn Charles
Senior Program Manager	Standen Cook
Accounting Officer	Marcela Fridrich
Principal Planner	Jonathan Garcia
Associate Planner	Ted Lopez
Grants & Contracts Coordinator	Crissy Maras
Economic Development Coordinator	Josh Metz
Principal Analyst	Robert Norris
Communications/IT Coordinator	Jen Simon
ESCA Program Coordinator	Laura Vidaurri



# Acronyms & Abbreviations

ACM	Asbestos Containing Materials
ADC	Association of Defense Communities
AMBAG	Association of Monterey Bay Governments
AOC	Administrative Order on Consent
ARRA	American Recovery & Reinvestment Act
Army	United States Department of the Army
BLM	Bureau of Land Management
BRAC	Base Realignment and Closure
BRP	Base Reuse Plan
CCCVC	California Central Coast Veterans Cemetery
CDFW	California Department of Fish and Wildlife
CDGS	California Department of General Services
CDVA	California Department of Veterans Affairs
CESA	California Endangered Species Act
CIC	Community Information Center
CIP	Capital Improvement Program
CSUMB	California State University Monterey Bay
DOD	United States Department of Defense
DRO	Del Rey Oaks
DTSC	Department of Toxic Substances Control
EDA	Economic Development Administration
EDC	Economic Development Conveyance
EIR	Environmental Impact Report
EPA	United States Environmental Protection Agency
EPS	Economic & Planning Systems
ESA	Endangered Species Act
ESCA	Environmental Services Cooperative Agreement
FONR	Fort Ord Natural Reserve
FORA	Fort Ord Reuse Authority
FOST	Finding of Suitability to Transfer
HCP	Habitat Conservation Plan
HMP	Habitat Management Plan
HBR	Hierarchy of Building Reuse
IA	Implementation Agreement
LBP	Lead Based Paint

MBEST	Monterey Bay Education, Science and Technology Center of University of Santa Cruz
MCP	Marina Community Partners
MCWD	Marina Coast Water District
MOA	Memorandum of Agreement
MPC	Monterey Peninsula College
MEC	Munitions and Explosives of Concern
MOUT	Military Operations in Urban Terrain
MRWPCA	Monterey Regional Water Pollution Control Agency
MST	Monterey-Salinas Transit
OEA	Office of Economic Adjustment
PBC	Public Benefit Conveyance
PDP	Pilot Deconstruction Project
PFIP	Public Facilities Improvement Plan
PLL	Pollution Liability Insurance
PRAC	Post Reassessment Advisory Committee
ROD	Record of Decision
RUDG	Regional Urban Design Guidelines
RUWAP	Regional Urban Water Augmentation Project
SCADA	Supervisory Control and Data Acquisition
TAMC	Transportation Agency for Monterey County
VIAC	Veterans Issues Advisory Committee
USFWS	United States Fish and Wildlife Service
UXO	Unexploded Ordnance
WWOC	Water Wastewater Oversight Committee

