

## TABLE OF COMMENTS RECEIVED

### Written Comments Received

#### Comments Received via E-Mail

Name	Date	BRP Reassessment Comments (E-Mail)																Project-Specific Comments					
		Input Process	FORA Procedures	Economic/ Jobs	Blight/Urban Footprint	Hazardous Materials	Housing	Transportation	Water	Trails/Access	Open Space	Habitat/ Wildlife	National Monument	Native Americans	CSUMB/ UC/MPC	Aesthetics	Other	Monterey Downs/ Horse Park	Veterans' Cemetery	Eastside Parkway	East Garrison	Other	
M.Suzanne Roland	5/20/12										x	x											
Aaron Sikes	5/21/12	x													x								x
Cristina Sierra-Mundo	5/21/12			x	x			x				x			x	x		x					x
Roelof Wijbrandus	5/21/12				x											x							
Charles, Jane, Joey and Alex Field	5/22/12				x						x						x						
Jan Shriner	5/22/12	x	x	x	x				x			x	x				x						x
Greg Nakanishi	5/24/12			x			x	x				x			x			x	x				
Laurie Westrich	5/24/12		x									x				x							
Markus Gradecak	5/24/12						x																x
Beverly Bean	5/26/12			x	x		x		x	x	x	x			x			x		x	x		x
Darryl and Jean Donnelly	5/26/12	x			x					x			x						x	x			
David A. Alexander	5/26/12			x	x		x				x				x					x			
Elizabeth Lang	5/26/12	x	x	x	x		x	x		x	x	x	x		x	x				x	x		
Gregory Perkins	5/26/12	x	x	x	x		x	x		x	x	x	x		x	x				x	x		
Kathy Frandeen	5/26/12		x		x					x	x		x							x	x		
Luana Conley	5/26/12	x	x	x	x		x	x		x	x	x	x		x	x				x	x		

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Norman Yassany	5/26/12				X						X											
Rahul Pillay	5/26/12	X	X	X	X		X	X		X	X	X	X		X	X			X	X		
Wade Einkauf	5/26/12	X	X	X	X		X	X		X	X	X	X		X	X			X	X		
Alison Passell	5/27/12	X	X	X	X		X	X		X	X	X	X		X	X			X	X		
Bob & Patricia Coble	5/27/12	X	X	X	X		X	X		X	X	X	X		X	X	X		X	X	X	
Deborah Carol	5/27/12	X	X	X	X		X	X		X	X	X	X		X	X			X	X		
Iris Peppard	5/27/12	X	X	X	X		X	X		X	X	X	X		X	X			X	X		
Mike Vandeman	5/27/12									X		X										
Richard H. Rosenthal	5/27/12		X														X					
Roland Martin	5/27/12				X				X								X		X			
Sandra Gray	5/27/12	X	X	X	X		X	X		X	X	X	X		X	X			X	X		
Sandy McPherson	5/27/12			X	X					X	X		X			X	X		X			
Cassady Elischer	5/28/12	X	X	X	X		X	X		X	X	X	X		X	X			X	X		
Edie Frederick	5/28/12	X	X	X	X		X	X		X	X	X	X		X	X			X	X		
Joel Trice	5/28/12	X	X	X	X		X	X		X	X	X	X		X	X			X	X		
Joseph Hertlein	5/28/12	X	X	X	X		X	X		X	X	X	X		X	X			X	X		
Ken Howat	5/28/12	X	X	X	X		X	X		X	X	X	X		X	X			X	X		
Mark Kaplan	5/28/12	X	X	X	X		X	X		X	X	X	X		X	X			X	X		
Michael Do Couto	5/28/12	X	X	X	X		X	X		X	X	X	X		X	X			X	X		
Susan Benjaram	5/28/12	X	X	X	X		X	X	X	X	X	X	X		X	X		X	X	X		X
Barbara Baldock	5/29/12				X		X	X	X	X		X			X			X				
Beverly Chaney	5/29/12	X	X	X	X		X	X		X	X	X	X		X	X			X	X		
Bill Theyskens & Jan Mitchell	5/29/12	X	X	X	X		X	X		X	X	X	X		X	X			X	X		

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Bonnie Whisler	5/29/12				X		X		X												X	X
Brian Schlining	5/29/12	X	X	X	X		X	X		X	X	X	X		X	X			X	X		
Jan Shriner	5/29/12	X	X	X	X		X			X	X		X		X	X				X		
LTC(R) Ed Mitchell	5/29/12	X	X	X	X	X	X	X		X		X	X		X		X		X		X	
moose@redshift.com	5/29/12	X	X	X	X		X	X		X	X	X	X		X	X			X	X		
Susie Polnaszek	5/29/12	X	X		X					X	X		X		X	X	X					
Tony Sison	5/29/12	X	X	X	X		X	X		X	X	X	X		X	X			X	X		
George M. Wilson	5/30/12	X	X	X	X		X	X		X	X		X		X	X			X	X		
John Hutcherson	5/30/12	X	X															X			X	
Karin Locke	5/30/12	X	X	X			X		X									X				
Lisa Deas	5/30/12	X	X	X	X		X	X		X	X		X		X	X			X	X		
Lynn Hamilton	5/30/12				X		X		X	X	X							X	X	X	X	
Rob Cooper	5/30/12																	X				
Rudolph Rosales	5/30/12												X								X	X
Safwat Malek	5/30/12						X											X				X
Diane Creasey	5/31/12				X																	
Tim Eastman	5/31/12			X						X					X			X	X			
Jacqueline & James Fobes	6/1/12		X	X	X		X	X	X		X							X				
Joe & Cindy Elliott	6/1/12			X														X				
John Hutcherson	6/1/12	X					X			X		X				X		X		X		
Linda Allen	6/1/12			X							X				X			X				
Steve Bloomer	6/1/12		X	X	X	X					X	X		X		X						
Andrea Harrod	6/2/12			X			X	X	X		X							X	X			X
Amanda Isaac	6/4/12									X												

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Bill Sullivan	6/4/12				x					x												
Robert and Linda Gormley	6/4/12				x		x	x	x	x								x	x			
Susan Hassett	6/4/12								x	x						x						
Vicki Pearse	6/4/12		x	x	x		x	x	x	x	x	x		x	x	x	x	x	x			
Carol Brandt	6/5/12			x														x				
Marli Melton	6/5/12			x	x	x			x	x	x		x				x	x		x		
Terry Nakanishi	6/5/12																	x				
Bob Schaffer	6/6/12		x	x	x					x						x						
Nick Madronio	6/6/12	x	x	x	x		x	x		x	x	x		x	x				x			
Michael Do Couto	6/7/12	x	x	x	x		x	x		x	x	x		x	x			x	x	x		
Dawn Poston	6/8/12	x		x									x					x	x			
Paula M. Koepsel	6/8/12			x		x				x	x	x				x		x				
Jane Haines	6/10/12		x	x			x	x		x	x		x		x		x					
Jo Catherine Smith	6/10/12			x														x				
Cat Broz	6/11/12	x	x	x	x		x	x		x	x	x		x		x			x	x		x
Eliseo Zepeda	6/11/12	x		x	x			x		x		x						x				
George Riley	6/11/12		x	x	x					x	x		x									
Kristi Knight	6/11/12									x	x							x				
Lynda Sayre	6/11/12			x	x		x			x	x	x	x		x		x					
Pat McNeil	6/11/12		x															x				
Roger M. Cleverly	6/11/12																	x				
Sheila Clark	6/11/12	x	x	x	x		x	x		x	x		x		x				x	x		
Alice Simpson	6/12/12			x	x	x					x	x				x		x				

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Dan Amadeo	6/12/12			x	x			x		x	x		x				x			x		x	
Harry Councill	6/12/12									x													
Luana Conley	6/12/12		x	x	x				x	x		x	x				x			x			
Sue Arrington	6/12/12			x	x			x	x	x	x	x			x					x			
Veronica Rodriguez, Latino Water-use Coalition (received in Spanish, translated by FORA staff)	6/12/12			x			x								x								
Anne Warner Cribbs	6/13/12			x													x						
Dawn Poston	06/13/12	x	x	x									x				x		x	x			
Hebard Olsen	6/13/12	x	x	x	x		x	x		x	x	x							x	x			
Hunter Harvath, Monterey-Salinas Transit	6/13/12		x					x															
Jannette Witten	6/13/12												x										
Launa Conley	6/13/12		x		x				x	x		x	x				x		x				
Patty Kennedy	6/13/12	x	x	x	x		x	x		x	x		x		x		x		x	x			
Robert Frischmuth	6/13/12									x			x						x				
Samantha Scanlan	6/13/12			x													x						
Barbara Chapin	6/14/12			x													x		x				
Cathy Rivera	6/14/12		x	x	x				x	x	x						x		x				
Chris Mack	6/14/12	x	x	x	x			x	x	x	x		x		x	x	x		x	x	x	x	
Christine McEnergy	6/14/12				x						x												
Darlene Din	6/14/12	x		x			x				x				x								
Dawn Poston	6/14/12			x													x		x	x			

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Diane Tan	6/14/12	x			x			x	x		x	x	x					x				
Dorothy Denming	6/14/12				x													x				
Douglas R. Garrison	6/14/12		x	x											x							x
Ellen Gannon	6/14/12	x	x	x	x		x			x	x	x	x		x	x				x		
Gordon Smith	6/14/12		x							x	x		x				x		x	x		x
Heather Lichtenegger	6/14/12			x													x					
Iris Peppard	6/14/12	x	x		x				x	x	x		x				x					
James Blowers	6/14/12			x									x					x				
Jeffrey T. Wiley	6/14/12			x											x							x
John Haussermann	6/14/12				x										x							
Katie Coburn	6/14/12				x		x			x	x						x					
Lief Koepsel	6/14/12			x								x										
Lynn Hamilton, Sustainable Salinas	6/14/12			x	x					x		x	x		x		x			x	x	
Margaret-Anne Coppernoll	6/14/12		x	x	x		x	x										x		x		x
Mike Vandeman	6/14/12									x		x										
Pat McNeill	6/14/12	x	x	x								x						x				
R. Stephen Bloch	6/14/12			x							x						x		x			
Robert Koyak	6/14/12		x	x	x					x	x		x								x	
Sarah Clifford	6/14/12									x								x				
Stephanie Souza	6/14/12			x														x				
Steve Bloch	6/14/12			x							x						x		x			
Vicki Pearce, Sustainable Pacific Grove	6/14/12		x		x		x	x	x	x	x	x	x		x	x	x	x		x		

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Vicky Stashuk-Matisi	6/14/12																	x				
Wanda Lara-Hebron	6/14/12												x									
Alfred Diaz-Infante	6/15/12			x			x			x	x			x								
Antonio Morales, Jr, Latino Environmental Justice Advocates	6/15/12	x		x			x						x		x							
Cassady Elischer	6/15/12		x	x	x			x				x	x			x			x			x
Catherine Crockett	6/15/12	x	x	x	x		x			x	x	x	x		x	x				x		
Charles Skupniewicz	6/15/12				x		x			x			x				x			x		
Chris Mack	6/15/12	x		x			x	x							x				x		x	x
chutsspah@aol.com	6/15/12	x		x	x		x			x	x	x	x		x	x				x		
Deanne Gwinn	6/15/12			x			x		x			x							x			
Gary Courtright	6/15/12			x	x		x			x	x	x	x		x	x	x		x		x	x
Greg Furey	6/15/12	x	x	x	x		x			x	x		x		x					x		x
James W. Bogart & Abby Taylor-Silva, Grower-Shipper Association of Central CA	6/15/12			x							x	x			x							
Janet Mathis	6/15/12			x						x									x			
Jason Campbell	6/15/12	x	x	x			x	x							x				x		x	x
Jerry & Diana Cooley	6/15/12			x						x									x			
Joel Trice	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x	x	
John Hutcherson	6/15/12		x							x			x							x	x	
Kay Cline	6/15/12		x	x	x	x	x			x	x		x		x					x		
Larry Parrish	6/15/12	x	x	x	x	x	x	x		x	x	x	x		x							
Laura Keister	6/15/12			x															x			

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Lindley Rolle	6/15/12	x		x	x		x			x	x	x	x		x	x			x	x		
Luke Shenefield	6/15/12		x	x	x		x			x	x		x							x		
M. Ross (no first name given)	6/15/12									x			x					x				x
Marcelino Isidro, Latino Seaside Merchant Association	6/15/12			x																		
Margaret Eaton	6/15/12				x						x				x			x				
Margarita Nguyen	6/15/12	x	x	x	x		x			x	x	x	x		x	x				x		
Mark Kintz	6/15/12		x	x	x		x	x			x	x	x			x	x	x				
Mayor Bruce Delgado	6/15/12		x	x	x		x	x			x				x		x		x	x		
Mitchell Cramton	6/15/12			x											x							x
Pat Watson	6/15/12		x	x	x		x	x	x	x		x				x	x	x	x		x	x
Ralph Rubio	6/15/12			x	x			x				x					x				x	
Richard Fetik	6/15/12	x	x	x	x		x			x	x		x		x	x	x			x		
Roy Anderson	6/15/12											x						x				x
Susan L. Schiavone	6/15/12		x	x	x	x	x	x	x	x	x	x	x		x	x	x	x	x	x		x
Suzanne Worcester	6/15/12			x	x		x	x	x	x	x		x		x		x			x	x	x
Swarup Wood	6/15/12		x	x	x		x	x	x			x	x							x		x
Tom Huff	6/15/12			x											x						x	x



Comments Received via Letter

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Mary Quirt	5/15/12	x	x		x						x	x	x		x			x				
Suzanne Roland	5/20/12										x	x										
Efran D. Lopez	5/22/12	x	x	x	x		x	x		x	x		x		x	x				x		
Holly & Michael Yanez	5/22/12	x	x	x	x		x	x		x	x		x		x	x				x		
Jean Donnelly	5/22/12	x	x	x	x		x	x		x	x		x		x	x				x		
Linda O'Connell	5/22/12	x	x	x	x		x	x		x	x		x		x	x				x		
Ron Chesshire	5/22/12		x	x							x				x							
Michael W. Stamp	5/24/12	x	x																			
Camille Stahl Penhoet	5/30/12	x	x	x							x						x	x				x
Connie Quinlan	5/30/12			x							x	x	x		x					x		x
Dawn Poston	5/30/12			x													x	x	x			
Luana Conley, Keep Fort Ord Wild	5/30/12	x	x	x	x		x	x		x	x		x		x	x	x	x	x	x		x
Friends of Fort Ord Open Space Solutions	5/31/12			x	x		x	x	x	x	x						x					
Tom Moore & Jane Haines, Sierra Club	6/1/12		x	x	x		x	x		x		x		x	x	x			x		x	x
Amy L. White, LandWatch	6/4/12	x	x	x	x	x	x	x	x													
Judith Leavelle-King	6/5/12						x			x	x		x						x	x		
Denyse Frischmuth	6/10/12	x	x	x								x	x		x							
Cari Herthel	6/12/12													x			x					
College Council of MPC	6/12/12														x							x

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Delphina G. Penrod	6/12/12													X									X
John Dunn	6/12/12		X	X								X	X		X		X						
Justin Wellner, CSUMB	6/12/12	X	X	X	X	X	X	X	X	X					X	X	X				X	X	
Louise J. Miranda Ramirez	6/12/12												X								X	X	
Robert Ritter	6/12/12												X									X	
Victoria Anne Long	6/12/12												X									X	
George & Betty Ann Wilson	6/13/12	X	X		X		X							X				X					
Edmundo Rodriguez	6/14/12			X											X							X	
Harald Kelley	6/14/12			X											X		X					X	
Henrietta Stern, FORT Friends	6/14/12		X	X	X			X		X	X	X		X	X	X		X	X				
Jody Hansen (Monterey Peninsula Chamber of Commerce)	6/14/12		X	X				X			X	X			X		X						
Ken Woodrow, Wuksachi Indian Tribe	6/14/12												X										
Laura Franklin	6/14/12			X											X							X	
Marilyn W. Evans	6/14/12			X								X						X					
Richard Garza	6/14/12	X						X					X						X				
Andrew Miller	6/15/12			X											X		X					X	
Cythia J. Tenney	6/15/12			X						X								X				X	
Dale Ellis, Monterey County Hospitality Association	6/15/12		X	X		X			X	X	X	X					X						
Darius Rike, Monterey off Road Cycling Association	6/15/12		X	X	X					X		X	X						X				

