

FORA
Fort Ord Reuse Authority

FORA Monterey Peninsula College Governing Board of Trustees Presentation


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FORA
Fort Ord Reuse Authority

Overview

- What is Fort Ord?
- Closure Impacts
- What is FORA?
- Base Reuse Plan – Three E's
- Oak Woodland Conservation
- FORA Transition





The map shows the Monterey Peninsula with Monterey Bay to the north and the Pacific Ocean to the west. A shaded area in the center represents the Fort Ord area, with an arrow pointing to the 'Base Reuse Plan' area. Major roads like Highway 1 and Highway 163 are shown. A scale bar and north arrow are located in the bottom right corner of the map.

What is Fort Ord?




- Purchased 1917 for **infantry training**.
- **Camp Gigling** est. in 1930s.
- Officially "dedicated" **Fort Ord 1940**.
- Basic training center for 1.5 million soldiers 1947-1975.






- From 1975, home to 71st Infantry Division (Lightfighter).
- Largest west coast U.S. Army base (28,000 acres).
- Closure announced 1991 - Officially closed 1994.

Base Closure Impacts




<u>Impacts</u>	<u>Challenges</u>
<ul style="list-style-type: none"> • 50% Population Decline (Seaside & Marina) • \$1.5B Annual Economic Loss • 50% School Enrollment Decline (Seaside & Marina) • Workforce – loss of Army spouse - skilled & unskilled 	<ul style="list-style-type: none"> • Base utilities ownership • Base Road Network • Building As-Is/Where-Is • Storm Drainage to Ocean • Army Clean-up in Progress • Environmental Clean-up lawsuit

What is FORA?




- **Regional Agency** created in 1994 to oversee military to civilian conversion
- **Authority:** Adopt base wide regional plan, review jurisdiction programs for consistency, finance mitigations/ infrastructure, property transfer
- **Obligations:** Building removal, munitions clean-up, roadway construction, fire equipment purchase, habitat restoration, storm drainage system upgrades



25 Board Members

- 9 Cities/County
- 3 State/Federal Elected Reps
- 7 Public Agencies
- 2 Army/BRAC


Base Reuse Plan




The 1997 Fort Ord Base Reuse Plan (BRP) directs FORA's statutory mission

"The vision...is that a community will grow up on the former base, having a special character and identity...it will provide a diversity of experience and opportunity, with a development approach that is sustainable and appropriate." – 1997 BRP


Established 3 E's:



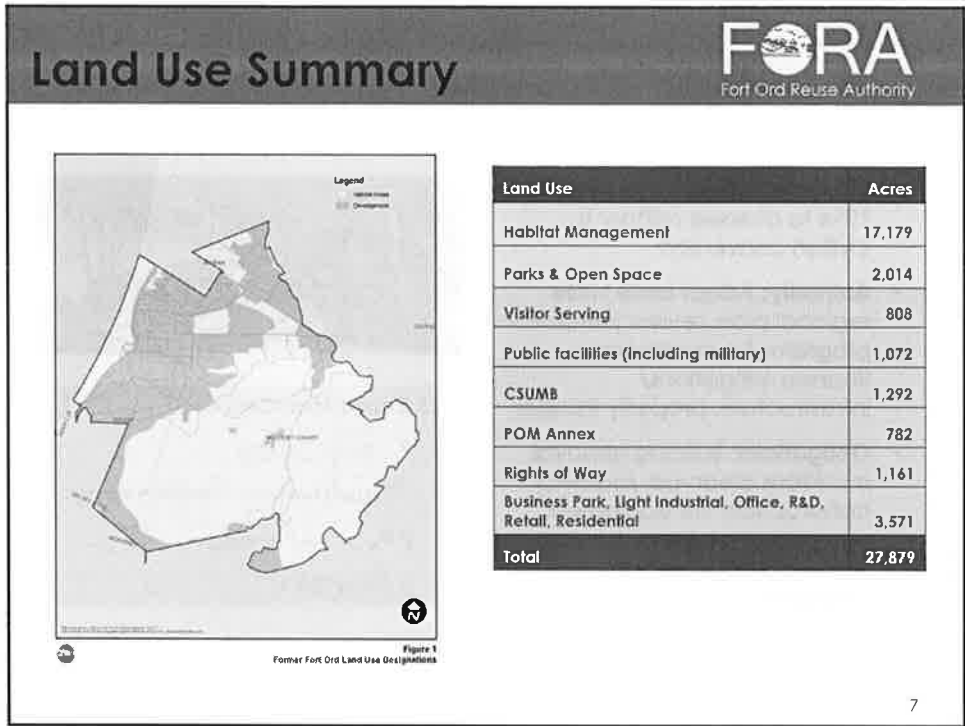
Environment




Education




Economy

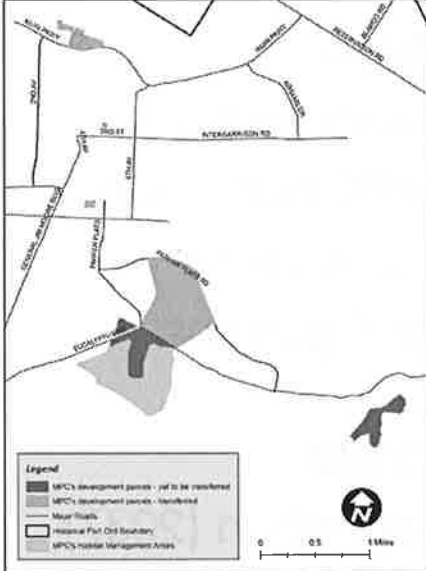


- ## Base Reuse Plan 3 E's
- 
- **Education**
 - Environment
 - Economic Development

MPC Lands




Fort Ord Reuse Authority




	Acres	Anticipated Transfer Date
<i>Transferred for Development:</i>		
Marina Education Center	26	i
Public Safety Training Center	3.52	i
MPC Future Development Parcel	0.96	i
EVOC*	222.61	i
<i>Yet to be Transferred for Dev:</i>		
MOUT	51.25	2019
Future Development Parcels	71.41	2019
TOTAL Development Parcels:	375.75	
Habitat and Open Space:		
Habitat Management Areas	201.37	2019
GRAND TOTAL MPC Property:	577.12	

*small area north of Parker Flats Road is not yet transferred



Base Reuse Plan 3 E's



Fort Ord Reuse Authority

- Education
- **Environment**
- Economic Development

Environmental Services Cooperative Agreement (ESCA)



- 2005 – Board decision
- 2007 – Contract executed
- 2014 – Field work 98% complete
- 2019 – Paperwork complete
- 2019 – Long term obligations (LTOs)/reporting
- 2019 – Property transfer
- 2028 – Contract expiration (2037)

ESCA Overview



Army and FORA enter into ESCA (2007):

- Avert property transfer delays
- Parallel ESCA parcels and Historical Impact Area remediation
- Secure upfront munitions remediation funding


\$97.7 million ESCA Grant:

- **\$82.1 million:** Fund munitions remediation, and Cost-Cap coverage
- **\$15.6 million:** Regulatory oversight, FORA management, environmental insurance tax, mobilization fees, and contractor's pollution liability

ESCA Responsibilities:

- EPA Administrative Order on Consent Munitions remediation
- Army remedial program field activities (3,340 acres)
- Regulatory compliance
- Community Involvement and Outreach Program
- EPA, DTSC and Army reporting

