



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legislation Details (With Board Report)

File #: RES 12-0127 **Name:** Accept Quitclaim Deed for Youth Camp from FORA
Type: BoS Resolution **Status:** Passed
File created: 12/4/2012 **In control:** Board of Supervisors
On agenda: 12/11/2012 **Final action:** 12/11/2012

Title: a. Adopt a Resolution accepting the November 20, 2012 Quitclaim Deed transferring ownership of land on the former Fort Ord designated as Assessor's Parcel No. 031-161-034 (COE Parcels L20.2.2 and L20.2.3.1 - Youth Camp) from the Fort Ord Reuse Authority to the County of Monterey, and authorizing the Chair to sign the Quitclaim Deed on behalf of the County;
b. Authorize the Director of Public Works to submit the Quitclaim Deed to the County Recorder for recordation;
c. Authorize the Resource Management Agency - Public Works to proceed with demolition of substandard structures on the property due to safety and health concerns; and
d. Authorize the Parks Department to manage the property including the issuance of permits for low impact use.

Sponsors: Public Works / RMA

Indexes:

Code sections:

Attachments: 1. Resolution, 2. Quitclaim Deed for County of Monterey, 3. Location Map, 4. Completed Board Order & Resolution w executed Quitclaim Deed, 5. Recorded Page, Quitclaim Deed

Date	Ver.	Action By	Action	Result
12/11/2012	1	Board of Supervisors	adopted	Pass

a. Adopt a Resolution accepting the November 20, 2012 Quitclaim Deed transferring ownership of land on the former Fort Ord designated as Assessor's Parcel No. 031-161-034 (COE Parcels L20.2.2 and L20.2.3.1 - Youth Camp) from the Fort Ord Reuse Authority to the County of Monterey, and authorizing the Chair to sign the Quitclaim Deed on behalf of the County;
b. Authorize the Director of Public Works to submit the Quitclaim Deed to the County Recorder for recordation;
c. Authorize the Resource Management Agency - Public Works to proceed with demolition of substandard structures on the property due to safety and health concerns; and
d. Authorize the Parks Department to manage the property including the issuance of permits for low impact use.

RECOMMENDATIONS:

It is recommended that the Board of Supervisors:

a. Adopt a Resolution accepting the November 20, 2012 Quitclaim Deed transferring ownership of land on the former Fort Ord designated as Assessor's Parcel No. 031-161-034 (COE Parcels L20.2.2 and L20.2.3.1 - Youth Camp) from the Fort Ord Reuse Authority to the County of Monterey, and authorizing the Chair to sign the Quitclaim Deed on behalf of the County;
b. Authorize the Director of Public Works to submit the Quitclaim Deed to the County Recorder for recordation;
c. Authorize the Resource Management Agency - Public Works to proceed with demolition of substandard structures on the property due to safety and health concerns; and
d. Authorize the Parks Department to manage the property including the issuance of permits for low impact use.

SUMMARY:

The recommended action will 1) transfer ownership of the 145-acre property known as the “Youth Camp” to the County; 2) allow for the demolition of dilapidated structures on the property presenting a safety and health concern to the public; and 3) allow the Parks Department to manage the property including the issuance of permits for low impact use.

DISCUSSION:

In 2000, the U.S. Army entered into a Memorandum of Agreement with the Fort Ord Reuse Authority (FORA) to facilitate the transfer of land on the former Fort Ord to local agencies for economic development. In 2001, FORA and the County entered into an Implementation Agreement, amended in 2004, setting forth the terms and conditions upon which FORA would transfer title of land in the unincorporated area of the former Fort Ord to the County. On July 10, 2009, the U.S. Army transferred ownership of the properties referenced in this report to FORA. This property, commonly referred to as the Youth Camp, includes approximately 52 acres of land available for limited development; the remaining 93 acres are to be maintained as habitat management areas.

On August 20, 2009, the Board of Supervisors’ Fort Ord Subcommittee supported acceptance of the Quitclaim Deed and recommended that the Board allocate sufficient funding to the appropriate departments to maintain the properties. On October 31, 2012, the Board of Supervisor’s Budget Committee supported the authorization for the Resource Management Agency Director to proceed with demolition of substandard structures due to safety and health reasons. The Capital Improvement Committee supported this action on November 19, 2012. On November 20, 2012, FORA executed a Quitclaim Deed that includes deed restrictions and covenants. The County is now prepared to accept the deed and take ownership.

Demolition of substandard structures including abatement of remaining hazardous materials will be performed through a Resource Management Agency - Public Works project at a cost estimated not to exceed \$200,000. Funding will be from Facilities Maintenance Projects Unit 8184, RMA004.

The Parks Department will be managing the property including the issuing of permits for low impact use, for example, hiking, bicycling, and horse-back riding. The permitting process developed by the Parks Department will address restricting access to the habitat management areas as well as requiring waivers by users relative to existing conditions. Additionally, any use of the property by third party permittees will require an access permit from FORA, as access is through FORA-controlled property at the present time.

Future options for ownership and operation may include operation by the Parks Department in-house, or either direct negotiation with third parties or preparation and circulation of a Request for Proposal/Request for Qualifications to solicit interest in operating the facility on behalf of the County.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel has reviewed and approved the Quitclaim Deed as to form. The Fort Ord Reuse Authority approved and executed the Quitclaim Deed. Parks Department concurs with the transfer at this time.

FINANCING:

The estimated \$200,000 cost associated with the demolition of the substandard structures will be included as part of a pending request to modify the FY 2012-13 Adopted Budget for Fund 401, Facilities Maintenance Project Unit 8184, RMA004. The Parks Department is currently in the process of estimating the annual costs associated with managing the Youth Camp property and will be submitting a request to modify FY 2012-13 Adopted Budget for Fund 001, Special Events Unit 8150, PAR001, at a later date. Staff will also be submitting a request for reimbursement of caretaker costs to FORA in the next capital funding cycle.

Prepared by: George K. Salcido, Real Property Specialist, (831) 755-4859

Approved by:

Robert K. Murdoch, P.E., Director of Public Works

Benny J. Young, RMA Director

Dated: December 5, 2012

Attachments: Resolution; Quitclaim Deed; Location Map