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Fort Ord Rec Users (forU), Gail Morton (letters referenced and included in forU letter below)	6/15/12	x	x	x	x		x	x	x	x	x	x	x		x	x	x	x			x		
Timothy Sanders	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x				x		
Vicki Pearse	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x				x		
John Pearse	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x				x		
Denyse Frischmuth	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x				x		
Jane Sanders	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x				x		
Jared Ikeda	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x				x		
John N. Whisler	6/15/12	x	x	x	x		x	x	x	x	x	x	x		x	x	x				x		
Bonnie Whisler	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x				x		
Dena Weber	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x				x		
Nancy Selfridge	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x				x		
Robin Lee	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x				x		
Diane Flescher	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x				x		
Lynn Hamilton	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x				x		
Safwat Malek	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x				x		
Cameron Binkley	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x				x		
Chris Herron	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x				x		
Bill Leone	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x				x		
Lisa A Deas	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x				x		
Robert S (last name illegible)	6/15/12	x	x	x	x		x			x	x	x	x		x	x	x		x	x	x		
Philomene Smith	6/15/12	x	x	x	x		x	x	x	x	x	x	x		x	x	x		x	x	x		

Name	Date	BRP Reassessment Comments (Letter)																Project-Specific Comments				
		Input Process	FORA Procedures	Economic/ Jobs	Blight/Urban Footprint	Hazardous Materials	Housing	Transportation	Water	Trails/Access	Open Space	Habitat/ Wildlife	National Monument	Native Americans	CSUMB/ UC/MPC	Aesthetics	Other	Monterey Downs/ Horse Park	Veterans' Cemetery	Eastside Parkway	East Garrison	Other
Cara Wilson	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Sandra M. Dehoach	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Anonymous	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
S.Z. (name illegible)	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
William W. Breen	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
George M. Wilson	6/15/12	x	x	x	x		x	x	x	x	x	x	x		x	x	x			x		
Rich Fox	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Henry H. Smith	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x	x	x	x		
Karen G. Mack	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Diane Cotton	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Marjorie Kay	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Christopher P. Essert	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Rick Shaffer	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Suzanne Worchester	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Bertrand Deprez	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Mackenzie Morton Boone	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Kellye Valnizza	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Rochelle Trawick	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Margaret Davis	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Heidi Trinkle	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x	x	x	x		
Franklin O. Lambert	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Hebard R. Olsen	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Geroge T. Riley	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		

Name	Date	BRP Reassessment Comments (Letter)																Project-Specific Comments				
		Input Process	FORA Procedures	Economic/ Jobs	Blight/Urban Footprint	Hazardous Materials	Housing	Transportation	Water	Trails/Access	Open Space	Habitat/ Wildlife	National Monument	Native Americans	CSUMB/ UC/MPC	Aesthetics	Other	Monterey Downs/ Horse Park	Veterans' Cemetery	Eastside Parkway	East Garrison	Other
Vanita Seth	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Therese Mayore	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Mike Cook	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
kreisenbichler@comcast.net	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
julianns@hw_-cpa.com	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
G.V.S. (name illegible)	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
J.C.S. (name illegible)	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Steve Eklund	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Alexander Shields	6/15/12	x	x	x	x		x	x		x	x	x	x		x	x	x			x		
Luana Conley	6/15/12	x	x	x	x		x	x	x	x	x	x	x		x	x	x			x		
Sidney Ramsden Scott	6/15/12		x	x	x		x			x	x	x	x					x		x		x
Amy L. White, LandWatch	6/4/12	x	x	x	x	x	x	x	x													
Henrietta Stern	6/15/12	x	x	x	x		x			x	x	x	x		x	x				x	x	
Juan Jose	6/15/12			x				x			x		x		x			x	x	x		x
Lynn-Bogan	6/15/12			x														x				
Marlene Baker	6/15/12			x		x				x					x			x	x	x		
Mayor Bruce Delgado	6/15/12 (Rev. 6/20/12)		x	x	x		x	x			x				x		x			x	x	
Michael Stamp, Keep Fort Ord Wild	6/15/12	x	x	x	x			x	x	x	x	x	x				x			x		
Paula F. Pelot, Preston and Abrams Parks Tenants Association	6/15/12 (Revised 6/16/12)	x	x	x	x	x	x	x		x		x	x		x	x			x	x	x	x
Richard (Dick) Goblirsch	6/15/12		x	x	x	x	x	x				x	x		x							x

Name	Date	BRP Reassessment Comments (Letter)																Project-Specific Comments					
		Input Process	FORA Procedures	Economic/ Jobs	Blight/Urban Footprint	Hazardous Materials	Housing	Transportation	Water	Trails/Access	Open Space	Habitat/ Wildlife	National Monument	Native Americans	CSUMB/ UC/MPC	Aesthetics	Other	Monterey Downs/ Horse Park	Veterans' Cemetery	Eastside Parkway	East Garrison	Other	
Robert Stevenson	6/15/12			x											x								x
Scott Miller	6/15/12			x											x								x
The County of Monterey Citizens Advisory Committee for the State Veterans Cemetery (CAC) (includes the following letters)	6/15/12		x	x				x											x	x	x		x
The United Veterans Council of Monterey County (UVCMC)	6/15/12		x	x				x											x	x	x		x
(name illegible)	6/15/12			x																			
Ronald M. Holland	6/15/12			x																			
Harold H. Lusk I	6/15/12			x	x	x																	
Constance Washington	6/15/12			x			x		x				x										
Mary Ann Carbone	6/15/12			x									x										
H. H. L. (name illegible)	6/15/12			x																			
Mr. L. F. (name illegible)	6/15/12			x		x				x	x								x				
Sheena Chioino-Crocquet	6/15/12			x				x											x	x		x	
James C. Bogan	6/15/12			x						x				x						x			
Cynthia J. Tenney	6/15/12			x																x			
James C. Bogan	6/15/12		x	x											x								x
D. L. Bogan (name illegible)	6/15/12			x																x			
Robert Stevinson	6/15/12			x											x								x
Juan Jose	6/15/12			x				x		x	x	x		x					x	x	x		x
Marlene Baker	6/15/12			x		x				x	x		x						x	x	x		x

Comments Received via Comment Form

Name	Date	BRP Reassessment Comments (Form)																Project-Specific Comments				
		Input Process	FORA Procedures	Economic/ Jobs	Blight/Urban Footprint	Hazardous Materials	Housing	Transportation	Water	Trails/Access	Open Space	Habitat/ Wildlife	National Monument	Native Americans	CSUMB/ UC/MPC	Aesthetics	Other	Monterey Downs/ Horse Park	Veterans' Cemetary	Eastside Parkway	East Garrison	Other
Roelof Wijbrandus	Unknown				x													x				
Bart Kowalski	5/21/12	x	x																			
Ed Mitchell	5/21/12		x	x		x				x		x										
Hazel M. Singh Tompkins	5/21/12		x	x			x	x	x	x	x			x								
Jyl Lutes	5/21/12		x	x			x	x														x
Larry Hawkins	5/21/12		x																			
Tom & Rosemary Rowley	5/21/12											x										
Unknown (1)	5/21/12								x						x				x			x
Unknown (2)	5/21/12	x			x								x									
Jan Shriner	5/22/12	x	x	x								x	x		x		x		x			
Paul Wolf	5/30/12	x		x			x		x									x				x
Unknown	5/30/12			x																		
Barbara Berlitz	5/31/12			x	x	x	x	x		x								x		x		x
Ben Mortellito	6/5/12			x				x														
Beth L. Kane	6/5/12																	x	x	x		
Chong H. Kim	6/5/12		x																			x
Connie Gardner	6/5/12			x																		x
David Clyott	6/5/12											x										
James P. Nunn	6/5/12											x						x	x			
Jeanne M. O'Brien	6/5/12																	x	x	x		
Jim Coldwell	6/5/12	x	x																			x

Name	Date	BRP Reassessment Comments (Form)																Project-Specific Comments				
		Input Process	FORA Procedures	Economic/ Jobs	Blight/Urban Footprint	Hazardous Materials	Housing	Transportation	Water	Trails/Access	Open Space	Habitat/ Wildlife	National Monument	Native Americans	CSUMB/ UC/MPC	Aesthetics	Other	Monterey Downs/ Horse Park	Veterans' Cemetery	Eastside Parkway	East Garrison	Other
John Garske	6/5/12															x		x				
Kirk Johnson	6/5/12		x													x						
Larry A. Schmidt	6/5/12			x			x				x					x						
Larry C. Marcus	6/5/12			x																		
L.inwood Eady	6/5/12															x						
Michael A. Silver Jr.	6/5/12			x																		
Parnell Strickland	6/5/12			x												x						
Patrick McCoy	6/5/12			x																		
Pierce Herschel	6/5/12																	x				
Raphael "Ralph" Villar	6/5/12																x	x				
Thomas R. Behhett	6/5/12																	x				
Unknown (1)	6/5/12			x											x		x	x				
Unknown (2)	6/5/12			x							x											
Unknown	6/6/12										x											
Lois Patten	6/8/12			x				x		x	x						x					
Melinda Takeuchi, Peninsula Carriage Driving Club	6/10/12			x				x		x	x					x						
Tamara Ketscher	6/10/12																x					
Cindy Councill	6/11/12									x												
Bonnie Whisler	6/12/12			x	x				x		x	x					x			x	x	
Jerry B. Edelen	6/12/12			x								x										
Deb Horn	6/13/12		x	x													x					
Bob Spencer	6/14/12									x	x	x	x				x					



Name	Date	BRP Reassessment Comments (Form)																	Project-Specific Comments				
		Input Process	FORA Procedures	Economic/ Jobs	Blight/Urban Footprint	Hazardous Materials	Housing	Transportation	Water	Trails/Access	Open Space	Habitat/ Wildlife	National Monument	Native Americans	CSUMB/ UC/MPC	Aesthetics	Other	Monterey Downs/ Horse Park	Veterans' Cemetery	Eastside Parkway	East Garrison	Other	
Kurt Gollnick	6/14/12			x			x	x		x	x	x			x		x	x		x	x		
Sustainable Carmel	6/14/12				x					x	x	x			x		x		x				
Bruce Marshall Harris	6/15/12			x													x						
Jane Haines	6/15/12	x	x	x									x										
William King	6/15/12			x	x																x		

**Comments from Public Workshops**

**Monterey County, May 21, 2012**

Group	BRP Reassessment Comments																Project-Specific Comments					
	Input Process	FORA Procedures	Economic/ Jobs	Blight/Urban Footprint	Hazardous Materials	Housing	Transportation	Water	Trails/Access	Open Space	Habitat/ Wildlife	National Monument	Native Americans	CSUMB/ UC/MPC	Aesthetics	Other	Monterey Downs/ Horse Park	Veterans' Cemetery	Eastside Parkway	East Garrison	Other	
A	x	x	x	x	x	x		x	x		x	x	x				x					x
B		x	x	x	x	x		x	x		x	x	x		x							x
C	x	x	x	x	x	x		x	x	x		x	x		x		x					x

**City of Marina, May 22, 2012**

Group	BRP Reassessment Comments																Project-Specific Comments					
	Input Process	FORA Procedures	Economic/ Jobs	Blight/Urban Footprint	Hazardous Materials	Housing	Transportation	Water	Trails/Access	Open Space	Habitat/ Wildlife	National Monument	Native Americans	CSUMB/ UC/MPC	Aesthetics	Other	Monterey Downs/ Horse Park	Veterans' Cemetery	Eastside Parkway	East Garrison	Other	
A		x	x		x	x												x				
B	x	x	x	x		x	x	x	x		x	x	x	x			x					x
C	x	x	x	x		x	x				x	x	x	x	x		x	x	x	x	x	x
D	x	x	x	x	x		x		x	x	x			x								x
E		x	x	x		x			x	x		x		x			x	x				x

Cities of Del Rey Oaks and Monterey, May 29, 2012

Group	BRP Reassessment Comments																Project-Specific Comments					
	Input Process	FORA Procedures	Economic/ Jobs	Blight/Urban Footprint	Hazardous Materials	Housing	Transportation	Water	Trails/Access	Open Space	Habitat/ Wildlife	National Monument	Native Americans	CSUMB/ UC/MPC	Aesthetics	Other	Monterey Downs/ Horse Park	Veterans' Cemetery	Eastside Parkway	East Garrison	Other	
A	x	x	x	x		x	x	x	x	x	x	x		x			x					
B		x	x	x		x		x					x									
C	x	x	x	x		x	x		x	x		x		x			x	x	x	x	x	x
D	x	x	x	x					x	x	x			x				x	x			x

City of Seaside, May 30, 2012

Group	BRP Reassessment Comments																Project-Specific Comments					
	Input Process	FORA Procedures	Economic/ Jobs	Blight/Urban Footprint	Hazardous Materials	Housing	Transportation	Water	Trails/Access	Open Space	Habitat/ Wildlife	National Monument	Native Americans	CSUMB/ UC/MPC	Aesthetics	Other	Monterey Downs/ Horse Park	Veterans' Cemetery	Eastside Parkway	East Garrison	Other	
A	x	x	x	x		x		x	x	x	x	x		x	x		x	x	x			
B			x	x		x			x			x					x	x				x
C	x	x	x	x				x		x	x			x			x	x	x			
D		x	x	x		x		x		x			x				x	x	x			
E		x	x	x					x	x		x		x			x	x	x			

Sierra Club Ventana Chapter, June 2, 2012

Group	BRP Reassessment Comments																Project-Specific Comments				
	Input Process	FORA Procedures	Economic/ Jobs	Blight/Urban Footprint	Hazardous Materials	Housing	Transportation	Water	Trails/Access	Open Space	Habitat/ Wildlife	National Monument	Native Americans	CSUMB/ UC/MPC	Aesthetics	Other	Monterey Downs/ Horse Park	Veterans' Cemetery	Eastside Parkway	East Garrison	Other
A	x	x	x	x	x	x	x	x	x		x	x		x			x	x			
B		x		x					x	x	x						x	x			x
C	x	x				x	x	x	x			x					x	x			
D	x	x	x	x		x			x	x		x					x	x	x		
E		x	x	x		x	x	x		x	x	x						x			

Comments Received After June 15, 2012

Name	Date	BRP Reassessment Comments (E-Mail)																Project-Specific Comments				
		Input Process	FORA Procedures	Economic/ Jobs	Blight/Urban Footprint	Hazardous Materials	Housing	Transportation	Water	Trails/Access	Open Space	Habitat/ Wildlife	National Monument	Native Americans	CSUMB/ UC/MPC	Aesthetics	Other	Monterey Downs/Horse Park	Veterans' Cemetery	Eastside Parkway	East Garrison	Other
Drew Perkins	6/16/12				x					x				x			x		x			
Michelle Jackson	6/16/12															x						
Colin Gallagher	6/17/12	x	x													x						
Steve Cushing, SBRPSTC	6/18/12			x										x							x	
Kelly McMillin, City of Salinas Chief of Police	6/20/12			x										x							x	
Phoebe Helm, Hartnell College	6/20/12			x										x							x	
Scott Miller, Monterey County Sheriff	6/21/12			x										x							x	
Carol Jones	6/22/12				x					x							x					
Nikolina DiGirolamo	6/22/12																x					
Steve Kasower	6/22/12			x				x		x												
Glen Grossman	6/23/12								x	x							x					
Bruce Delgado, Mayor, City of Marina	6/25/12		x	x	x		x	x		x						x		x	x		x	
Alexander Miller	6/26/12						x			x	x					x						
Robert Patton	6/27/12				x					x							x				x	
Debra Hale, TAMC	6/29/12		x					x		x				x		x					x	
Felix Bachofner, City of Seaside	8/3/12		x	x	x			x	x		x	x		x								



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**From:** "Suzanne Roland" <suzanne\_roland@yahoo.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Sunday, May 20, 2012 6:39 PM  
**Subject:** Reuse Plan Commentary

## Fort Ord Reassessment Plan

The opportunity is now for FORA to stand firm in their commitment to managing and dedicating for future generations the natural habitat of Fort Ord. When your present job is over, leave knowing you left a legacy of pristine open space for your children and grandchildren.

Thank You,

M.Suzanne Roland  
179 Palm Avenue  
Marina, CA 93933  
(831)582-9646  
E-Mail: [suzanne\\_roland@yahoo.com](mailto:suzanne_roland@yahoo.com)

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**From:** "Aaron Sikes" <aaron.sikes@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Cc:** "John&Sandi" <jslinquist@comcast.net>  
**Sent:** Monday, May 21, 2012 3:57 PM  
**Subject:** Fwd: Fwd: 9th Regiment area - reuse proposal

Hello,

I'm sending a thread of e-mails exchanged in late 2010 and early 2011, in which I outline a proposal for the renovation and reuse of the 9th Regiment "Manchu" Garrison (upper Infantry Hill area, Gigling and Eighth Avenue down to Col. Durham basketball courts). Sadly, the individuals I corresponded with at Seaside City Hall failed to follow up. My e-mails were twice handed off to someone named Diana, and to my knowledge no further action was taken to address the idea. Please consider the below e-mail, dated 15Dec2010, as public input on the new FORA Base Reuse Plan Reassessments. I am copying John Linquist here, as he was the first to propose reuse of the garrison as outlined below.

I look forward to hearing from you.