ESCA Roles & Responsibilities

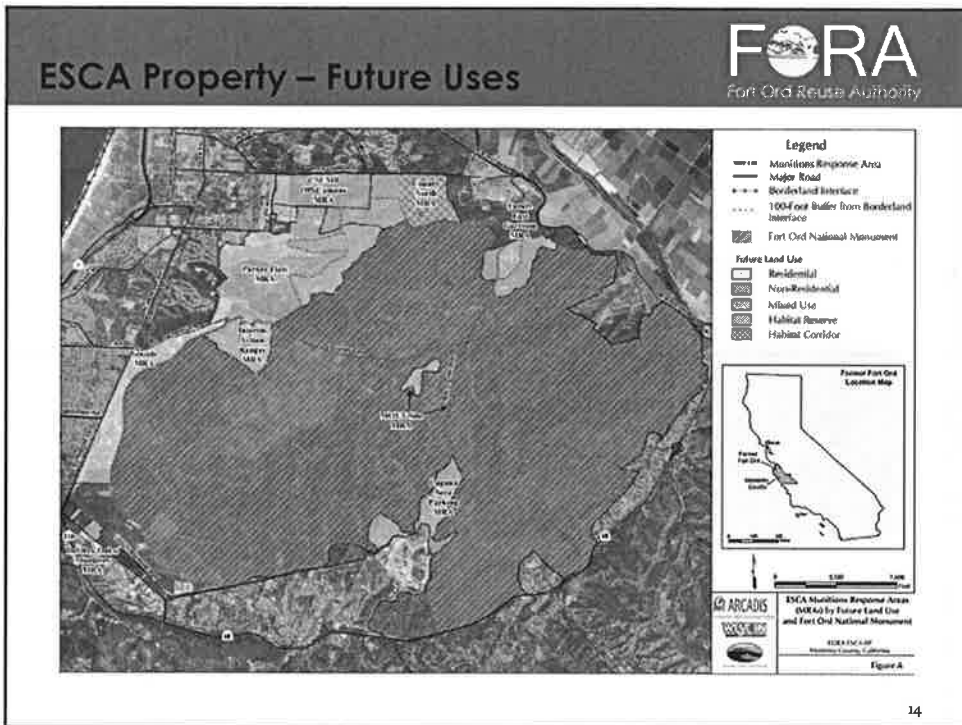


Organization	Roles & Responsibilities	Authority
Army BRAC	<ul style="list-style-type: none"> Ensure protectiveness of remedy Army Obligations per ESCA 	<ul style="list-style-type: none"> FFA ESCA
EPA Region 9	<ul style="list-style-type: none"> Lead regulatory agency 	<ul style="list-style-type: none"> FFA / AOC
DTSC	<ul style="list-style-type: none"> Regulatory concurrence CRUP enforcement 	<ul style="list-style-type: none"> FFA / AOC CRUP MOA
FORA/Successor	<ul style="list-style-type: none"> LUC remedy implementation Annual LUC reporting to Agencies/Army Manage Deed, LUC and MEC Assessment Processes 	<ul style="list-style-type: none"> AOC ESCA MOA
ESCA RP Team	<ul style="list-style-type: none"> LUCIP/OMP development / implementation ESCA / AOC Site Closure 	<ul style="list-style-type: none"> AOC ESCA / RSA
Municipalities	<ul style="list-style-type: none"> Enforce Digging & Excavation Ordinance Maintain and enforce deed restrictions Annual LUC monitoring and reporting to FORA 	<ul style="list-style-type: none"> Municipal Code MOA
Landowners	<ul style="list-style-type: none"> Comply with LUCs, deed restrictions, CRUP 	<ul style="list-style-type: none"> Property Deed

AOC = Administrative Order on Consent
 CRUP = Covenant to Restrict Use of Property
 ESCA = Environmental Services Cooperative Agreement

FFA = Federal Facilities Agreement
 MOA = Memorandum of Agreement
 RSA = Remediation Services Agreement

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Grant Amendment Estimate




- **Near-Term Needs Estimate = \$2,217,038**
 - Regulator Reimbursement Funds
 - FORA Admin Funds
- **Long Term Needs Estimate = \$8,207,863**
 - Post-Closure MEC Find Assessments
 - Long Term Management
 - Land Use Control Management
- **Total Proposed Amendment = \$10,429,901**

Habitat Conservation Plan (HCP)



- Background
- Agreements & Regulation
- Next Steps

HCP Background

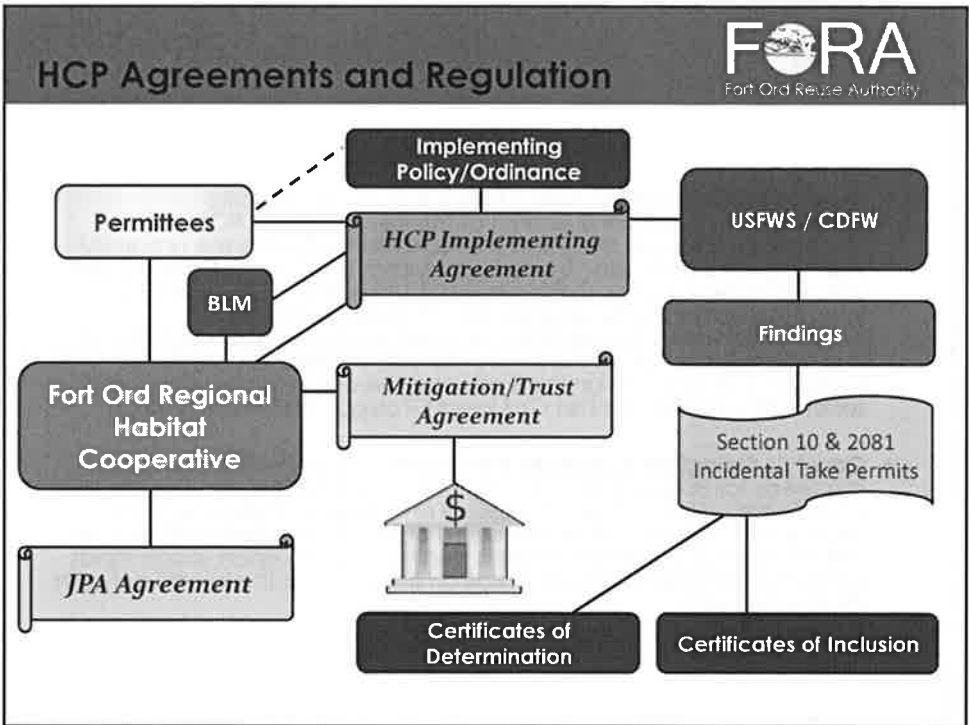


- **1997 Habitat Management Plan (HMP)**

 - Allowed Army to transfer Fort Ord property
 - Established Fort Ord Habitat Reserve System
 - Draft Implementing/Management Agreement was removed from the HMP in 1996, requiring HCP for "Take" permits

