



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: Cynthia Garfield, Council Member
MEETING DATE: September 5, 2018
SUBJECT: Periodic Regional Update
CEQA: Does not constitute a “Project” under California Environmental Quality Act (CEQA) Guidelines Section 15378

RECOMMENDATION
Receive update.

DISCUSSION

Fort Ord Reuse Authority: Transition, Finance and Board of Directors

FORA Board monthly meeting was held on Friday, August 10, 2018. Topics and discussion were as follows:

- The Board received a Transition Plan Update. The Draft Plan, which will be the basis of the plan presented to Local Area Formation Commission (LAFCO)¹ for their review. Staff noted they have received communication from LAFCO that makes it unclear whether LAFCO is empowered to actually assign the responsibilities and obligations that the Transition Plan proposes to allocate FORA’s current accountabilities to the various members and Land Use Jurisdictions.
 - The Transition Plan may be viewed on the FORA website and comments may be submitted to planning@FORA.org.
- The Board moved forward with the following approvals:
 - Voted that the City of Marina’s plan to extend their Airport runway and make swaps to increase conservation lands was deemed consistent with the Base Reuse Plan.
 - Approved the contracting to allow studies and planning for the intersection of General Jim Moore and South Boundary Road.
 - Voted that the City of Seaside’s Zoning Code changes are consistent with the Base Reuse Plan. The issue will appear before the Board at the next meeting as the vote was not unanimous.
- The Board voted on an request to authorize the Executive Director to identify and engage consultants to advise on the legalities, procedures and parameters for floating an obligation bond in the amount of approximately \$31 million to contribute to the estimated \$46.8 million required to take down all of the remaining “blighted” buildings that cannot be repurposed. The bond would be repaid from the commitment of FORA property taxes. An additional amount

¹ LAFCO's mission is to promote orderly growth and development in Monterey County by: Encouraging orderly growth of local government agencies, preserving agricultural lands and open space and discouraging urban sprawl

would be committed from property sales to reach the entire \$46.8 million. However, diverting land sales revenue will shortchange projects schedules for completion before FORA Sunset. The vote was not unanimous, so the issue will return in September. In the meantime, the Executive Director will investigate the approvals needed at the State level to proceed.

- The Board asked that the Administrative Committee issue progress updates on the various discussions and negotiations that Land Use Jurisdictions are having about assignments of liabilities and obligations post 2020.
- Finally, the Board received a progress report on funding the Habitat Conservation Endowment. With land sales and development lagging behind the rate projected in the Base Reuse Plan, the funding of the Endowment has not been able to keep up with the rapidly rising endowment target specified by State and Federal Agencies. Those same agencies have delayed their approvals, often adding species to protections lists, expanding requirements and delaying responses. Original expectations have not been met, so staff anticipates that alternative plans for Habitat protection should be explored.

The next meeting of FORA will be held September 28 to allow Monterey County to review some proposals and to allow for full attendance by Board members who will be attending the League of California Cities' Annual Meeting on the regularly scheduled date for the September meeting.

FISCAL IMPACT

NA

RESPECTFULLY SUBMITTED:

Cynthia Garfield

Cynthia Garfield
Council Member