Many thanks,  
Aaron Sikes  
2/9 Manchus  
1989-1991

----- Forwarded message -----

From: <[RCorpuz@ci.seaside.ca.us](mailto:RCorpuz@ci.seaside.ca.us)>  
Date: 18 January 2011 09:48  
Subject: Re: Fwd: 9th Regiment area - reuse proposal  
To: Aaron Sikes <[aaron.sikes@gmail.com](mailto:aaron.sikes@gmail.com)>  
Cc: Lorie Camino <[webadmin@ci.seaside.ca.us](mailto:webadmin@ci.seaside.ca.us)>

Diana,

Please have one of our staff meet with Sikes or followup with a phone call if that is more appropriate.  
Thank you.

Ray

>>> Aaron Sikes <[aaron.sikes@gmail.com](mailto:aaron.sikes@gmail.com)> 01/18/2011 8:21 AM >>>

Dear Mr. Corpuz:

I'm forwarding a message I'd originally sent to Helen Meyers with the Fort Ord Alumni Association. She and her colleagues recommended I write to you with my inquiry as the City of Seaside currently owns the land that houses the former 9th Infantry Regiment garrison.

I will be in the Monterey area on the weekend of February 26th if you are available for a brief meeting to discuss the proposal.

Looking forward to your reply. Thank you very much for your time and consideration.

Kind regards,  
Aaron Sikes



----- Forwarded message -----

From: **Aaron Sikes** <[aaron.sikes@gmail.com](mailto:aaron.sikes@gmail.com)>

Date: 15 December 2010 13:54

Subject: 9th Regiment area - reuse proposal

To: [hmeyers@csumb.edu](mailto:hmeyers@csumb.edu)

Cc: [foaa@csumb.edu](mailto:foaa@csumb.edu), [ablader@csumb.edu](mailto:ablader@csumb.edu), John&Sandi <[jslinquist@comcast.net](mailto:jslinquist@comcast.net)>

Dear Helen,

I was referred to you by Enid Baxter Blader with regard to a project that I've recently become involved in. Briefly, a fellow veteran and I are hoping that we can "reclaim" our old garrison area on Fort Ord for use as a PTSD treatment/care/rehabilitation facility. This would entail renovation of the areas bounded by Col. Durham, 8th Ave, and Gigling Road -- the buildings and grounds formerly used by the 9th Infantry Regiment "Manchus".

My comrade-in-arms, John Linquist, is also a comrade-in-art, and was one of the many soldiers stationed at Fort Ord who contributed to the murals gracing the walls and entrances to the barracks. John and I have both found art to be a powerful means of communication and healing, and would hope that such storied contributions as those we and our fellow Manchus made could be preserved.

Our vision for the old 9th Regiment garrison includes areas set aside for veterans suffering from PTSD to produce and practice art as part of their recovery and healing. The former "active duty" art would, we think, serve to be inspiring and also encouraging. Additionally, unlike more clinical settings, where veterans are more likely to feel cut off and still further separated from the civilian population they are supposed to be a part of, we feel that the old garrison area would actually provide a sense of "home" to these men and women, where they can feel safe and supported and also included.

I understand that the City of Seaside currently owns the property in question, and that the Fort Ord Re-Use Authority/CSUMB may or may not have plans for the grounds and facilities. With all due respect to those agencies and their agendas, I wish to ask that our idea be given consideration as well. If there is an opportunity to speak to members of those agencies or to attend an upcoming meeting, please let me know. I live near Sacramento and am able to make the trip to Monterey on fairly short notice. I also have plans to be in the area at some point next month, and would be grateful to know of any important dates coming up (e.g., association meetings, etc).

Thank you very much for your time and consideration. May you and yours have a wonderful holiday season and a very Happy New Year!

Sincerely,  
Aaron J Sikes  
2/9 Infantry "Manchus"  
1989-1991

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**From:** "cCristina Sierra-Mundo" <evangelizenluv@hotmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Monday, May 21, 2012 11:05 PM  
**Subject:** Please keep Fort Ord beautiful and consider the families who live there.

Dear Fora,

I live on Frt Ord with my family in Schoonover Park. My husband works for the school district. We have lived on Frt Ord and loved it for 8 years. I am writing to let you know that part of what makes this place beautiful is the natural habitat that surrounds it. There are plenty of abandon lots, spaces and buildings that can create jobs by cleaning them and reusing them (Like CSUMB)

I disagree with any the MST project. It is advertised in the name of jobs and economy, but it is unnecessary to cut down a forest when there is SO many spaces that are just sitting there paved, abandoned and unused. Please take into consideration that an MST biz park will create more problems than it will help in the long run. I think I have a legitimate concern as a mother about the transient population that often follows large transit centers so close to students and families. With all the abandon places around frt ord, once they are drawn here there will be little holding them back. A race track and gaming brings it's own problems, does not need to be near students or families and is unnecessary.

Thank you for your time & considering this e-mail in your planning.

Blessings,

Cristina

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**From:** "Roelof Wijbrandus" <roevirjes@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Monday, May 21, 2012 9:36 AM  
**Subject:** FORA Building Plans

I have one concern. Building should be completed on blighted areas first. I see too many developments taking place on wooded lands. Fort Ord looks just as ugly as it did twenty years ago when it was abandoned.

Roelof Wijbrandus  
1495 Mescal St  
Seaside, CA  
93955

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**From:** "Charles Field" <cjfield831@yahoo.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Tuesday, May 22, 2012 1:06 PM  
**Subject:** outdated reuse plan

Please stop and reconsider the impact your decisions will have for the future of Monterey. The Ft Ord area can be the jewel in the crown of what could easily become a Mecca of recreation. That is the new progress of which we as recreationalists speak. More subdivisions, more freeways, more paved over open space, that is a thing of the past. Show that you are forward thinkers by not destroying the future of Monterey county. You need tax revenue? Build on blight not on the very thing that gives the planet oxygen. Charles, Jane, Joey and Alex Field.

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**From:** "Jan Shriner" <shrinerforsure@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Tuesday, May 22, 2012 2:46 PM  
**Subject:** FORA Base Re-Use Plan comments  
May 22, 2012 FORA Base Re-Use Plan Update, public comments, Jan Shriner, Marina

I'd like to address three things tonight: the process of the update, the need for additional content if the Base Re-Use Plan is actually updated rather than abandoned, and the original plan to end FORA in 2014.

1. The process of reviewing and updating the Base Re-Use Plan is lacking in public review of the draft. It sounds like the only time the public will formally be allowed to give our input will be ended by the early part of June and six months later a final update will be revealed. If we are to improve transparency of FORA process, there needs to be a public review and comment period of the draft update during October and prior to finalizing. Please give the public at least two meetings and two locations.

2. Additional content recommendations:

a. Increase the fees for the privilege of voting on the Board. If Carmel wants a say in the economic redevelopment of Fort Ord, they need to pay a fee that is similar to any other voting member such as Marina. The Marina community has paid far more than its share for the past history of FORA. It is time to start supporting Marina's economic redevelopment through creating business incentives funded by FORA. Marina borders a new National Monument and a large National Marine Sanctuary. FORA can add to the Base Re-Use Plan the methods that will be used to help Marina capitalize on the economic development of expanded research and tourism industries.

b. Factor the values of the "ecosystem services" into a portion of the Base Re-Use Plan. Establish a measurement system that assesses the dollar value of intact habitats and balance the projected losses of any future proposals through charging their proponents proportionally. Included with these notes tonight will be a simple clear article by John Moir in the New York Times that explains a free download called InVEST that is being used by a program called the "Natural Capital Project" or "NatCap." It was recently applied to 26,000 acre site on the North Shore of Oahu. "After examining the alternatives modeled by InVEST, Kamehameha Schools [landowner] selected a diversified mix of forestry and agriculture intended to improve water quality, sequester carbon and generate income."

c. In the Santa Monica Mountains Recreation and Conservation Authority a method of assessing economic value of habitat is also being applied. The Authority collects fees from potential developers to cover the economic losses of the habitat. The funding is used for habitat restoration of lands owned by the Santa Monica Nature Conservancy. Perhaps here, FORA could collect the fees related to potential habitat

losses and apply those funds to the UCSC reserve, the cemetery, or to new work with "Traditional Ecological Knowledge" to restore habitat quality within the new National Monument. The concept is to charge lower fees for areas of blight or weeds and progressively higher fees for habitats with valuable features such as water or oak trees. This way the land development is prioritized and mixed-user conflicts and lawsuits are reduced.

3. FORA exists to ensure that project proposals approved by smaller jurisdictions are consistent with the original Base Re-Use Plan. Why hold the FORA Board to a different standard? It will be inconsistent with the original Base Re-Use Plan to extend the existence of FORA. If the annual operating budget of FORA runs around \$1.7 million, this expense could be diverted and the funding be applied to creating and maintaining a Veterans Cemetery or any number of other community amenities and services. Let FORA sunset as planned. It was a good idea for its time and now times have changed.

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**From:** "Darren McBain" <Darren@fora.org>  
**To:** "Ron Sisseem" <sissem@emcplanning.com>; "ingramgp" <ingramgp@ix.netcom.com>  
**Sent:** Thursday, May 24, 2012 5:51 PM  
**Subject:** FW: FORA BRP  
[One more for today.](#)

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**From:** greg nakanishi [mailto:gregnaka51@yahoo.com]  
**Sent:** Thursday, May 24, 2012 2:06 PM  
**To:** Darren McBain  
**Subject:** FORA BRP

I attended the Marina workshop and would submit the following comments for your consideration:

First, I agree with the "EEE" mission of FORA. Economic Development, Education, Environment. I think any strong community is built on a strong economy, a government that works in the interest of its citizens and one that provides and encourages the education of its population.

Second, I am concerned that when Fort Ord closed, it was directly employing around 20,000 people and subsequent development has only generated around 5,000 jobs. This deficit has impacted the community in so many ways. The "middle class" does not exist on the Peninsula, residents are either wealthy or have lived here for years and have a residence from generations past. The wealthy are either retired or live here and commute to San Jose for their high paying jobs. The poor must commute to the Peninsula and live in other lower cost areas. This increases the carbon footprint on the Peninsula with so many people having to commute "out" or "in" to make their living. In addition, with the establishment of CSUMB, we should be creating jobs that can employ the skills they are picking up at college. Otherwise, we are simply educating students and forcing them to leave the area for good paying jobs. This doesn't build on the "Education" focus stated in your mission and hurts our community in the long-term. I would like to see FORA focus on bringing in companies that will employ skilled people and provide higher paying jobs. Let's not simply focus on more hotels, restaurants and tourism. Let's bring in some research labs, professional businesses, agricultural research, oceanic research, etc.

Third, while I love our trees, I think that dedicating 65% of the land for habitat is enough. While the tree lovers have their position and are very vocal and politically active, I believe the majority of residents on the Peninsula want to see planned and thoughtful development of the former Fort Ord. We are certainly not as vocal, but trust that we are here and are sick and tired of all the attention being focused on the trees.

Fourth, we need to define and commit to the exact property lines of the veterans cemetery. With all the political jockeying going on, veterans need to be assured that the cemetery has a dedicated place, that will not be moved because someone doesn't want to cut down a tree. Let's remember that Fort Ord was a military base, these veterans laid their lives on the line for our freedom, and we need to give them a proper memorial...no matter how many trees must be cut!

Fifth, people are concerned that with all the new housing and construction, we won't be able to sell them all. Well, let the market dictate the price of housing. If we have an abundance of houses and lower prices, then people who have to commute from out of

town to work here, may finally be able to live here and become productive members of our community. This will be good for the Peninsula by bringing back the middle class and a more balanced perspective to this community.

Sixth, I don't know if Monterey Downs is the right business for the community or not. It seems like it might bring in a lot of wealthy horse owners to the Peninsula which would be a positive. However, I am sick and tired of the opponents talking about the low paying jobs it will bring, while they talk about their eco-tourism bringing in gate keeper jobs, hotel jobs, tour guide jobs, etc. Last time I checked, these are minimum wage jobs. I know this is just an aside, I am just appalled with their lack of economic and business sense.

In summary, the EEE mission is viable. However, as with everything in life, it is interdependent and requires thoughtful solutions. Good Luck!

Greg Nakanishi



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**From:** "Laurie Westrich" <lauriewestrich@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, May 24, 2012 4:27 PM  
**Subject:** Keep Fort Ort Wild  
Hello,

I would like to add my voice to those who are very concerned about the effects of the so-called Base Reuse Plan. For me this is a euphemism to obfuscate the fact that this plan would effectively destroy part of what makes our area so beautiful and unique. The plan would remove thousands of live oaks, displace wildlife habitat, and destroy a recreational area used by thousands of people. I find this destruction to be unconscionable and can only hope that you will take this viewpoint into consideration.

Thank you,  
Laurie Westrich

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**From:** "markus gradecak" <markusginmd@atlanticbb.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, May 24, 2012 7:08 AM  
**Subject:** reuse suggestion

I think there is clearly sufficient documented need...and this would be an appropriate location imho for: housing for homeless vets and a new veterans hospital...or at least a clinic...on some portion of the site.

(I was assigned to 8th Evac Hosp and worked as an OR scrub tech at Silas B. Hayes in the early to mid 70's...)

**Mark Gradecak**

**Principal**

Gradecak & Associates, Inc.  
400 S. Cross Street, Suite 1B  
Chestertown, MD 21620  
410-928-5658  
[consultmark@atlanticbb.net](mailto:consultmark@atlanticbb.net)

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**From:** "Beverly Bean" <beverlygb@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Saturday, May 26, 2012 2:55 PM  
**Subject:** Re-assessment of the FORA Plan  
**Re:** The Fort Ord Reuse Authority Re-assessment

1. The Plan must be reworked to reflect the current economic and population forecasts. You cannot authorize anything when you use 15 year old statistics. Ecotourism must be included as a viable alternative to massive development. The old plan is based on outdated projections and was made before the public had the opportunity to explore the previously gated and guarded base. The old plan, which did focus on open space and recreation, is not even being followed!
2. The reassessment must advocate for sensible land use practices which require a reliable, long term water source for any development. The reassessment should include meaningful efforts to provide affordable housing for local working families.
3. It is essential to recognize that about half (7500 acres) of the National Monument is the Impact Zone and is not expected to be usable for decades, if ever. The Monument is surrounded by 3340 acres of prime open space, habitat and trails. This area is proposed for a horse race park, gambling, 1,000 exclusive homes and other massive development. The Monterey Downs proposal represents the worst sort of land use planning. If allowed, this will block access to the Monument recreation areas and will include the bulldozing of around 4,000 protected oak trees. It will place a gambling venue next to California State University Monterey Bay. Hill top views from the new monument will be marred by a sports arena, strip malls and 1500 homes. I urge you to preserve these 3340 acres in their natural state for future generations to enjoy. Adding this acreage to the monument is now a matter of national interest.
4. Three unfinished projects have already frontloaded decades of housing and commercial space on Ft. Ord. We do not need more, especially on sensitive natural habitat. Any additional building should happen in the blighted areas of the former base. These ruins, many containing asbestos and lead paint must be cleaned up and infill development should happen there. Efforts must be made to support that kind of redevelopment instead of destroying pristine oak forests.
5. I am opposed to the planned Eastside Parkway which will cut a path through Parker Flats, killing 3000-5000 oak trees, to connect to the unfinished East Garrison Subdivision. Parker Flats is used for recreation by thousands of people from inside and outside of Monterey County. It regularly exceeds 100 visitors/ day on weekdays and 200/day on weekends. Parker Flats is a gateway to the National Monument. The Eastside Parkway is based on the outdated numbers in the 1997 Base Reuse plan and it violates the policy of the FORA act which requires FORA "to maintain and protect the unique environmental resources of the area".
6. Squandering Monterey County's unique assets is not the way to economic prosperity.

Beverly G. Bean  
39 Calera Canyon Road  
Corral de Tierra, Ca. 93908

**From:** <jeanmdonnelly@comcast.net>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Cc:** <fortordrecu@gmail.com>  
**Sent:** Saturday, May 26, 2012 4:24 PM  
**Subject:** Comments for the Fort Ord Reuse Authority  
To The Fort Ord Reuse Authority,

Dear Members,

You have asked for community input regarding the future use of Fort Ord. I suggest the following.

1. Blighted areas be developed first.
2. Protect open corridors from Fort Ord Sand Dunes State Beach to the National Monument in Seaside and Marina.
3. An Environmental Impact Report for the Eastside Parkway
4. The Veteran's Cemetery should be located on the National Monument property.
5. If you are serious about public input, there need to be media notices about the meetings you are conducting regarding this huge parcel of land. I found out about your meetings from Keep Fort Ord Wild.