- **HCP expected outcomes**

 - Federal and State Incidental Take Permits to implement the HMP conservation measures and Fort Ord Reuse Plan
 - New Joint Powers Authority to manage annual expenditures and ensure HCP compliance
 - Funding to manage habitat reserve system



Next Steps

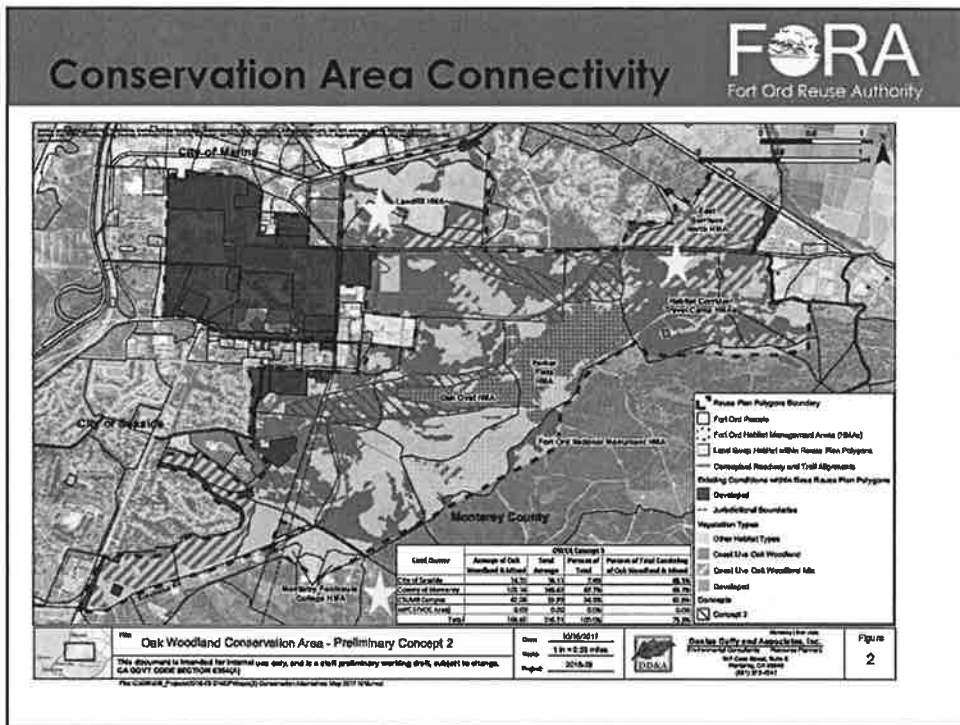
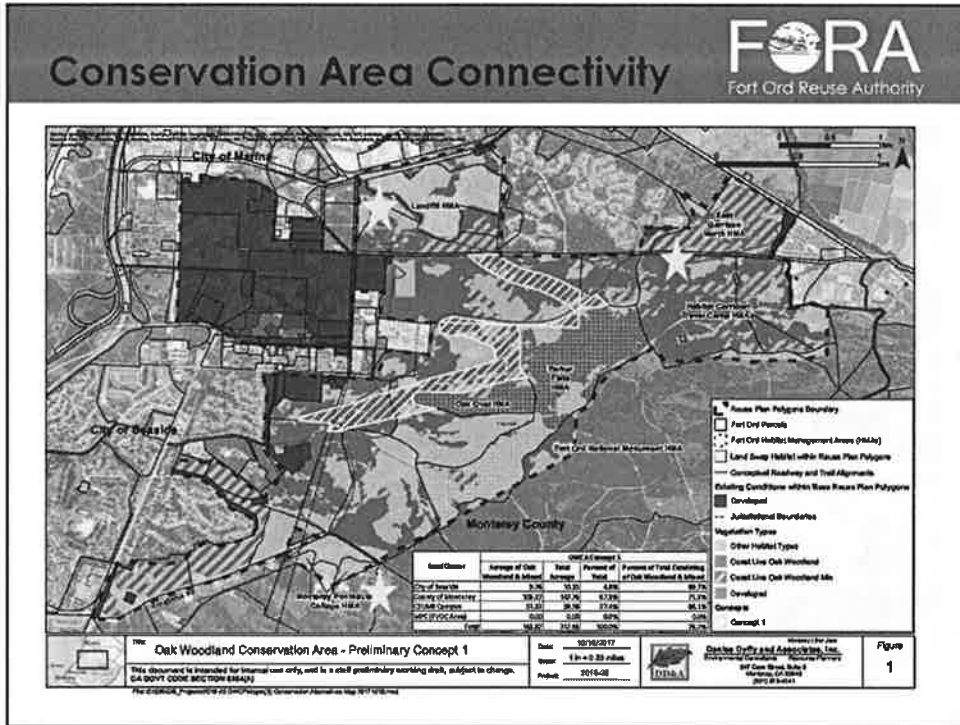


