



County of Monterey

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

Board Report

File #: RES 18-019, Version: 1

For purposes of meeting the local match requirements to receive federal funding from the United States and California Departments of Veterans Affairs, adopt a resolution setting a 2017 fair market value of \$8,921,070 for 52.17 acres of land which County authorized FORA to transfer to the State of California in 2013 for the California Central Coast Veterans Cemetery.

RECOMMENDATION:

It is recommended that the Monterey County Board of Supervisors:

For purposes of meeting the local match requirements to receive federal funding from the United States and California Departments of Veterans Affairs, adopt a resolution setting a 2017 fair market value of \$8,921,070 for 52.17 acres of land which County authorized FORA to transfer to the State of California in 2013 for the California Central Coast Veterans Cemetery.

SUMMARY/DISCUSSION:

On March 26, 2013, the Board of Supervisors adopted a resolution waiving the County's right to receive title to certain property and directing the Fort Ord Reuse Authority (FORA) to transfer the property directly to the State for a Veterans' Cemetery, subject to certain conditions. As such, FORA transferred a total of 84.4 acres of developable land, a 52.16-acre portion of which County authorized FORA to transfer, to the State of California for purposes of the California Central Coast Veterans Cemetery. Following Economic and Planning Systems' (EPB's) methodology, FORA determined an average fair market value of \$171,000 per acre for development properties as of May 2017 (FORA's estimate for its 2017-18 CIP). As such, the subject 84.4 acres is valued at \$14,432,400. The 52.17 acres to which the County waived its rights to receive title and FORA transferred directly to the State for the cemetery have an established value of \$8,921,070.

It is recommended that the Board adopt this resolution, so the land donation may meet the local match requirements for the California Department of Veterans Affairs to eligible to receive federal funding from the US Department of Veterans Affairs to fund construction of the California Central Coast Veterans Cemetery (CCCVC) Phases 2 through 11. FORA and the City of Seaside have adopted similar resolutions using this formula to calculate the recommended valuation.

DISCUSSION:

The Fort Ord Reuse Authority (FORA) Base Reuse Plan adopted in 1997 calls for a Veterans Cemetery as a key component in the base-wide recovery program. The County of Monterey is a member agency of FORA. Together with many local individuals and organizations, the County fully supports creation of the California Central Coast Veterans Cemetery (CCCVC) on the former Fort Ord land. Individuals and organizations also support the regional effort to establish the CCCVC with personal, corporate and other contributions to the Central Coast Veterans Cemetery Foundation's fund-raising efforts. The United States and California Department of Veterans Affairs agreed to provide financial and leadership for the CCCVC and accepted responsibility for completing a full-scale facility to honor California Veterans.

On March 26, 2013, the Board of Supervisors adopted a resolution waiving the County's right to receive title to certain property (equaling 52.17 acres) and directing the Fort Ord Reuse Authority (FORA) to transfer the property directly to the State for a Veterans' Cemetery, subject to certain conditions. As such, FORA transferred a total of 84.4 acres of developable land, a 52.17-acre portion of which County authorized FORA to

transfer, to the State of California for purposes of the California Central Coast Veterans Cemetery. Following Economic and Planning Systems' (EPB's) methodology, FORA established a general average value of \$171,000 per acre for development properties - See Attachment 1. Based on this per acre value, the subject 84.4 acres is valued at \$14,432,400 (2017 value). The 52.17 acres to which the County waived its rights to receive title and FORA transferred directly to the State for the cemetery have an established value of \$8,921,070.

The United States and California Department of Veterans Affairs require local matching contributions in the financing of state cemeteries receiving federal funds. The County is requesting the California Department of Veterans Affairs (CalVet) apply the \$8,921,070, the value assigned to the 52.17 acres transferred by the County, to Phase 2 through 11 of the state required local match for a United States Department of Veterans Affairs (USDVA) cemetery construction grant.

The proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). Because the proposed valuation action is an administrative activity of the County that will not result in direct or indirect physical changes in the environment pursuant to CEQA Guidelines section 15378(b)(5), this matter is not a project.

OTHER AGENCY INVOLVEMENT:

FORA adopted a similar resolution on October 13, 2017 and the City of Seaside adopted its resolution on October 19, 2017. The Office of County Counsel has reviewed the resolution and approved as to form.

FINANCING:

There is no impact to the General Fund for this action. Costs for Economic and Planning Systems' (EPB's) to prepare the assessment methodology was contracted and funded by the Fort Ord Reuse Authority (FORA).

BOARD STRATEGIC INITIATIVES

The donation of County lands to facilitate the construction of the CCCVC and adoption of this resolution supports the Board's Strategic Initiatives for Infrastructure by providing land and associated match fund value of the land to facilitate the construction and operation of the CCCVC. The land donation and its associated value also supports the Board's Strategic Initiative for Health and Human Services by providing burial opportunities for Veterans and their families.

Board of Supervisors Strategic Initiatives

- ☐ Economic Development
- ☐ Administration
- ☒ Health and Human Services
- ☒ Infrastructure
- ☐ Public Safety

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Approved by: Carl P. Holm, AICP, RMA Director

The following attachments are on file with the Clerk of the Board:

Attachment 1 - FORA Average Land Sales Price Calculations

Attachment 2 - Resolution