Sincerely,

Darryl and Jean Donnelly

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**From:** <TeesNTerriers@aol.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Cc:** <fortordrecu@gmail.com>  
**Sent:** Saturday, May 26, 2012 4:14 PM  
**Subject:** My views on Fort Ord Re-Development

- The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE.
- The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
- More than a million square feet of vacant, and "approved, but not built" commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.
- 
- David A. Alexander, 164 Pine Canyon Road, Salinas, CA 93908
- 831-455-2135

## Vickie Bermea

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**From:** ingramgp [ingramgp@ix.netcom.com]  
**Sent:** Sunday, May 27, 2012 11:18 PM  
**To:** Michael Groves; Ron Sisseem; Richard James; Erin Harwayne; David Zehnder; Candace Ingram; Ellen Martin  
**Subject:** Fwd: Fort Ord Base Reuse reassessment  
**Categories:** FORA

----- Original Message -----

**Subject:**Fort Ord Base Reuse reassessment  
**Date:**Sat, 26 May 2012 17:24:54 -0700 (PDT)  
**From:**E Lang <[cdml\\_lang@yahoo.com](mailto:cdml_lang@yahoo.com)>  
**Reply-To:**E Lang <[cdml\\_lang@yahoo.com](mailto:cdml_lang@yahoo.com)>  
**To:**[plan@fora.org](mailto:plan@fora.org) <[plan@fora.org](mailto:plan@fora.org)>, [ingramgp@ix.netcom.com](mailto:ingramgp@ix.netcom.com) <[ingramgp@ix.netcom.com](mailto:ingramgp@ix.netcom.com)>, [lana@fora.org](mailto:lana@fora.org) <[lana@fora.org](mailto:lana@fora.org)>  
**CC:**[fortordrecu@gmail.com](mailto:fortordrecu@gmail.com) <[fortordrecu@gmail.com](mailto:fortordrecu@gmail.com)>

Dear FORA Board of Directors,

As a member of Ford Ord Rec Users and a Monterey County resident and voter I am urging you at this time of reassessment to give serious and deliberate thought to the requests of our organization, which represents thousands of Monterey County residents. Thank you in advance for your time and attention to these considerations and recommendations.

Respectfully,  
Elizabeth Lang

FORT ORD REC USERS ARE DEMANDING:

1. Build on urbanized blight first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
4. Locate and build veterans cemetery at a location which may be incorporated into the National Monument.
5. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.

*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

- The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
- The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower

demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.

- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
- More than a million square feet of vacant, and “approved, but not built” commercial space vie for occupants. It is not in Monterey County’s interests to build more empty homes and empty offices.
- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a “regional park.” Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
- A Base Reuse Plan Reassessment is mandated. FORA has scheduled 5 public meetings, yet failed to effectively promote and advertise the meetings. Were all jurisdictions with representation on the FORA Board included? How and when were these FORA meetings noticed? Where are the public service announcements? Where were the announcements in print media? What email lists were notified? The meeting procedures are designed to be self-limiting in that the public has not been appropriately noticed. Secondly, there are no public meetings scheduled after the consulting company prepares its “draft recommendations.” Make the work product subject to review prior to being submitted for FORA Board action.
- Five public meetings between May 21 and June 2 exclude participation by a large contingency of stakeholders. CSUMB held its commencement ceremonies on May 19 and students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most affected groups and are excluded by the scheduling of these meetings.
- Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road. The posted sign on the barricade claims that the road is closed due to “illegal dumping.” What dumping? And is dumping a reason to *close* roads or a reason to *patrol* roads?
- Open South Boundary Road to alleviate traffic on Highway 68.
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.

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**From:** "Gregory Perkins" <gsperk@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Saturday, May 26, 2012 6:25 PM  
**Subject:** FT Ord

**FORT ORD REC USERS ARE DEMANDING:**

1. Build on urbanized blight first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
4. Locate and build veterans cemetery at a location which may be incorporated into the National Monument.
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*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

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demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.

- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
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- A Base Reuse Plan Reassessment is mandated. FORA has scheduled 5 public meetings, yet failed to effectively promote and advertise the meetings. Were all jurisdictions with representation on the FORA Board included? How and when were these FORA meetings noticed? Where are the public service announcements? Where were the announcements in print media? What email lists were notified? The meeting procedures are designed to be self-limiting in that the public has not been appropriately noticed. Secondly, there are no public meetings scheduled after the consulting company prepares its "draft recommendations." Make the work product subject to review prior to being submitted for FORA Board action.
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- Open Intergarrison Road from the Jerry Smith Corridor to Reservation

Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road. The posted sign on the barricade claims that the road is closed due to "illegal dumping." What dumping? And is dumping a reason to *close* roads or a reason to *patrol* roads?

- Open South Boundary Road to alleviate traffic on Highway 68.
  - Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.
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**From:** "kathy frandeen" <kathybellfrandeen@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Saturday, May 26, 2012 4:26 PM  
**Subject:** This Fort Ord Rec User Demands

1. Build on urbanized blight first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
4. Locate and build veterans cemetery at a location which may be incorporated into the National Monument.
5. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.

*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*  
*Kathy Frandeen*

**From:** "Luana Conley" <luanaconley@gmail.com>  
**To:** <plan@fora.org>; <ingramgp@ix.netcom.com>; <lana@fora.org>; "Michael Groves" <groves@emcplanning.com>; "Cris Staedler" <staedler@emcplanning.com>; "Teri Wissler Adam" <wissler@emcplanning.com>; "Ron Sisse" <sisse@emcplanning.com>; "Richard James" <james@emcplanning.com>; <info@keepfortordwild.org>  
**Sent:** Saturday, May 26, 2012 5:57 PM  
**Subject:** FORA Base Reuse Plan Reassessment Demands

**Following are a collection of public demands to be heard as the Base Reuse Plan Reassessment is undertaken:**

1. **REVISE** the Base Reuse Plan, using today's population and economic forecast data, to be consistent with the needs and interests of our region as they exist now.
2. Preserve the 3,340 acres surrounding the National Monument by means of a permanent open space designation.
3. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
4. Stop wasting taxpayer money on Roads to Nowhere such as the proposed Eastside Freeway.
5. Create the Veterans Cemetery at a location which may be incorporated into the National Monument.
6. Stop the blood sports horse racing and gambling proposal. This is not appropriate economic development near a Nat'l Monument and a university.

*These important considerations must be included in the Reassessment Report and recommendations made that are consistent with them:*

- The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
- The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base

Reuse Plan as written.

- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
- More than a million square feet of vacant retail and commercial space vie for occupants. It is not in Monterey County's interests to build more empty office space and business parks.
- FORA and Monterey County have found themselves competing with the very cities FORA was created to help after base closure with ill-fated proposals such as an industrial park at Whispering Oaks while the Marina airport, groomed for business development, goes vacant.
- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a "regional park." Its use and attraction is of interest to our entire nation. This demands reassessment as to protection of adjacent lands.
- A Base Reuse Plan Reassessment is mandated. FORA has scheduled 5 public meetings, yet failed to effectively promote and advertise the meetings. Were all jurisdictions with representation on the FORA Board included? How and when were these FORA meetings noticed? Where are the public service announcements? Where were the announcements in print media? What email lists were notified? The meeting procedures are designed to be self-limiting in that the public has not been appropriately noticed. Secondly, there are no public meetings scheduled after the consulting company prepares its "draft recommendations." Make the work product subject to review prior to being submitted for FORA Board action. FORA's narrow definition of "reassessment" considerably deviates from the public and Sierra Club expectations.
- Five public meetings between May 21 and June 2 exclude participation by a large contingency of stakeholders. CSUMB held its commencement ceremonies on May 19 and students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most affected groups and are excluded by the scheduling of these meetings.
- The same company that is doing the reassessment, EMC Planning Inc., also wrote the Base Reuse Plan, is managing Monterey Downs, the proposed Seaside Resort development, the Vet Cemetery, and did the CEQA for Fort Ord Transportation Network. This has the appearance of a serious conflict of interest. Can the public be expected to trust that EMC can do a fair reassessment of the Plan they wrote?
- Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road. The posted sign on the barricade claims that the road is closed due to "illegal dumping." And is dumping a reason to *close* roads or a reason to *patrol* roads? FORA doesn't seem sensitive to the highly visible

and continuous dumping going on right next door to the FORA offices.

- Open South Boundary Road to alleviate traffic on Highway 68.
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.
- "Job replacement" is a fallacious argument for unnecessary building. The soldiers didn't lose their jobs, they took them with them to their next assignment. The 30,000 soldiers housed on the base barely had spending money. They were not buying cars, houses, looking for jobs, nor in most cases, supporting families on trainee pay. Again, the university, if the outdoor laboratory of a campus does not become strangled with strip malls, hotels, housing, and an unimaginable horse race and betting track, is on its way to creating long term jobs lost now a generation ago.

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Luana Conley  
P.O. Box 1303  
Monterey, CA  
Marina resident  
831-884-9662

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**From:** "Rahul Pillay" <rpillay@csumb.edu>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Sent:** Saturday, May 26, 2012 3:53 PM  
**Subject:** Fort Ord

FORT ORD REC USERS ARE DEMANDING:

1. Build on urbanized blight first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
4. Locate and build veterans cemetery at a location which may be incorporated into the National Monument.
5. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.

*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

- The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
- The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble.

Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.

- More than a million square feet of vacant, and “approved, but not built” commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a “regional park.” Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
- A Base Reuse Plan Reassessment is mandated. FORA has scheduled 5 public meetings, yet failed to effectively promote and advertise the meetings. Were all jurisdictions with representation on the FORA Board included? How and when were these FORA meetings noticed? Where are the public service announcements? Where were the announcements in print media? What email lists were notified? The meeting procedures are designed to be self-limiting in that the public has not been appropriately noticed. Secondly, there are no public meetings scheduled after the consulting company prepares its “draft recommendations.” Make the work product subject to review prior to being submitted for FORA Board action.
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- Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road. The posted sign on the barricade claims that the road is closed due to “illegal dumping.” What dumping? And is dumping a reason to *close* roads or a reason to *patrol* roads?
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Rahul G. Pillay



*Made in the CSU system - CSUMB*

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**From:** "Wade Einkauf" <wade\_einkauf@msn.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Sent:** Saturday, May 26, 2012 5:51 PM  
**Subject:** Fort Ord Reuse

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interests to build more empty homes and empty offices.

- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
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Wade Einkauf  
791 Quail Ridge Ln  
Salinas, CA 93908

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**From:** "Alison Passell" <ersb64@yahoo.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Sunday, May 27, 2012 7:48 AM  
**Subject:** Fort Ord Re-use Policies

Hello,

I am a concerned citizen who feel strongly that the following ideas for land-use policy generally and specifically related to Fort Ord are sound. I strongly believe they must be implemented to retain the high quality of life we enjoy here on the Central Coast.

Thank you,  
Alison Passell

**FORT ORD REC USERS ARE DEMANDING:**

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- More than a million square feet of vacant, and “approved, but not built” commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
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The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.

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**From:** "Bob Coble" <bobcoble@pacbell.net>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Sent:** Sunday, May 27, 2012 2:42 AM  
**Subject:** FORA -- Please adhere to these guidelines

Dear Folks at FORA,

Please make ALL your actions open and transparent to us, the public. As you proceed with plans for the former Fort Ord, please adhere to the recommendations listed below.

We make no attempt at originality in this message because the folks at Fort Ord Rec Users have outlined the needs excellently, as they are listed below.

It is our hope and request, as it is of many others that you will:

1. Build on urbanized blight first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
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Bob & Patricia Coble  
Seaside, California

**From:** "Deborah Carol" <dhelen@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Sunday, May 27, 2012 11:23 AM  
**Subject:** Fot Ord Reuse!

**Deborah Carol** and *FORT ORD REC USERS ARE DEMANDING:*

1. **Build on urbanized blight first.**
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- **The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere.**
- ***An EIR is imperative.***
- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
- More than a million square feet of vacant, and “approved, but not built”

commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.

- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a “regional park.” Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
- A Base Reuse Plan Reassessment is mandated. FORA has scheduled 5 public meetings, yet failed to effectively promote and advertise the meetings. Were all jurisdictions with representation on the FORA Board included? How and when were these FORA meetings noticed? Where are the public service announcements? Where were the announcements in print media? What email lists were notified? The meeting procedures are designed to be self-limiting in that the public has not been appropriately noticed. Secondly, there are no public meetings scheduled after the consulting company prepares its “draft recommendations.” Make the work product subject to review prior to being submitted for FORA Board action.
- Five public meetings between May 21 and June 2 exclude participation by a large contingency of stakeholders. CSUMB held its commencement ceremonies on May 19 and students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most affected groups and are excluded by the scheduling of these meetings.
- Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road. The posted sign on the barricade claims that the road is closed due to “illegal dumping.” What dumping? And is dumping a reason to *close* roads or a reason to *patrol* roads?
- Open South Boundary Road to alleviate traffic on Highway 68.
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.

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 THANK YOU!

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**From:** "Iris Peppard" <ipeppard@csumb.edu>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Sent:** Sunday, May 27, 2012 11:23 AM  
**Subject:** fortordrecu@gmail.com

To whom it my concern,

Fort Ord wildlife areas are a County treasure. I am emailing to express my thoughts on development in this area. We must:

- 1) Build on urbanized blight first before building on any wildlife area
- 2) Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
- 3) Require an Environmental Impact Report for the Eastside Parkway.
- 4) Locate and build veterans cemetery at a location which may be incorporated into the National Monument.
- 5) REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.
- 6) I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.
- 7) The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE.
- 8) The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
- 9) The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- 10) The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
- 11) With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.  
More than a million square feet of vacant, and "approved, but not built" commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
- 12) Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.  
Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a "regional park." Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of

adjacent lands.

13) A Base Reuse Plan Reassessment is mandated. FORA has scheduled 5 public meetings, yet failed to effectively promote and advertise the meetings. Were all jurisdictions with representation on the FORA Board included? How and when were these FORA meetings noticed? Where are the public service announcements? Where were the announcements in print media? What email lists were notified? The meeting procedures are designed to be self-limiting in that the public has not been appropriately noticed. Secondly, there are no public meetings scheduled after the consulting company prepares its “draft recommendations.” Make the work product subject to review prior to being submitted for FORA Board action.

14) Five public meetings between May 21 and June 2 exclude participation by a large contingency of stakeholders. CSUMB held its commencement ceremonies on May 19 and students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most affected groups and are excluded by the scheduling of these meetings.

15) Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road. The posted sign on the barricade claims that the road is closed due to “illegal dumping.” What dumping? And is dumping a reason to close roads or a reason to patrol roads?

16) Open South Boundary Road to alleviate traffic on Highway 68.

17) Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.

Thank you. ~Iris Peppard

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Iris Diana Peppard

CSUMB, SLI Project Manager for the Salinas-Marina Community Food Project

Everyone's Harvest, Executive Director

[ipeppard@csumb.edu](mailto:ipeppard@csumb.edu)

SLI Phone: (831) 582-4140

SLI Fax: (831) 582-3568

Everyone's Harvest Phone: (831) 384-6961

Everyone's Harvest Fax: (831) 384-6881

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**From:** "ingramgp" <ingramgp@ix.netcom.com>  
**To:** "Michael Groves" <groves@emcplanning.com>; "Ron Sisse" <sissem@emcplanning.com>; "Richard James" <james@emcplanning.com>; "Erin Harwayne" <eharwayne@DDAPlanning.com>; "David Zehnder" <dzehnder@epssac.com>; "Candace Ingram" <ingramgp@ix.netcom.com>; "Ellen Martin" <emartin@epssac.com>  
**Sent:** Sunday, May 27, 2012 11:22 PM  
**Subject:** Fwd: Mountain Biking at Fort Ord

----- Original Message -----

**Subject:** Mountain Biking at Fort Ord  
**Date:** Sun, 27 May 2012 21:50:35 -0700  
**From:** Mike Vandeman <[mjvande@pacbell.net](mailto:mjvande@pacbell.net)>  
**To:** Recipient list suppressed ;

Please share with all appropriate and interested parties.

Bicycles should not be allowed in any natural area. They are inanimate objects and have no rights. There is also no right to mountain bike. That was settled in federal court in 1994: <http://mjvande.nfshost.com/mtb10.htm> . It's dishonest of mountain bikers to say that they don't have access to trails closed to bikes. They have EXACTLY the same access as everyone else -- ON FOOT! Why isn't that good enough for mountain bikers? They are all capable of walking...

A favorite myth of mountain bikers is that mountain biking is no more harmful to wildlife, people, and the environment than hiking, and that science supports that view. Of course, it's not true. To settle the matter once and for all, I read all of the research they cited, and wrote a review of the research on mountain biking impacts (see <http://mjvande.nfshost.com/scb7.htm> ). I found that of the seven studies they cited, (1) all were written by mountain bikers, and (2) in every case, the authors misinterpreted their own data, in order to come to the conclusion that they favored. They also studiously avoided mentioning another scientific study (Wisdom et al) which did not favor mountain biking, and came to the opposite conclusions.

Those were all experimental studies. Two other studies (by White et al and by Jeff Marion) used a survey design, which is inherently incapable of answering that question (comparing hiking with mountain biking). I only mention them because mountain bikers often cite them, but scientifically, they are worthless.

Mountain biking accelerates erosion, creates V-shaped ruts, kills small animals and plants on and next to the trail, drives wildlife and other trail users out of the area, and, worst of all, teaches kids that the rough treatment of nature is okay (it's NOT!). What's good about THAT?