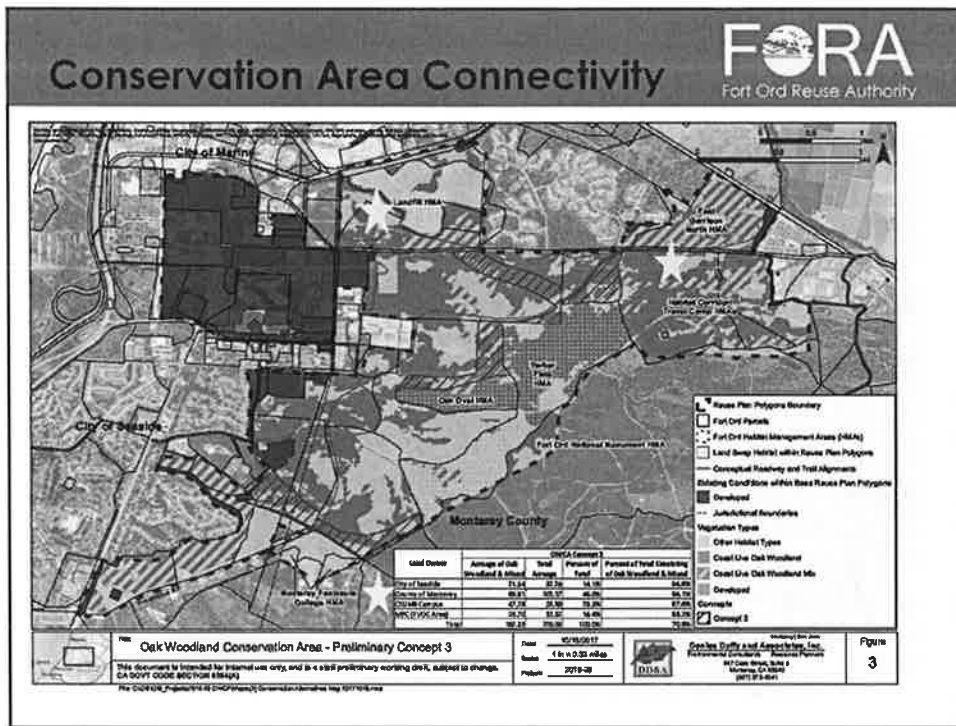
- Complete 2nd Screencheck Draft HCP Comment Period – September 29th
- Complete Draft EIS/EIR Comment Period – November/December
- Address remaining comments – December/January
- Publish Public Review Draft HCP and its EIS/EIR – February 2018

Conservation Area Policies




- **Seaside's Biological Resources Policy B-2:** As site-specific development plans for a portion of the Reconfigured POM Annex Community (Polygon 20c) and the Community Park in the University Planning Area (Polygon 18) are formulated, the City shall coordinate with Monterey County, California State University, FORA and other interested entities in the designation of an oak woodland conservation area connecting the open space lands of the habitat management areas on the south, the oak woodland corridor in Polygons 17b and 11a on the east, and the oak woodlands surrounding the former Fort Ord landfill Polygon 8a on the north.
- **County's Biological Resources Policy B-2:** As site-specific planning proceeds for Polygons 8a, 16, 17a, 19a, 21a, and 21b, the County shall coordinate with the Cities of Seaside and Marina, California State University, FORA and other interested entities in the designation of an oak woodland conservation area connecting the open space lands of the habitat management areas on the south to the landfill polygon (8a) in the north.





Concept Ranking



Fort Ord Reuse Authority

- Evaluation criteria included:
 - amount of interface with potential development parcels,
 - presence and abundance of non-native invasive plant species,
 - utilization by special-status species,
 - level of management input required to attain or maintain sustainability, and
 - influence of adjacent land uses or other external factors on management practices.