For more information: <http://mjvande.nfshost.com/mtbfaq.htm> .

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I am working on creating wildlife habitat that is off-limits to humans ("pure habitat").  
Want to help? (I spent the previous 8 years fighting auto dependence and road construction.)

Please don't put a cell phone next to any part of your body that you are fond of!

<http://mjvande.nfshost.com>

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**From:** "ingramgp" <ingramgp@ix.netcom.com>  
**To:** "Michael Groves" <groves@emcplanning.com>; "Ron Sisse" <sissem@emcplanning.com>; "Richard James" <james@emcplanning.com>; "Erin Harwayne" <eharwayne@DDAPlanning.com>; "David Zehnder" <dzehnder@epssac.com>; "Candace Ingram" <ingramgp@ix.netcom.com>; "Ellen Martin" <emartin@epssac.com>  
**Sent:** Sunday, May 27, 2012 11:17 PM  
**Subject:** Fwd: FORA Reassessment

----- Original Message -----

**Subject:**FORA Reassessment  
**Date:**Sat, 26 May 2012 19:40:39 -0400 (EDT)  
**From:**[Nyassany@aol.com](mailto:Nyassany@aol.com)  
**To:**[ingramgp@ix.netcom.com](mailto:ingramgp@ix.netcom.com)  
**CC:**[plan@fora.org](mailto:plan@fora.org)

Dear FORA Board,

**I believe that modifications to the Base Reuse Plan are necessary in order to meet the needs and expectations of the community.**

**Please consider protecting recreation & open space areas, and re-develop areas that have already been developed in the past by the Army. I cannot understand why some would wish to pave & build over accessible pristine maritime chaparral when infrastructure already exists in areas of blight, that needs re-development anyway.**

Respectfully,

Norman Yassany  
1597 Lowell St.  
Seaside, CA 93955  
[nyassany@aol.com](mailto:nyassany@aol.com)



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**From:** "Richard H. Rosenthal" <rrosenthal62@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Cc:** "lawoff" <lawoffrhrapc@sbcglobal.net>  
**Sent:** Sunday, May 27, 2012 6:53 AM  
**Subject:** Review of fort ord reuse plan

Save Our Peninsula Committee is pleased that Fora is reviewing and hopefully updating the legally inadequate and woefully outdated re-use plan. SOP strongly suggests that the review include an environmental assessment. Anything less than a new EIR would be legally insufficient.

Thank you for considering the above.

Richard H. Rosenthal  
Save Our Peninsula Committee

Sent from my iPad

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**From:** "Roland Martin" <rolhmar@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Cc:** <fortordrecu@gmail.com>  
**Sent:** Sunday, May 27, 2012 1:52 PM  
**Subject:** Fort Ord development.  
To: Fort Ord Reuse Authority.

Many Locals believe the development of Fort Ord is being driven by too many special interests, and not enough long term planning. Growth, in any form, will use water. Whether the Authority believes it has sufficient dedicated water or not, the lack of water in surrounding communities will inhibit neighboring growth, which in turn will reduce the need for expansion of any kind in Fort Ord - other than a cemetery.

Please scale back your somewhat grand plans. If any development is to take place, make use of those extensive areas of building blight first Demolishing old warehouses, parade grounds and military housing gives a two for one return on investment.

Respectfully, Roland Martin Carmel Valley

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**From:** "Sandra Gray" <sandrag394@gmail.com>  
**To:** <fortordrecu@gmail.com>; "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Sent:** Sunday, May 27, 2012 1:24 PM  
**Subject:** Please act according to these arguments  
FORT ORD REC USERS ARE DEMANDING:

1. Build on urbanized blight first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
4. Locate and build veterans cemetery at a location which may be incorporated into the National Monument.
5. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.

*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

- The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
- The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.

- More than a million square feet of vacant, and “approved, but not built” commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a “regional park.” Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
- A Base Reuse Plan Reassessment is mandated. FORA has scheduled 5 public meetings, yet failed to effectively promote and advertise the meetings. Were all jurisdictions with representation on the FORA Board included? How and when were these FORA meetings noticed? Where are the public service announcements? Where were the announcements in print media? What email lists were notified? The meeting procedures are designed to be self-limiting in that the public has not been appropriately noticed. Secondly, there are no public meetings scheduled after the consulting company prepares its “draft recommendations.” Make the work product subject to review prior to being submitted for FORA Board action.
- Five public meetings between May 21 and June 2 exclude participation by a large contingency of stakeholders. CSUMB held its commencement ceremonies on May 19 and students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most affected groups and are excluded by the scheduling of these meetings.
- Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road. The posted sign on the barricade claims that the road is closed due to “illegal dumping.” What dumping? And is dumping a reason to *close* roads or a reason to *patrol* roads?
- Open South Boundary Road to alleviate traffic on Highway 68.
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.

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Sandra Gray

<http://graysphototours.shutterfly.com/>

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**From:** "Sandy McPherson" <dtrofpherson@yahoo.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Sunday, May 27, 2012 3:38 PM  
**Subject:** Fort Ord Base Reuse Reassessment

Dear Members of the FORT ORD REUSE AUTHORITY,

As future residents of the Monterey Peninsula area, we implore your help in allowing this recreational area to remain available for public use. Public access to Fort Ord recreational and cultural spaces on old Fort Ord, was the number one factor in our decision to buy property this summer in the local area. It greatly concerns us that public use of this land could be in jeopardy.

The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE. As a long time military family, we are well aware of the eye-soar these abandoned facilities can become and are also familiar with the asset to the community they can be when a well-planned redevelopment takes place.

We also know, coming from several years over-seas, operating in combat roles and raising our families in these times of uncertainty that we are truly blessed here in the states with amazing opportunities such as the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside). We cannot stress enough how these last remaining gifts of our country need to be protected.

Let it be known that we fully support the Fort Ord Rec Users initiative to locate and build the veterans cemetery at a location which may be incorporated into the National Monument. What a tribute this would be, as well as a magnet for tourism and cultural enrichment, especially being located within such a high profile military community.

As parents of children who have a tremendous love for outdoor activities, especially equestrian related opportunities and having relocated numerous times throughout the country, we have seen firsthand how access to our beautiful lands continues to diminish. For myself and my husband, who ACTUALLY FIGHTS for these freedoms for the people on a day to day basis, this is truly saddening.

Again, we appeal to you. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of the region as they exist now. Build on urbanized blight first. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. Plan reassessment requires recognition of the changed demands and interests of those who live here.

Sincerely,

Sandy McPherson  
PSC 2 Box 15756  
APO, AE 09012

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**From:** "Cassady Elischer" <ce3739@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Sent:** Monday, May 28, 2012 11:53 AM  
**Subject:** Ft. Ord Open Space  
FORT ORD REC USERS ARE DEMANDING:

Build on urbanized blight first.

Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).

Require an Environmental Impact Report for the Eastside Parkway.

Locate and build veterans cemetery at a location which may be incorporated into the National Monument.

REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE.

The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.

The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.

The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.

With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.

More than a million square feet of vacant, and "approved, but not built" commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.

Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.

Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a "regional park." Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.

A Base Reuse Plan Reassessment is mandated. FORA has scheduled 5 public meetings, yet failed to effectively promote and advertise the meetings. Were all jurisdictions with representation on the FORA Board included? How and when were these FORA meetings

noticed? Where are the public service announcements? Where were the announcements in print media? What email lists were notified? The meeting procedures are designed to be self-limiting in that the public has not been appropriately noticed. Secondly, there are no public meetings scheduled after the consulting company prepares its "draft recommendations." Make the work product subject to review prior to being submitted for FORA Board action.

Five public meetings between May 21 and June 2 exclude participation by a large contingency of stakeholders. CSUMB held its commencement ceremonies on May 19 and students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most affected groups and are excluded by the scheduling of these meetings.

Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road. The posted sign on the barricade claims that the road is closed due to "illegal dumping." What dumping? And is dumping a reason to close roads or a reason to patrol roads?

Open South Boundary Road to alleviate traffic on Highway 68.

Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.

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THANK YOU!

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**From:** "Edith Frederick" <ediesan@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Monday, May 28, 2012 7:20 AM  
**Subject:** Fort Ord Benefits

This says what I support and I thank you for respecting:

**FORT ORD REC USERS ARE EXPECTING:**

1. Build on urbanized blight first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
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- Open South Boundary Road to alleviate traffic on Highway 68.
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.

THANK YOU!

Edie Frederick, retired teacher  
Salinas, CA

**From:** "Joel Trice" <Joel@itsfixednow.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Cc:** <fortordrecu@gmail.com>  
**Sent:** Monday, May 28, 2012 11:27 PM  
**Subject:** Fort Ord Recreational user Request

I, as a local trail user am in favor of the following:

FORT ORD REC USERS ARE DEMANDING:

1. Build on urbanized blight first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
4. Locate and build veterans cemetery at a location which may be incorporated into the National Monument.
5. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.

*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

- The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
- The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
- More than a million square feet of vacant, and "approved, but not built" commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a "regional park." Its use and attraction is of interest

to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.

- A Base Reuse Plan Reassessment is mandated. FORA has scheduled 5 public meetings, yet failed to effectively promote and advertise the meetings. Were all jurisdictions with representation on the FORA Board included? How and when were these FORA meetings noticed? Where are the public service announcements? Where were the announcements in print media? What email lists were notified? The meeting procedures are designed to be self-limiting in that the public has not been appropriately noticed. Secondly, there are no public meetings scheduled after the consulting company prepares its "draft recommendations." Make the work product subject to review prior to being submitted for FORA Board action.
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Thank you,  
Joel Trice  
7441 Matterhorn Place  
Prunedale, CA 93907  
[joel@itsfixednow.com](mailto:joel@itsfixednow.com)

This message and any attached documents may be privileged or confidential and contain information protected by state and federal privacy statutes. They are intended only for the use of the addressee. If you are not the intended recipient, any disclosure, copying, or distribution of this information is strictly prohibited. If you received this transmission in error, please accept our apologies and notify the sender.

**From:** "Joseph Hertlein" <joe Hertlein@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>  
**Sent:** Monday, May 28, 2012 2:14 PM  
**Subject:** Fort Ord Plan

1. Build on urbanized blight areas first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
4. Locate and build veterans cemetery at a location which may be incorporated into the National Monument.
5. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.

*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

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- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a "regional park." Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
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Joseph Hertlein

[joehertlein@gmail.com](mailto:joehertlein@gmail.com)

831-659-9765 (office)

831-236-3461 (cell)

**From:** "Ken Howat" <ukjhatc@gmail.com>  
**To:** "Lena Spilman" <Lena@fora.org>; "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>  
**Sent:** Monday, May 28, 2012 8:28 PM  
**Subject:** Fort Ord Base Reuse Concerns

Good Day:

As a recreational user of the lands that were the old Fort Ord, and a local resident, I wish to include my thoughts in common with other concerned citizens about the proposed plans for the area.

-----  
 As a Fort Ord User, I agree with the following:-

1. Build on urbanized blight first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
4. Locate and build veterans cemetery at a location which may be incorporated into the National Monument.
5. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.

*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

- The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE. There is so much scope for development on this existing blighted land, why is it necessary to encroach upon the open space? Why destroy what the Army in all its years in Fort Ord did not?
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
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- than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
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  - Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
  - Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a “regional park.” Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
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  - Allow CSUMB to achieve its intended maximum growth of students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.

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I thank you for taking the time to pay attention to these requests. There is a very

different need in the area that when the plan was first conceived, that requires a well thought out revision to address these changes. It is hoped that you will have the vision to make the future happen.

Sincerely,

Ken Howat MA ATC  
Lecturer  
CSUMB



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**From:** "Mark Kaplan" <mark@markkaplan.info>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Monday, May 28, 2012 3:19 PM  
**Subject:** What we need now for you

FORT ORD REC USERS ARE DEMANDING:

1. Build on urbanized blight first.
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 THANK YOU!  
 Mark Kaplan  
 1879 Jacklyn Court  
 Royal Oaks CA 95076  
[mark@markkaplan.info](mailto:mark@markkaplan.info)



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**From:** "Michael Do Couto" <spookx12002@yahoo.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Cc:** <fortordrecu@gmail.com>  
**Sent:** Monday, May 28, 2012 8:24 AM  
**Subject:** Fort Ord Reassessment Report

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-----  
 THANK YOU!

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**From:** "Susan Benjaram" <susanbenjaram@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Monday, May 28, 2012 10:39 AM  
**Subject:** Fort Ord Base Reuse reassessment

Hello,

I am writing about my concerns for reuse of Fort Ord. I enjoy seeing the open space from all angles and I especially enjoy riding my bicycle on the trails.

I prefer development where blighted abandoned buildings of Fort Ord now stand.

Although the oak trees are small, I believe they are as about as big as they can be given the soil conditions of the area, and I prefer to preserve them as much as possible.

I am against the Whispering Downs project, especially against a horse race track.

I wonder from where the water to support any housing development would come as there is insufficient water for the area currently.

I ask that you:

1. Build on urbanized blight first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
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- Open South Boundary Road to alleviate traffic on Highway 68.
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military

departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.

-----  
THANK YOU!

sincerely,

Susan Benjaram, RN, BSN, MPA



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**From:** "Barbara Baldock" <bjbaldock@comcast.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Tuesday, May 29, 2012 11:59 AM  
**Subject:** Plan for Ft. Ord  
To the Planning Committee:

Please consider development in the parts of Ft. Ord where there is already old buildings. Surely money can be found to clear these sites. Of course affordable water must be obtained and traffic must be considered. Green buildings and sustainable walking housing communities are a good idea as well as technology businesses for good jobs.

Development should not be considered in the oak woodlands. These should be preserved for recreational use. Trails for horses could be on part of this land as well as a boarding facility.

A race track is a horrible idea. We don't need one here. And, there should be no gambling near the CSUMB campus.

Respectfully submitted,

BARBARA BALDOCK  
1330 Castro Court  
Monterey, CA 93940  
[bjbaldock@comcast.net](mailto:bjbaldock@comcast.net)

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**From:** "Beverly Chaney" <bchaney101@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Sent:** Tuesday, May 29, 2012 9:43 AM  
**Subject:** Fort Ord Re-Use

Dear Fort Ord Reuse Committee Members:

#### FORT ORD REC USERS ARE DEMANDING:

1. Build on urbanized blight first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
4. Locate and build veterans cemetery at a location which may be incorporated into the National Monument.
5. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.

*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

- The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
- The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions

remain unbuilt. There is no demand for new residential projects.

- More than a million square feet of vacant, and “approved, but not built” commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a “regional park.” Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
- A Base Reuse Plan Reassessment is mandated. FORA has scheduled 5 public meetings, yet failed to effectively promote and advertise the meetings. Were all jurisdictions with representation on the FORA Board included? How and when were these FORA meetings noticed? Where are the public service announcements? Where were the announcements in print media? What email lists were notified? The meeting procedures are designed to be self-limiting in that the public has not been appropriately noticed. Secondly, there are no public meetings scheduled after the consulting company prepares its “draft recommendations.” Make the work product subject to review prior to being submitted for FORA Board action.
- Five public meetings between May 21 and June 2 exclude participation by a large contingency of stakeholders. CSUMB held its commencement ceremonies on May 19 and students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most affected groups and are excluded by the scheduling of these meetings.
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Sincerely,  
Beverly Chaney  
Carmel, CA

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**From:** "Mitchell - Jan" <janmitchell777@hughes.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Tuesday, May 29, 2012 5:24 PM  
**Subject:** FORT ORD BASE USE REASSESSMENT

To whom it may concern:

During the past, we have stepped forward on MANY occasions in support of the Fort Ord Recreation Users with regard to their demands for public recreational benefit at Ft. Ord. Please be aware that both of our community groups are comprised of many bikers, hikers, horseback riders, and others who are familiar, use, and appreciate the recreational trails through Ft. Ord. Please know that we continue to support the FORT ORD REC USERS in their demands as follows:

1. Build on urbanized blight first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
3. REQUIRE an Environmental Impact Report for the Eastside Parkway.
4. Locate and build veterans cemetery at a location which may be incorporated into the National Monument.
5. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.

*We request these important considerations be INCLUDED in the Reassessment Report and recommendations be made consistent with them.*

- The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
- The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base

Reuse Plan as written.

- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
- More than a million square feet of vacant, and “approved, but not built” commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a “regional park.” Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
- A Base Reuse Plan Reassessment is mandated. FORA has scheduled 5 public meetings, yet failed to effectively promote and advertise the meetings. Were all jurisdictions with representation on the FORA Board included? How and when were these FORA meetings noticed? Where are the public service announcements? Where were the announcements in print media? What email lists were notified? The meeting procedures are designed to be self-limiting in that the public has not been appropriately noticed. Secondly, there are no public meetings scheduled after the consulting company prepares its “draft recommendations.” Make the work product subject to review prior to being submitted for FORA Board action.
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- If you have a mailing list, I hope you will take a moment to ensure that we are included. We would certainly appreciate timely status reports so that we may follow any progress relative to this matter. Thank you in advance for your consideration, as well as any support you may have to further stakeholders.

Happy trails,  
Bill Theyskens, Chair  
PRUNEDALE PRESERVATION ALLIANCE

Jan Mitchell, Representative  
PRUNEDALE NEIGHBORS GROUP

c/o 70 Carlsen Road  
Prunedale, Calif. 93907-1309  
Phone: 831/663-3021  
Fax: 831/663-5629

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**From:** "john-bonnie" <johnwhisler@comcast.net>  
**To:** <ingramgp@ix.netcom.com>; "Darren McBain" <Darren@fora.org>; "Lena Spilman" <Lena@fora.org>  
**Sent:** Tuesday, May 29, 2012 6:49 AM  
**Subject:** Fort Ord Base Reuse

Dear People,

You have heard the concern of many local people as to developments on the former Fort Ord. I wish to join my voice with theirs. With so much blighted space in Fort Ord, I urge you to direct development in these areas instead of oak woodlands.

I urge you to consider the fact that large developments are planned for East Garrison and Marina Dunes. Can the county support another large development with water? Can these homes be sold ?

The sections of Fort Ord that have not been blighted have been used for recreation by the community for years. I ask you to favor the community .

I wish to join my voice with the Fort Ord Recreation Users and the Keep Fort Ord Wild people.

Sincerely,  
Bonnie Whisler  
Seaside, CA

## Vickie Bermea

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**From:** ingramgp [ingramgp@ix.netcom.com]  
**Sent:** Tuesday, May 29, 2012 9:24 AM  
**To:** Michael Groves; Ron Sisseem; Richard James; Erin Harwayne; David Zehnder; Candace Ingram; Ellen Martin  
**Subject:** Fwd: Fort Ord Base Reuse reassessment  
**Categories:** FORA

----- Original Message -----

**Subject:**Fort Ord Base Reuse reassessment  
**Date:**Tue, 29 May 2012 09:22:13 -0700  
**From:**Brian Schlining <[bschlining@gmail.com](mailto:bschlining@gmail.com)>  
**To:**[plan@fora.org](mailto:plan@fora.org), [ingramgp@ix.netcom.com](mailto:ingramgp@ix.netcom.com), [lana@fora.org](mailto:lana@fora.org)  
**CC:**[fortordrecu@gmail.com](mailto:fortordrecu@gmail.com)

FORT ORD REC USERS ARE DEMANDING:

1. Build on urbanized blight first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
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- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
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departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.

-----

THANK YOU!

forU • Fort Ord Rec Users

[foru.us](http://foru.us) • [fortordrecu@gmail.com](mailto:fortordrecu@gmail.com)

"Individuals and groups with the shared vision to preserve and enhance recreational use and the natural habitat of the former Fort Ord for the benefit of all."

--

Brian Schlining

**From:** "ingramgp" <ingramgp@ix.netcom.com>  
**To:** "Michael Groves" <groves@emcplanning.com>; "Ron Sisse" <sissem@emcplanning.com>; "Richard James" <james@emcplanning.com>; "Erin Harwayne" <eharwayne@DDAPlanning.com>; "David Zehnder" <dzehnder@epssac.com>; "Candace Ingram" <ingramgp@ix.netcom.com>; "Ellen Martin" <emartin@epssac.com>  
**Sent:** Tuesday, May 29, 2012 10:39 AM  
**Subject:** Fwd: Fort Ord Base Reuse reassessment

----- Original Message -----

**Subject:**Fort Ord Base Reuse reassessment  
**Date:**Tue, 29 May 2012 09:25:10 -0700  
**From:**Jan Shriner <[shrinerforsure@gmail.com](mailto:shrinerforsure@gmail.com)>  
**To:**[plan@fora.org](mailto:plan@fora.org), [ingramgp@ix.netcom.com](mailto:ingramgp@ix.netcom.com), [lana@fora.org](mailto:lana@fora.org)

I request the following important considerations be included in the Reassessment Report and recommendations are made consistent with them:

1. Build on urbanized blight first. Since Fort Ord closure the FORA Board has been unable to meet this mandate of existence. It is time to terminate FORA and to hold developers and the jurisdictions they have made legal agreements with accountable for their promises to their supporters. Any review of public meetings in Marina whether the meetings be City Council or "Town Hall" meetings, will result public testimony that people believed the investment risks including the clean up would be borne by the proposers of the developments. The price of the publicly funded lands was set extremely low, supporters believed, due to the burden of the clean up and the anticipated low prices of the homes (less than \$300,000 for a 4-bedroom, non-restricted deed home in Marina Heights). If FORA can't hold the proposers and jurisdictions accountable, there is no consistency with the Fort Ord Base Re-Use Plan.

2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).  
 The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.

3. Require an Environmental Impact Report for the Eastside Parkway.  
 The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.

4. Locate and build veterans cemetery at a location which may be incorporated into the National Monument.  
 Through citizen activism, the will of President Obama and hard work of Congressman Sam Farr, a portion of former Fort Ord is now a National Monument. This BLM land significance and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands. The much needed cemetery should unrelated to any proposed profit-seeking development and instead funded by monies considered for the proposed extension of FORA or Federal Grant awards. The Fort was the first of one of only three of the first U.S. Army installations to be desegregated and the last of the

U.S. Army Cavalry facilities. Within a National Monument signed into existence by the first African-American President of the United States, there is no prouder place, no more highly evolved or no more dignified place to have a Veterans Cemetery location for deceased soldiers of all of our celebrated nation's cultural identities.

5. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.

With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.

More than a million square feet of vacant, and “approved, but not built” commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.

Jan Shriner  
Marina Resident

---

**From:** "Eddie Mitchell" <edmittell70@hughes.net>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Cc:** <julian.chacon@mail.house.gov>  
**Sent:** Tuesday, May 29, 2012 12:08 PM  
**Subject:** FORA reassessment  
FORA,

I am a retired Army Lieutenant Colonel who underwent basic training and one tour of duty at Ft Ord and am submitting these inputs as a member of American Legion 593, and as the co-founder of the Prunedale Neighbors Group.

I attended the first FORA reassessment workshop that was held in Salinas. I submitted comments then but wish to follow up with written input to FORA and to Congressman Farr.

#1. I wish to first point out that the FORA presenters provided zero information on how well or poorly FORA has achieved the objective goals in the approved Fort Ord Reuse Plan after 14 years of work. Expecting public feedback without revealing FORA's self-assessment effectively disguises performance shortfalls.

There have been some very significant accomplishments that need to be recognized. But so should the significant shortfalls. Transparent and mindful understanding of each is needed to determine what actions FORA needs to continue and what performance adjustments are needed to remove the shortfalls, before considering extending the life of FORA.

Accomplishments include establishing CSUMB and entitling six subdivisions, some of which have been built or partially built. But the shortfalls include large swaths military urban areas remaining blighted with decaying buildings and cracking parking lots, while additional subdivision entitlements into the forested/trails areas of Ft Ord are being championed as appropriate.

The major shortfall is only focusing on entitling subdivisions and zero progress on leveraging habitat and recreational access to help the local economy. FORA has shown zero vision or leadership to generate eco-tourism for the local towns of Marina, Seaside, and Del Rey Oaks. FORA's leadership shortfall is not recognizing that low-cost improvements would support thousands of tourists to visit and spend money in the surrounding towns.

#2 For example, a major shortfall is the lack of a **free public access policy** to the recreational areas. Free public access to California's coast is now recognized as a highly beneficial public policy that generated billions of dollars in tourist income to this state during the last 45 years. Similarly, millions of dollars of economic benefit can be gained by the cities surrounding Ft Ord if FORA, surrounding cities, and the County of Monterey establish ordinances or requirements that make developments or roadways provide safe access over, under, or across those areas to ensure **free public access** to the recreational areas within Ft Ord, including the Soldiers Monument.

#3 Additionally, there has been zero progress on the objective of establishing a county-city trail system to access the protected interior area of Ft Ord, now the Soldiers National Monument. No planning for parking/access areas or intelligent trail linkage from adjacent parks to the Ft Ord recreational areas. This shortfall was mitigated by local activists who conducted a successful referendum to ensure linkage of the Ft Ord

Dunes State Park to the Jerry Smith recreational trail to the Soldiers Monument.

#4 Should FORA be approved to continue operating after June 30, 2014 it should be required to focus priority not on more entitled subdivisions or building bus maintenance yards in the woods. FORA should instead comply with the Fort Ord Reused Plan's objectives and work on establishing trailheads and intelligent trail networks and champion the economic benefits of **a 50-50 balance** between job growth coming from the existing developments (as they build out) and job growth from eco-tourism to/through the new Soldiers Monument. Any claim that one of FORA's accomplishments was the establishment of the Soldiers Monument is false. That vision came from the hiker/biker/horse rider community who did the legwork to make it a reality. FORA only chimed in at the end when the activists had gained political support from politicians in Washington D.C. that grasped the merit of the vision.

#5 Another shortfall is the lack of information on the progress of the Ft Ord range clean up of ammunition and whether that task will not conclude on June 30, 2014 when FORA is schedule to expire. This county cannot and need not suffer the economic harm of the range areas not being cleaned up with the original \$100 million dollars allocated to FORA. FORA should report to Congressman Farr, to State Assemblyman Monning, and to the public during the reassessment period, whether the clean up goal will be achieved on schedule and within the allocated budget -- prior to any reassessment decision. We need to know now if FORA is going to claim it does not have enough money to finish the clean up.

A sister shortfall is that the annual progress reports by FORA average 4 to 6 pages in length and provide little transparency on progress toward achieving Ft Ord Reuse Objectives. Too little accurate information is provided.

#6 Not providing local Indian tribes acreage for a cultural center, as was promised, is another shortfall.

#7 The County's proposed routing of the 4-lane highway from Seaside to reservation road should be re-routed along the existing Gigling road to the existing Inter-garrison road to East Garrison's connection to reservation road. It should not cut through interior wooded areas.

#8 I also recommend that the Veterans Cemetery be annexed into the Soldiers Monument.

Yours truly,

LTC(R) Ed Mitchell

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**From:** <moose@redshift.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Tuesday, May 29, 2012 7:50 PM  
**Subject:** FORA board of directors  
FORT ORD REC USERS ARE DEMANDING:

Build on urbanized blight first.

Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).

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REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.

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More than a million square feet of vacant, and "approved, but not built" commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.

Plan reassessment requires recognition of the changed demands and

interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.

Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a "regional park." Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.

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Five public meetings between May 21 and June 2 exclude participation by a large contingency of stakeholders. CSUMB held its commencement ceremonies on May 19 and students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most affected groups and are excluded by the scheduling of these meetings.

Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.



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**From:** "Susie Polnaszek" <polnaszek@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Tuesday, May 29, 2012 8:58 PM  
**Subject:** Comments for Reassessment

I attended the Monterey Public Workshop on 5/29/12 and have a few comments to submit via email. Thank you for hearing my voice.

With such a large swath of land you are stewarding, you have an unparalleled opportunity for leadership. You can move away from the *What do we do now that the base is closing* mindset that shaped the initial Reuse Plan toward naming a strong regional vision of *What we will do now for the Monterey Bay region*. I encourage you to build on the momentum set by the establishment of the National Monument and do something that others in the US and abroad will look to as an example of sustainable growth and smart development. This will only continue to make the Monterey region a destination of choice for eco- and outdoors-minded visitors and businesses.

In your market research process, please be sure to include interviews and ideas from the many environmental scholars and economists who call this area home. For example, take a look at those who are calculating the dollar value of ecosystem services - [http://www.naturalcapitalproject.org/news\\_front.html](http://www.naturalcapitalproject.org/news_front.html). Their knowledge and expertise will take you far.

I lived on the CSUMB student housing on the former Ft. Ord for 3 years. I would like to see incentives for the stakeholders (cities, etc) to take down buildings where there is already a developed footprint before building out corridors or undeveloped open space. Repairing or demolishing these unsightly, ghostly spaces should be a priority to make the area more appealing for the thousands of new residents that FORA imagines.

Respectfully,  
Susie Polnaszek, current Monterey resident

**From:** "ingramgp" <ingramgp@ix.netcom.com>  
**To:** "Michael Groves" <groves@emcplanning.com>; "Ron Sisse" <sissem@emcplanning.com>; "Richard James" <james@emcplanning.com>; "Erin Harwayne" <eharwayne@DDAPlanning.com>; "David Zehnder" <dzehnder@epssac.com>; "Candace Ingram" <ingramgp@ix.netcom.com>; "Ellen Martin" <emartin@epssac.com>  
**Sent:** Tuesday, May 29, 2012 4:22 PM  
**Subject:** Fwd: Fort Ord comment

----- Original Message -----

**Subject:**Fort Ord  
**Date:**Tue, 29 May 2012 15:54:46 -0700 (PDT)  
**From:**Tony Sison <[tonysbikefix@yahoo.com](mailto:tonysbikefix@yahoo.com)>  
**To:**[ingramgp@ix.netcom.com](mailto:ingramgp@ix.netcom.com)

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FORT ORD REC USERS ARE DEMANDING:

1. Build on urbanized blight first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
4. Locate and build veterans cemetery at a location which may be incorporated into the National Monument.
5. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.

*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

- The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
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THANK YOU!  
Tony Sison

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**From:** "George M. Wilson" <gmwbaw@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Cc:** <fortordrecu@gmail.com>  
**Sent:** Wednesday, May 30, 2012 4:30 PM  
**Subject:** Fort Ord Reuse plan

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 THANK YOU! George M. Wilson, 2852 Forest Lodge Road, Pebble Beach, CA 93953

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**From:** "john hutcherson" <johnhutcherson@comcast.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Wednesday, May 30, 2012 3:16 PM  
**Subject:** futility  
Hi,

I will not make the effort to attend these FORA meetings as I foresee that no attention will be paid to my views. That has been the case in previous FORA meetings. FORA is simply pushing through its pet projects like Monterey Downs and the East Garrison Freeway.

I will apologize profusely if I'm wrong but nothing is going to change with these public image meetings. The only thing that will come from FORA is a statement about how public input was received before they proceeded to do as they wanted.

Doctor Houlemard and Stan Cook will never know of my letter, let alone respond to it.

John Hutcherson

480 San Bernabe Drive

Monterey CA 93940

[johnhutcherson@comcast.net](mailto:johnhutcherson@comcast.net)

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**From:** "john hutcherson" <johnhutcherson@comcast.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Wednesday, May 30, 2012 4:52 PM  
**Subject:** Re: futility

No, it is not a reference to my 4/13 letter

On May 30, 2012, at 4:36 PM, Darren McBain wrote:

Dr. Hutcherson-- I just wanted to ask if the last line of your message below is referring to your letter to the Monterey Herald (published 4/13/2012) or a different letter. Everyone here at the FORA office saw your 4/13 letter when it was published.

Thanks-- Darren

**Darren McBain**  
**Associate Planner**  
**Fort Ord Reuse Authority (FORA)**  
[darren@fora.org](mailto:darren@fora.org)  
**(831) 883-3672**  
**920 2nd Ave., Suite A Marina, CA 93933**

-----Original Message-----

From: john hutcherson [mailto:johnhutcherson@comcast.net]  
Sent: Wednesday, May 30, 2012 3:17 PM  
To: Darren McBain  
Subject: futility

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John Hutcherson  
480 San Bernabe Drive  
Monterey CA 93940  
johnhutcherson@comcast.net



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**From:** "Karin Locke" <wisteriagma@comcast.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Wednesday, May 30, 2012 11:50 AM  
**Subject:** Comments 5 29 2012

My comments are:

I was disappointed in the presentation, it was rigid, outdated material was used, charts left off important material maps were not produced, and when they did manage to get some to the participants, the Monterey Downs project was ...on the map as already approved.

The man who is spearheading the Downs project was there and monitoring the breakout groups, made me feel like I was being monitored, some group feedback wasn't orally presented in it's complete form, and the moderator was very controlling.

After the presentations at the beginning, she seemed perturbed that participants were raising their hands for questions. It seemed as though it was an "exercise" and they just wanted to get through it.

I thought the breakout groups had a consistent message thread of controlled growth and environmental concerns.

In addition, the important question about jobs lost, baseline information seemed to be in question. The jobs lost were ARMY jobs, which was paid for by the government, what we lost was not jobs but the money to the economy from the service members in the communities. I was here at the time and I don't remember there being quite the great loss as everyone expected as most families lived on base, shopped at the commissary, went to the internal theaters, etc. because they were more cost effective.

I do not want a racetrack or gambling in our community- it is morally corrupt and a known industry that encourages addictions to gambling- this is not what we want to have our children role model.