Oak Woodlands Conservation



- Public Participation

- Community Meetings, Workshops, Open Houses, Coordinated Resource Management Program (CRMP), Seaside City Council, Monterey County Board of Supervisors, California State University Monterey Bay (CSUMB)/Monterey Peninsula College (MPC), Advisory Committees, Marina City Council
- Website: www.oakwoodland.org, emails and social media




Project Overview



- Assisted CDVA in meeting oak woodland restoration requirements (completed)
- Select conservation areas (now)
 - Evaluation criteria (e.g., public comment, quality, use, etc.)
- Prepare Management and Monitoring Plans for selected areas (2018)
 - Identify management activities, adaptive management, monitoring and reporting


Base Reuse Plan 3 E's




Fort Ord Reuse Authority

- Education
- Environment
- **Economic Development**

Reuse/Removal Obligation Status



Fort Ord Reuse Authority



FORA <small>(\$54.4M (Half of Land Sales))</small>			Jurisdictions <small>(Half of Land Sales)</small>			CSUMB <small>(CSUMB Trustees)</small>
Marina	Seaside	Mo Co	Marina	Seaside	Mo Co	
Marina \$24M + \$22M credit	Seaside \$ 0.1M Building 4470 \$5.5M Surplus II <i>(in progress)</i>	Mo Co \$2.2M credit	Marina Heights Dunes, Rec. Parcel, Cypress Knolls	Seaside Highlands Surplus II	Historic Buildings Non- historic Buildings	Motor Pool, barracks, metal Buildings \$30M Hammerheads <i>(in progress)</i>

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Fort Ord Transportation

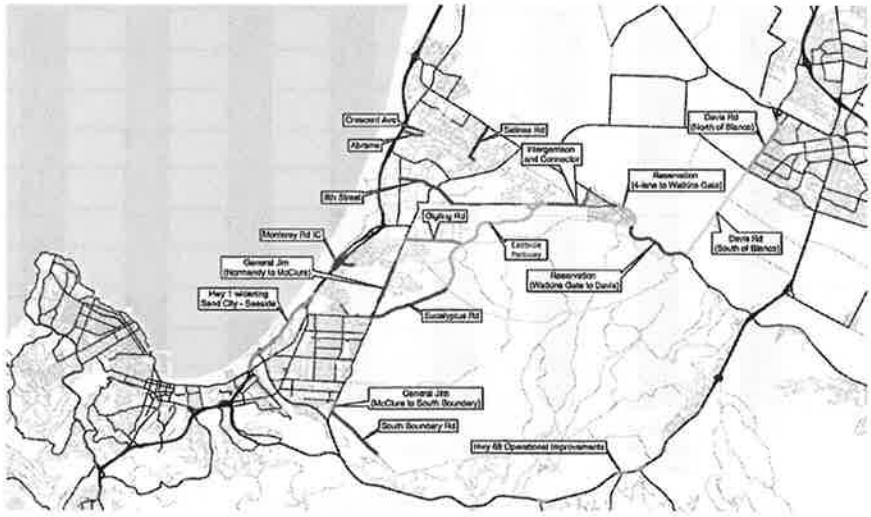



• Existing Transportation Network


- Orthogonal grid
- Routes to training areas
- Internally focused



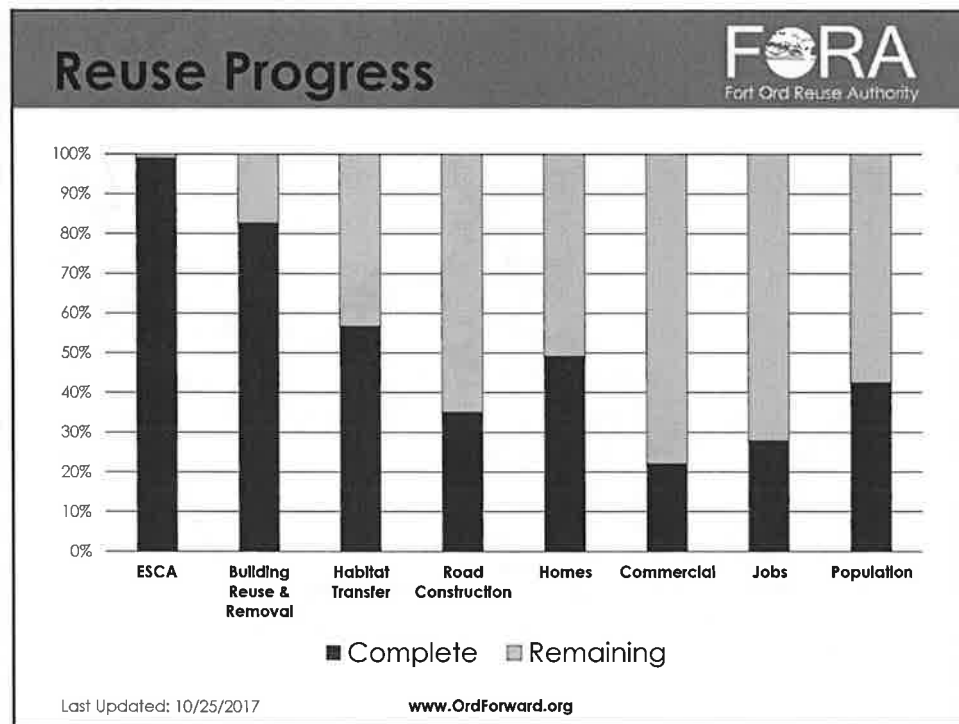
Local & Regional Transportation Improvements