I want progress and efficiency in maintaining our resources, all development should be mandatory gray water and solar and communities, homes should have cisterns and water catchment systems

Karin Locke

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**From:** "Lisa Deas" <lisadeas3@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Sent:** Wednesday, May 30, 2012 7:08 AM  
**Subject:** FORA

Dear Sir/Madam: regarding FORA

1. Build on urbanized blight first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
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-----  
 THANK YOU, Lisa Deas  
 PO Box 158

Pacific Grove CA 93950

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**From:** "Lynn Hamilton" <lynham@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Sent:** Wednesday, May 30, 2012 2:20 PM  
**Subject:** Fort Ord recommendations, queries  
To Whom It May Concern:

I am a resident of Monterey County, live within 1.5 miles of the former Fort Ord, and have regularly been hiking and biking there for many years. I have been involved with the Return of the Natives (based at CSUMB) which has been restoring habitat and familiarizing local children with nature, at Ord, since the early 90's. What a jewel we have between the cities of Salinas, Marina, Seaside and Monterey! What a great recreational and therapeutic area, especially for local youngsters from lower income urban areas which lack adequate green space. And what an eco/recreational tourist draw for visitors from outside the county as well!

I am concerned that development plans have not been located on the blight left behind by the army. THAT is where the development should take place - NOT on unspoiled maritime chaparral or gorgeous oak woodlands. One of the most beautiful woodland areas is behind the former hospital. That should remain as trails for hiking, biking and riding horses. The trail system from Beach to BLM should be protected. Current equestrian facilities may need to be improved, but a major track, 1,000 homes, a so-called "village" ??? These are not in keeping with wild, open space. Do we need another Pebble Beach horse development for wealthy horse people? No, and I think most of the riders at Ord, both local and visitors, would agree with me.

I realize that the proposed veterans' cemetery is now "attached" to the proposed Monterey Downs development. What a shame that we cannot find a way to pursue the former without the latter. There must be a better way! How many more locals would be willing to donate money to the cemetery project if they knew that they could avoid the huge development that has come in to "help" the veterans?

East Garrison is now being developed. It is being called a "walkable" community. I hope it will be, but thus far, I haven't seen any indication of a large grocery store for that development. Additional residential development, in this economic climate, does not appear to be necessary.

The proposed Eastside Parkway is of major concern to me. In addition to Reservation Road, we have Intergarrison Road, which leads to 8th. That should be utilized, rather than building a major, unnecessary thoroughfare through prime oak woodland which has some of the most scenic trails of the area, not to mention critical wildlife corridors. Imjin Road can be widened, as well. After East Garrison began to be developed, the pond in that area was eliminated. "Why?" I asked in an email. My question was never answered, although I did receive a note that someone would look into it. So where does the wildlife have to go for water, now that the pond is dry? Many have

to cross Intergarrison and Reservation Rd. to get to the Salinas River. Do we want to add a third life-threatening hurdle?

Many of our tourists come from the urban SF and San Jose areas. Others, from the LA area. I don't think the majority of them are looking for more urban, or suburban development. They are generally looking for a genuine "nature fix". If we continue to develop Monterey County's coastal area, we will lose these visitors. Many of the SF bay area travelers already go north, to Marin and Sonoma areas, where the rural, pastoral feel is retained to a large degree. We need to follow their lead!

Thank you for considering my comments!

Sincerely,

Lynn Hamilton

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**From:** "Robert Cooper" <robcooper111@msn.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Wednesday, May 30, 2012 11:10 AM  
**Subject:** Horse Park

I support a horse park, but not a race track.

Rob Cooper

---

**From:** <esselelnation46@aol.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Wednesday, May 30, 2012 9:42 PM  
**Subject:** OHLONE/COSTANOAN ESSELEN NATION 45 ACERS IN EAST GARRISON

I as a member of OCEN and past tribal chair who worked very hard on our land issue back in 1998 am very concerned about not losing this Ancestral land that we the Indigenous people of the great Monterey Peninsula where promised and are well deserved of considering it is our birth right.

It bothers me that FORA and the County seem to ignore and not acknowledge our tribes PBC agreement with BRAC and the National Parks and just like the old days no one can seem to find the agreement. OCEN plans on building class rooms on 5 acre's to teach nothing but California Indian history and the remaining 40 acres will be open habitat with a mock village site.

I would just like to see some acknowledgment of OCEN's 45 acres and the other organizations in East Garrison.

Thank you , Mr. Rudolph Rosales



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**From:** "Safwat Malek" <safwat@enviro-international.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Wednesday, May 30, 2012 4:08 AM  
**Subject:** Monterey Downs - Horse Park OR vast housing development!???

As an architect, I am appalled to learn about this "Stealth development" that is hiding behind such a soothing name: A HORSE PARK???

It is so misleading to name such development a name like this> Why don't they call it what it really is? A 1500 HOME DEVELOPMENT COMPLETE WITH SEVERAL HUNDRED ROOM HOTEL (HOTELS) SHOPPING CENTER AND AN ARENA THAT HOLDS SEVERAL HUNDRED SPECTATORS ALONG WITH ALL THE ACCESSORY BUILDINGS?

We have seen the same deceitful development in the so called "MST Project" It was NOT just a facility for MST? It was yet another business park disguised or hiding behind such a friendly name: MST?

Please, this project is a NON STARTER and should not even be wasting our time as it is definitely heading to a sounding defeat!

Thank you

**Safwat Malek**  
<http://www.Enviro-International.com>  
[www.hermosahillscr.com](http://www.hermosahillscr.com)  
[www.solarhomecarmel.com](http://www.solarhomecarmel.com)  
[safwatmalek@enviro-international.com](mailto:safwatmalek@enviro-international.com)  
**Architects Builders**  
P.O.Box 1734, Pebble Beach, CA 93953  
Ph 831/626-3490  
Fax 831/626-5401  
Cell 650/619-8760

---

**From:** "Diane Creasey" <dcreasey@mpusd.k12.ca.us>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, May 31, 2012 11:29 AM  
**Subject:** FORA Reuse Plan

Please put high priority on demolishing the 60 year old plus delapidated buildings that are still on Fort Ord...especially all of them around Marina High School first !!!!!

--

Diane Creasey, MPUSD Trustee  
384-1772

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**From:** <grockeastman@aol.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, May 31, 2012 9:51 AM  
**Subject:** Comment for Re-assessment  
Dear Fora Board

Please do all you can to promote Monterey Downs in your new assessment. Things are different now than they were when the initial FORA plan was made, but not for the better. With the worst economy since the Great Depression we should be bending over backwards to help Brian Boudreaux get his project approved. The Monterey Downs project will not only provide thousands of jobs, but also build a HUGE economic generator for the surrounding areas. An Equestrian facility is the perfect project to transition from the developed portion of the land to the National Park.

Monterey Downs makes the Monterey Horse Park and the Veterans Cemetery a reality. I don't believe we can have one without the other! However, it's not just about horses. The "Country Walk" I envision becoming the town center for the students of CSUMB. Concerts, dog shows, car shows, the list of benefits is endless. A nice tennis and swim club would also be a huge asset for the community.

We have plenty of open space with the nearly 20,000 acres already set aside, please help fast track the development so people can enjoy the open space. Left as is, it is totally inaccessible (which is how the environmentalist extremists want it).

Sincerely,

Tim Eastman DVM, DACVS  
Salinas, CA

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**From:** "j fobes" <jtfobes@yahoo.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Cc:** <fortordrec@gmail.com>; "j fobes" <jtfobes@yahoo.com>  
**Sent:** Friday, June 01, 2012 3:55 PM  
**Subject:** Ft. Ord development plan

Dear Sir or Madam:

The Ft. Ord Development Plan needs to be re-written to be in tune with current public wishes and today's economy.

The Monterey Peninsula does not need more development. Ft. Ord is a once in a lif time chance to do something for the environment that will keep the central coast open space, environmentally clean, free of blight, and free of further development. We do not need anymore big box stores and we do not need, nor want Monterey Downs! We need to keep Monterey and Ft. Ord pristine so that our grandchildren and their grandchildren get a chance to enjoy it like we have. Strip malls and horse racing bring only limited low paying employment opportunities. They attract the wrong kind of people. We do not need more housing for more people. There are empty houses and blighted areas all over Ft. Ord and the peninsula. Clean this up first.

People need to realize that when developers come to town, and it is always someone from LA or New Jersey - an out of townner, seeking to make money and leave. This hurts all of us. What happens on one section of this peninsula affects us all in terms of traffic, water issues, sewage, and employment.

The Ft. Ord Rec. Users group have made some excellent suggestions and I hope that FORA and anyone else with decision making capability will seriously consider them and take this opportunity to make Ft. Ord something we can all be proud of for generations to come. It is a sacred trust.

Sincerely,  
Jacqueline T. Fobes, Ph.D.  
James L. Fobes, Ph.D.

**From:** "Cindy Elliott" <thejoe@razzolink.com>

**To:** "Darren McBain" <Darren@fora.org>

**Sent:** Friday, June 01, 2012 8:33 PM

**Subject:** Monterey Downs

My husband & I will not be able to make it to tomorrow's meeting, but we are in full support of this endeavor.

Speaking as a horse people, we feel that this is such a wonderful use of these lands, & the location will be a huge draw to the horse world--not only beautiful, but so unique. And when this is built, horses & people will come, thereby benefitting the community with increased tourist revenue.

We fully support Monterey Horse Park. . .thank you, Joe & Cindy Elliott

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**From:** "john hutcherson" <johnhutcherson@comcast.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 01, 2012 12:05 PM  
**Subject:** National Monument

A good day to you,

We now have a National Monument, a great honor for us, but even more it commemorates the Soldiers that have served and dies for us. I think the entrance to it should be something beautiful and impressive, not a horse race track and housing developments. The soldiers that trained here would enjoy seeing the land as they remembered it. Now there will be no access from the Ocean side, Monterey Downs, the Monterey Horse Park development and the Eastside Freeway will block it. With these unnatural developments impeding the approach to the Monument all of the sense of awe and appreciation will be lost.

Why can't you see this? Why won't you see this? Seemingly you can look but you cannot see. You don't listen so you don't hear. You have the power of speech but you will not answer my concerns. In particular you will not respond to me and to my concerns.

John Hutcherson  
480 San Bernabe Drive  
Monterey CA 93940  
[johnhutcherson@comcast.net](mailto:johnhutcherson@comcast.net)

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**From:** "Linda allen" <llallen77@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 01, 2012 11:20 PM  
**Subject:** Monterey Horse Park  
FORA,

I am a native of California, former resident of Monterey Co. (neighbor of Fort Ord for years), and lover of the native habitat of the area. I have also been involved in the equestrian world for more than 50 years and have traveled throughout the U.S. and many other countries to see how equestrian activities have integrated into communities of all sizes - to mutual benefit.

Like time, evolution and progress only move in one direction and trying to halt them most always produces unintended consequences. The plan for the Monterey Horse Park uses a very small portion of the total land of the former Ft. Ord and has much to offer in return.

In exchange for this small footprint the community stands to gain in all the following areas:

1. Destination status for equestrians from throughout the West for pleasure riding and camping.
2. Add to the draw of CSUMB with equestrian programs while offering many other educational opportunities in addition.
3. New jobs available to local residents - many the sort that pay well and don't require higher education.
2. A sought after facility for competitive events in every variety of horse sport - bringing competitors, spectators, support staff, and fans to spend their money in the county and cities, while demanding next to nothing in the way of added infrastructure and services in return. Every similar facility across the country pumps many millions of dollars into their local economies week after week, year after year in a way few other sorts of facilities can do. Motels, restaurants, gas stations, hardware stores, and small businesses of every sort stand to become the biggest beneficiaries of a quality Horse Park on the old Ft.Ord.

With the integration of the Park with the habitat areas as planned, rather than taking away we will be adding to the accessibility to this incomparable area for locals and visitors alike; and taking big steps to strengthen the economics of every aspect of our community.

Linda Allen  
Course Designer for the 1996 Atlanta Olympic Games

**From:** "Steve Bloomer" <steveb11@ix.netcom.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 01, 2012 4:54 PM  
**Subject:** FORA-BRP Plan Reassessment  
 Steve Bloomer here, just a citizen of Seaside.

Attended Wednesday May 30th Study Workshop.

Great presentation by FORA Staff, Seaside Staff, and Consultants. The moderator had a tough job keeping the audience in check but she handled it well.

Just some comments:

I have been involved in FORA since its inception and even earlier than that. Went to Sacramento and spoke during the days of committee hearings on SB 899(Mello). I went to fight for keeping Seaside whole rather than fragmented. As it all turned out Seaside ended up still fragmented by PBCs, the Military, Habitat Areas, and etc. That is all history now so lets move on.

Over the years FORA has done a great job through some very tough times economically. But through perseverance things got accomplished.

I would like to focus on the "Three Es" (slide 4) and what in my opinion has been accomplished by FORA.

#### 1. Economic recovery/reuse(Slide 5)

Establish a mixed-use base reuse program-villages as focal points.

Job creation from educational-related (including R&D), light industrial, and office sources

A limited replacement/reuse program

#### 2. Educational focus(Slide 6)

Create a unique identity for the new community around the educational institutions including:

California State University Monterey Bay

University of California Monterey Bay Educational, Science and Technology Center

Monterey Peninsula College

#### 3. Environmental protection(Slide 7 and Slide 8)

Slide 7-Map-Encourage sustainable practices and environmental conservation

(Highlighted in Yellow this shows all of the acreage devoted to this "E" which is about 18,000 acres or >65% of the former base)

Slide 8-Habitat Conservation

Army's Habitat Management Plan adopted

Habitat Conservation Plan and associated environmental review nearing completion

US Fish and Wildlife Service and California Department of Fish and Game reviewing

Administrative Draft HCP prior to public review draft HCP release

Process leading to Final HCP, EIR/EIS, permits, and program implementation

Habitat management and restoration activities underway

Now, look at above, which one of the 3 E's has the least stated about it? Or, in other words, what one of the 3 E's has the least accomplished?

It is my opinion that the answer to the above 2 questions is the First E, 1. The FORA reassessment should focus on E 1 Economic Recovery. E 2 is basically accomplished. E 3 is certainly



accomplished or very close to it. Especially with 65% to 69% of the land being environmentally protected. A reasonable person would think that is more than enough. Stay with the plan, no more and no less.

So, my opinion, ECONOMIC RECOVERY SHOULD BE THE ONLY FOCUS OF THE REASSESSMENT.

Certainly not a financial person here but I would ask or do the following:

How fast can we complete the remaining munitions clean up?

How fast can we remove the old buildings or somehow assist developers with this?

How can we entice developers to step up to the plate?

How can we streamline the processes developers have to go through?

Can some of the 63 agencies be eliminated? There must be overlaps, etc?

Can a real estate marketing program be initiated by FORA?. Maybe verbiage using the very short list of entitled projects (slide 16) as bait/enticement. Of course, one would want to mention all the proposed projects as well and the National Monument.

Run ads in national, state, and local newspapers as well as real estate magazines showing off the properties.

Offer to take developers, real estate moguls, etc on tours of the properties available for development.

Just a Seaside Citizen's (since 1963) comments.

Steve Bloomer  
1135 Plumas Avenue  
Seaside, CA  
831-394-5594

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**From:** "andrea harrod" <alharrod100@att.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Saturday, June 02, 2012 12:21 PM  
**Subject:** Monterey Downs Proposed Development

Dear FORA,

I feel you have done a very fine job of planning and keeping the community informed all the way along. I am in full support of the Veterans' Cemetery. I was, also, feeling enthusiastic about the prospect of a horse racing park coming to this area, but, in truth, I have very mixed feelings at this point. It's, obviously, important to create jobs here and to have more housing, but despite the fact that there will be a hotel or hotels to accommodate visitors, and notwithstanding all the water concerns not yet reconciled, I am worried about the extra traffic that will pour into the Peninsula, down into Monterey and Carmel, PG, etc., when we already are experiencing problems with parking and gridlock at more and more times of the day and, especially, when large events are scheduled here, which is frequent. This Peninsula is a fragile area; it was never meant to be another LA and to accommodate masses of humanity.

Places like Kentucky have huge, sprawling horse farms and the space to accommodate these large horse tracks. I'm just not sure about the overall impact here, the removal of so much open space, and, not incidental, the effects of having that much gambling here.

I would like to see the Marina Equestrian Center upgraded and expanded, so that people can enjoy the pleasure of horses and trail riding. Of course, this will not generate the revenue that cities are looking for, so this is probably a pipe dream.

In fairness to you and the developer, I have not attended any of the workshops, so, perhaps, my thoughts lack the validity they would have, had I studied this proposal in much more detail.

Thank you for inviting comment.