Road Construction




- Total Obligation = \$190 million
- **Completed = \$66 million**
- Connect Peninsula and Salinas Valley communities
- Mitigate local & regional development impacts



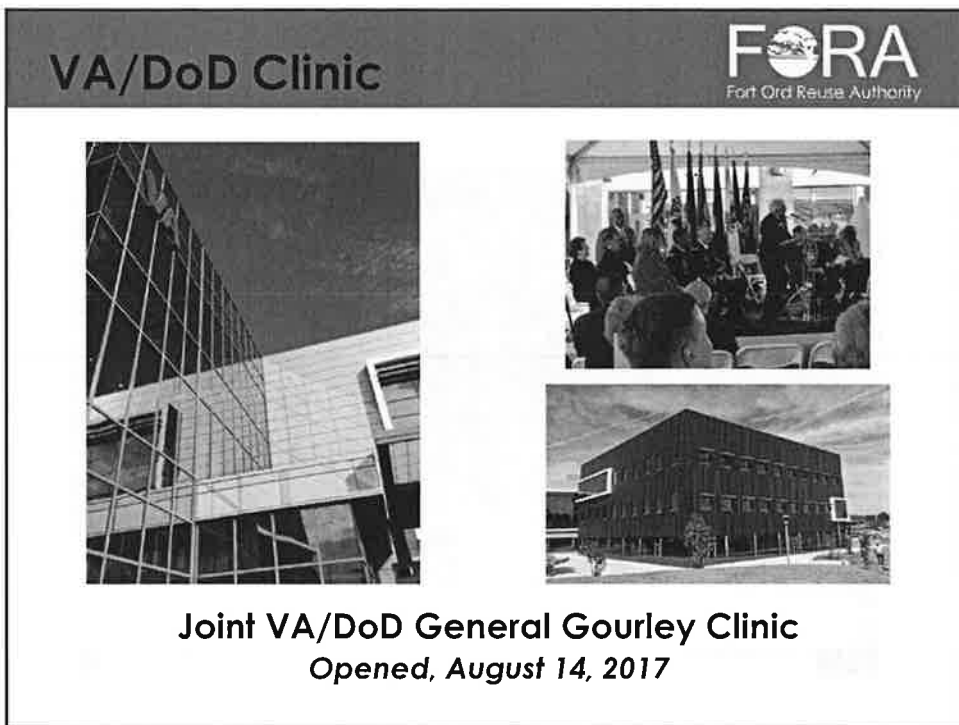
Reuse Progress

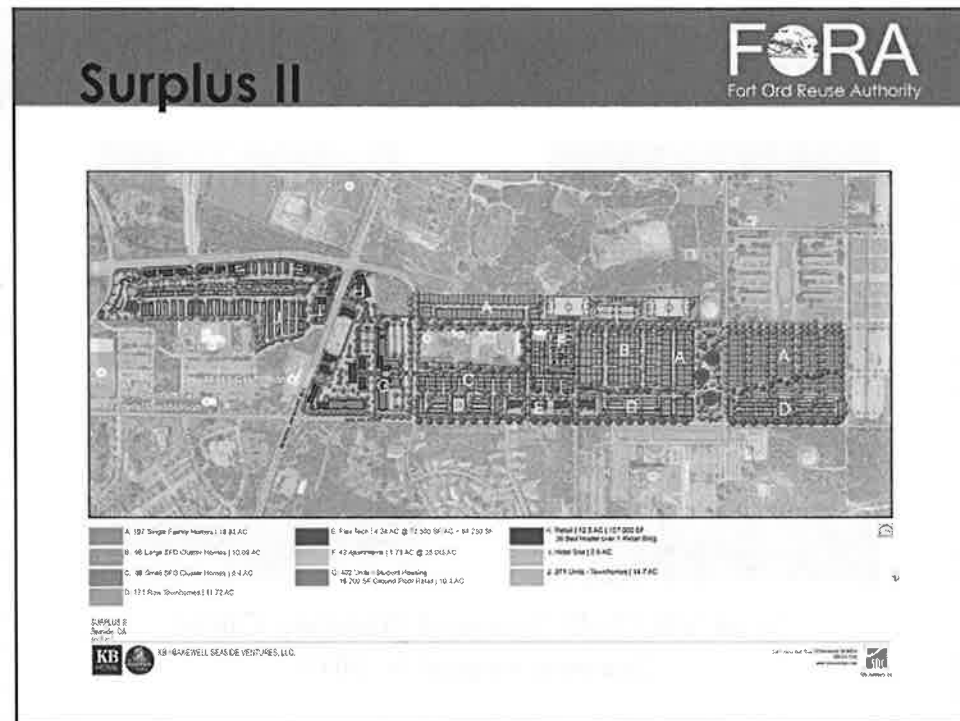
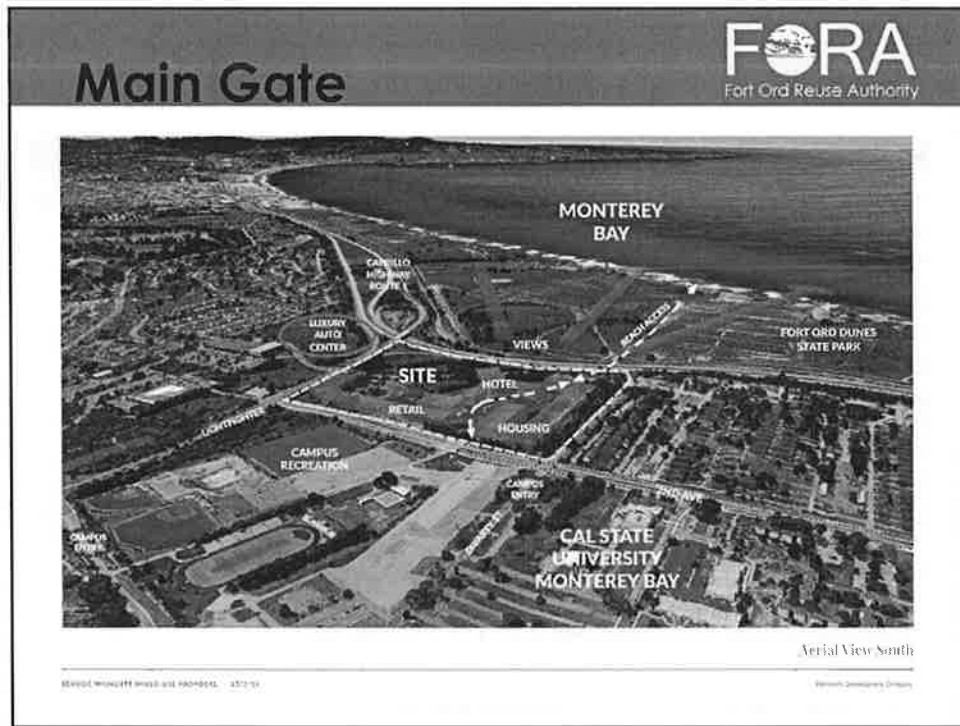


Program	Progress	Remaining	Target	Source
ESCA*	\$ 97,777,917	\$ 950,692	\$ 98,728,609	ESCA Status Report
Building Reuse & Removal (Unit Count)	3614	756	4370	FORA Building Removal Status Report
Habitat Transferred (Acres)	10,013	7,639	17,652	Draft HCP
Road Construction**	\$ 66,477,376	\$ 123,089,309	\$ 189,566,685	FORA CIP
Homes (New + Reused Units)	5,407	5,593	11,000	FORA Annual Report
Commercial (Square Feet)	660,000	2,340,000	3,000,000	FORA Annual Report
Jobs (Full Time Equivalent)	5,000	13,000	18,000	FORA Annual Report
Population**	15,717	21,283	37,000	FORA Annual Report

*Additional ESCA funding provided by AIG Cost-Cap Coverage.
 **Calculated annually following BRP protocol (Table 3.11-3, pg. 198).

Last Updated: 10/25/2017 www.OrdForward.org





Home Construction



- BRP Projections
 - Total Units (New + Reused) = 11,000
 - New Units = 6160
- California Building & Earthquake Codes
- Aging Utilities
- **To date: 5,000 Reused and 1,000 New**

Business Recruitment/Retention



Food/dietary supplements
New production facility in Salinas
\$6M in annual sales



FORA 2020 Transition



- Single Entity
 - Preserving FORA revenue source(s)
 - Completing FORA programs
 - Transportation
 - HCP
 - Water Augmentation
 - ESCA
- Multi-Agency
 - Creating new revenue source(s)
 - Assigning FORA programs to existing agencies
 - Transportation – TAMC
 - HCP – JPA
 - Water Augmentation – MCWD
 - ESCA - County

Questions?



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