Sincerely,

Andrea Harrod  
23835 Secretariat Ln  
Monterey, Ca 93940

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**From:** "Amanda" <juliet7@hotmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Monday, June 04, 2012 12:08 PM  
**Attach:** Keep Fort Ord Wild.eml  
**Subject:** FW: Keep Fort Ord Wild

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Sent from my iPhone

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**From:** "amanda Rettinger" <juliet7@hotmail.com>  
**To:** <cob@co.monterey.ca.us>; <mheditor@montereyherald.com>; <letters@mcweekly.com>  
**Sent:** Monday, June 04, 2012 12:08 PM  
**Subject:** Keep Fort Ord Wild

To Whom It May Concern:

My name is Amanda Isaac and I support the Keep Fort Ord Wild project. I have been a Monterey County resident all my life (32 years), growing up in Monterey and now living in Marina. I have used the Fort Ord roads and trails most weekdays and sometimes during the week for years to go on walks and mountain bike. Now that I'm a new mom I walk there almost every weekend with my family. I also meet once a week during the week with other moms from Parents Place to walk on the closed part of Giggling road. We were approached today by the Keep Fort Ord Wild people and asked to show our support for the project. I do support the project, since the area that is planned for development is exactly where I walk. I like the fact that there are both single track mountain bike trails as well as dirt roads and paved roads, since I utilize all of them depending on what activity I am doing. Before kids and in a few years I actively used the single track mountain bike trails. While pregnant I walked up over the hill from the Intergarrison parking lot everyday on the partial dirt/paved road, and I continue to walk this now with my stroller on weekends. I also walk on the paved Giggling rd. once a week with the other new moms (since not all moms have a stroller capable of going on dirt and trails). Please Keep Fort Ord Wild.

Thank you,  
Amanda Isaac

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**From:** "Sullivan, Bill" <Bill.Sullivan@PROBUILD.COM>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Monday, June 04, 2012 2:28 PM  
I attended the June 2nd workshop.

It is vital to keep the ECONOMIC DEVELOPMENT/RECOVERY segment in the overall equation of reuse.

10,000 acres, designated for economic use in 1997, is still viable, and, necessary for recovery of jobs and local economic stimulus. Therefore, keep the acres designated for economic use in 1997 intact.

The demolition of barracks, especially in the Marina area can be demolished without participation from future/entitled developers. Under the direction of FORA and the CITY OF MARINA, various local non-profits and for-profits, will hold multiple fund-raising events for the purpose of gathering the necessary revenue for demolition.

This method will not only increase the possibility of de-construction, but bring needed jobs to the construction industry.

When completed, in phases, the open-space concerned citizens can enjoy their temporary open space and take some heat off of FORA.

Finally, JOBS ARE CRUCIAL FOR OUR LOCAL RECOVERY . THE ORIGINAL INTENTION OF THE BRP WAS TO OFFSET LOSS OF JOBS AND ECONOMIC VITALITY IN THE LOCAL REGION, AMONG OTHER THINGS. WE MUST KEEP WITH THE ORIGINAL VISION AND DEVELOP/CREATE WAYS TO RE-START THE ENGINE.

Bill Sullivan, Sec./Treas. BUILDERS EXCHANGE OF THE CENTRAL COAST



**Bill Sullivan**

**Assistant Manager**

1250 Abbott Street

Salinas, Ca. 93901

Phone: ( 831) 758-5425

Cell: (831) 594-8596

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Visit us at [www.probuild.com](http://www.probuild.com)

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**From:** "Robert Gormley" <rhgormley@comcast.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Monday, June 04, 2012 11:42 AM  
**Subject:** Fort Ord Reuse Plans  
4 June 2012

**To: Fort Ord Reuse Authority Board**

We ask that the Authority reexamine and modify its plans for use of former Fort Ord land. Priorities should be:

- \* Preserve current open space. Make environmental protection and public enjoyment of nature principal goals of any development plans. No truck parks, cemeteries, race tracks (horse or auto), or casinos.
- \* Avoid a chopped up, fragmented mix of open space, satellite educational institutions, commercial enterprises, and housing. Limit further expansion of commercial businesses and housing to areas already occupied by old buildings used by the Army.
- \* Take into consideration the adverse effects of increased auto traffic and water usage which will result from overdevelopment. This calls for honest appraisal of the impact of development on traffic and water usage. History tells us that traffic and water estimates are almost always deliberately understated.

Let's do all possible to preserve what's left of Fort Ord and mitigate the damage already done.

Sincerely,

Robert and Linda Gormley

PO Box 1313  
Pebble Beach, CA 93953  
Tel: 831-649-4330

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**From:** "Susan Hassett" <bzzroost@dishmail.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Monday, June 04, 2012 11:12 AM  
**Subject:** FORT ORD HORSE PLANS

*Hello and thank you for taking the time to read this and many other emails coming your way during these long, important planning stages for this great piece of land.*

*Many equestrian people are so very excited to know that they are being thoughtfully included in your planning, so I am encouraging your group to consider the following:*

*Accessible horse trails, some of the deeded exclusively to horses only; this prevents any negative interaction between cyclists and runners on younger horses, and protects people who do not want to be around horses.*

*Accessible carriage driving trails-these need to be wider, and probably not the steepest part of your terrain.*

*Again, horses, cyclists and runners have to co-exist safely, so I hope that your plans include separate trails, or even days of the week like Pt Reyes has, to keep everyone safe and happy*

*Overnight horse-camping campsites-some shade and mandatory water available; also a turn around area sufficient for a truck and horse trailer to maneuver, or even a one-way-in, one-way-out drive through type, campsite area.*

*A super-special, giant plus, to really encourage equestrian use and monies generated into the facility, is some type of paddock system. Many parks horse-friendly, will "tie" fencing panels to trees, and make creative use of various spaces, to house horse for*

*overnights.*

*I, as a horse rider and carriage driver, am willing to volunteer time for trail maintenance, and am willing to pay about \$15/\$20/night for the privilege of horse-camping. I might also be willing to pay a reasonable, yearly membership fee, to help keep this project viable!*

*Thank you for listening and also posting this email, and also sending or printing and giving a copy to all peoples involved in this project!*

--

Susan Hassett  
Buzzard's Roost  
530-795-4084



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**From:** "Vicki Pearse" <vpearse@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Cc:** <fortordrecu@gmail.com>; <info@keepfortordwild.org>  
**Sent:** Monday, June 04, 2012 11:15 AM  
**Subject:** Recommendations  
To: FORA  
From: Vicki Pearse, Pacific Grove

Please consider these **Recommendations** as priorities for the future of Ford Ord:

**1. Place development only on already-built and blighted sites (Army Urban Footprint) -- not on forested open space.**

Keep development compact and minimal, even within built areas. Construction provides only for very short-term jobs but typically results in long-term costs: increased pressure on scarce water resources, traffic-clogged roads, and more. All our present problems get worse. Profits go to the developer, while costs are left to the community. It's a Ponzi scheme. Long-term jobs, such as in hospitality and education, or services and infrastructure for recycling and water, create more stable and secure communities.

**2. Update the Base Reuse Plan to make it consistent with new regional interests and economic realities.**

Newly constructed residences, retail, and office buildings are the last thing Monterey County needs. There already is a large inventory of unsold homes, empty stores, and vacant office spaces. Local residents, and the tourists attracted to this area of natural beauty, are not looking for more shopping malls or for places to gamble.

Our wild natural land is our single most valuable local asset. Keep it and treasure it. Why trade it for redundant developments that can only compete with and devalue local real estate and businesses?

The BRP reassessment must recognize the changed values and interests of the people who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. The community clearly wants a different vision from its elected officials, including FORA.

**3. Let job-creation focus around Fort Ord's natural environment and educational institutions.**

Our County needs jobs and an active economy, but not from hastily conceived mega-projects such as Monterey Downs. About 100,000 visitors already come to Fort Ord annually, and that number is expected to increase with the Monument designation.

Preserving and enhancing recreation and natural habitats on Fort Ord lands will [1] attract more tourists to support and expand our hospitality industry and [2] draw students and educators to maximize CSUMB's potential as an environmental magnet school. Spending by these groups will replace that of the lost military -- fulfilling FORA's pledge to restore the local economy.

**4. Respect the proposed veterans' cemetery, reconsider its site, and expedite its establishment.**

A portion of former Fort Ord is now a National Monument. This BLM land has become of interest to our entire nation. Its value to our County has proportionately increased, as has our local and national responsibility for its sustained welfare. This extremely fortunate new circumstance requires appropriate and desirable protections of adjacent lands.

The veterans' cemetery is a critical part of this equation. Site it in a place of honor and quiet, ideally where this veterans' resting place can become an integral part, appropriately, of the Fort Ord Soldiers National Monument. Its funding and location should in no way be associated with or dependent on a commercial development such as Monterey Downs.

#### **5. Delete the Eastside Parkway.**

This road to nowhere has no economic or demographic justification. A thorough Environmental Impact Report is needed and will certainly lead to this conclusion. The route devastates areas of oak forest and cuts off potential biological and recreational corridors from the University (CSUMB), Marina, and Seaside. Genuinely effective solutions to real traffic needs are readily available and have been proposed.

Corridors between Fort Ord Dunes State Beach and the National Monument must be established and preserved. A well-integrated trail system with beach-to-Monument access should be an essential element of the Base Reuse Plan. This means that all development decisions must above all respect the plan's recreational network, open space, and aesthetic provisions.

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**From:** "Carol Brandt" <a1calgal@hotmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Tuesday, June 05, 2012 8:24 AM  
**Subject:** Monterey Horse Park & Monterey Downs

I'm writing to ask FORA to support the Monterey Horse Park and Monterey Downs projects. The two projects would provide great competition opportunities which do not currently exist on the Central Coast. Further, the income & jobs produced could be a big asset. I am a horsewoman and an environmentalist. Concerns about the environment can be handled in the planning phase. Please support both projects. Thank you. Carol Brandt, 145 Hwy 156, Prunedale, CA

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**From:** "Marli" <msmelton@chartwell.org>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Tuesday, June 05, 2012 9:13 PM  
**Subject:** Base Reuse Comments

I would like to submit the following comments regarding potential updates to the Base Reuse Plan.

1. Revise the Plan to make it an absolute priority to redevelop already developed areas, especially those that are blighted and need clean-up, BEFORE allowing development on existing open space.
2. Since the original Base Reuse Plan was predicated on new sources of water, but that water has NOT been developed, today's limited water supplies must be allocated FIRST to removing blight, conducting clean-up, and re-developing previously developed areas. As long as water is made available for developing open-space projects, developers will prefer to develop those projects, and all the available water will be allocated to develop available open space. There will then not be enough water to remove blight, conduct clean-up, or redevelop the previously developed and blighted parcels. The community will be stuck with contaminated, blighted areas for at least 25 more years, and perhaps much longer.
3. Do not assign any water to open space development until 95% of previously developed parcels have been successfully redeveloped.
4. Re the East Garrison "parkway" road. Please note that it is not currently possible for bicycles or pedestrians to cross Highway 68 for miles on many stretches of that roadway. Please do NOT recreate that situation on "traffic improving condition" on the unnecessary boondoggle called E. Garrison Road. That road will NOT relieve congestion on Hwy 68 in any significant way, and will instead, wall off pedestrians and hikers from safe access and use of open space recreation areas over most of its planned length.
5. We need better quality jobs, not more low-wage ones. Except for a few good jobs during its construction, Monterey Downs will NOT provide quality jobs. Our kids deserve better opportunities than being waitresses, busboys and dishwashers in restaurants, cleaning hotel rooms, and shoveling horse manure. Our community does not need more gambling, or more unsold homes for those illusory billionaires that greedy developers and contractors dangle in front of desperate and gullible city and county boards and councils.
6. Develop other sources of funding for the Veterans Cemetery.
7. If Native Americans are granted a parcel, it should be for a cultural center and museum, not a casino.

Thank you.

Marli Melton  
Carmel Valley, CA  
[marlimelton@yahoo.com](mailto:marlimelton@yahoo.com)

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**From:** <grandmanak@yahoo.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Tuesday, June 05, 2012 11:35 AM  
**Subject:** Base reuse plan

I am a ninety year old veteran and a 55 year resident of the Peninsula. My husband was a thirty year veteran and his remains are sitting in my bedroom awaiting his final internment at the veterans cemetery at Fort Ord. Please make sure the Cemetery is built on the land that is currently allocated and get it done soon! We have waited far too long to honor our veterans with their final memorial and I would hate to see it further delayed due to environmental concerns. Our veterans have put their lives on the line for our freedom. Don't subjugate their lives and their service to some trees.

Sincerely,

Terry Nakanishi

Sent from my iPad

---

**From:** "Bob Schaffer" <rks@redshift.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Wednesday, June 06, 2012 2:40 PM  
**Subject:** FORA Reassessment Workshops

Comments on the reassessment and particularly concerning jobs and economic development:

- The roles of FORA and its members should be defined:
  - These are enabling organizations and do not create jobs or develop the land. They set the stage so that the institutions, businesses and developers can enter the land and create the projects that will create the jobs.
  - The goal of the reassessment must be to remove the road blocks to development, including simplifying the entitlement process and rationalizing fee structure.
- A realistic assessment of the type and quality of jobs appropriate at the former Ft Ord should be included in the reassessment document:
  - The Naval Postgraduate School, Defense Language Institute, Defense Manpower Agency, VA/DOD healthcare clinic are magnets for jobs appropriate to the area.
  - Eco tourism and eco tourists should be defined.
  - An analysis of the actual costs and benefits of "eco tourism" should be included.
  - Do eco tourists actually spend a significant amount of money?
  - What are the costs of maintaining the eco tourist venues?
  - An honest assessment must be made of the quantity and quality of "eco tourism" jobs should be included in the report.
- The reassessment should include a section outlining the financial risks and potential rewards to the developers undertaking projects on the former Ft Ord. It should be made clear that development requires significant sums of at risk capital and that the extraordinary amount of time involved to bring a project to completion exacerbates the risk.
- The developer phasing strategy should be described and the fact that development is market driven.
- The issue of developing the "disturbed" areas first must be addressed. The fact is that this has happened in Marina and parts of Seaside. It should be emphasized that some types of desirable, large scale projects cannot be accommodated in the disturbed areas.
- The fact that there is no shortage of open space in Monterey County, not to mention the entire State of California, should be mentioned in the reassessment document. Include a simple chart showing the actual numbers.
- The reassessment should continue to focus on the long term and not be sidetracked by economic cycles.

Questions; comments? Don't hesitate to call.

Thanks for producing these informative workshops,

Bob Schaffer  
32 Via Ventura  
Monterey, CA 93940  
Phone: 831.333.1984  
Fax: 831.333.1984  
Cell: 831.596.7092  
E-Mail: rks@redshift.com

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**From:** "Nick Madronio" <ncmffd@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Cc:** <fortordrecu@gmail.com>  
**Sent:** Wednesday, June 06, 2012 3:35 PM  
**Subject:** Keep Ft Ord Wild

Dear FORA Board of Directors,

I write to you as a regular Ft Ord Recreation User and want to express concerns over the future development of the Ft Ord lands. Please consider the following points when making your decisions:

1. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
2. Require an Environmental Impact Report for the Eastside Parkway.
3. Locate and build veterans cemetery at a location which may be incorporated into the National Monument.

REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.

*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

- The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
- The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
- More than a million square feet of vacant, and "approved, but not built" commercial space

vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.

- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a “regional park.” Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
- A Base Reuse Plan Reassessment is mandated. FORA has scheduled 5 public meetings, yet failed to effectively promote and advertise the meetings. Were all jurisdictions with representation on the FORA Board included? How and when were these FORA meetings noticed? Where are the public service announcements? Where were the announcements in print media? What email lists were notified? The meeting procedures are designed to be self-limiting in that the public has not been appropriately noticed. Secondly, there are no public meetings scheduled after the consulting company prepares its “draft recommendations.” Make the work product subject to review prior to being submitted for FORA Board action.
- Five public meetings between May 21 and June 2 exclude participation by a large contingency of stakeholders. CSUMB held its commencement ceremonies on May 19 and students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most affected groups and are excluded by the scheduling of these meetings.
- Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road. The posted sign on the barricade claims that the road is closed due to “illegal dumping.” What dumping? And is dumping a reason to *close* roads or a reason to *patrol* roads?
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.

Sincerely,

Nick Madronio, Mountain Biker

Member of MORCA



**From:** "Michael Do Couto" <spookx12002@yahoo.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Cc:** <info@keepfortordwild.org>  
**Sent:** Thursday, June 07, 2012 9:33 AM  
**Subject:** Reassessment of the Base Plan

Following are a collection of talking points, and information from user groups, local residents, and visiting lovers of the land.

1. Preserve the 3,340 acres surrounding the National Monument by means of a permanent open space designation.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
3. Stop wasting taxpayer money on Roads to Nowhere such as the proposed Eastside Freeway.
4. Create the Veterans Cemetery at a location which may be incorporated into the National Monument.
5. REVISE the Base Reuse Plan, using today's population and economic forecast data, to be consistent with the needs and interests of our region as they exist now.
6. Stop the blood sports horse racing and gambling proposal. This is not appropriate economic development near a Nat'l Monument and a university.

*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

- The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint—NOT ON OPEN SPACE.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
- The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.

- “Job replacement” is a fallacious argument for unnecessary building. The soldiers didn’t lose their jobs, they took them with them to their next assignment. The 30,000 soldiers housed on the base barely had spending money. They were not buying cars, houses, looking for jobs, nor in most cases, supporting families on trainee pay. The university population, if allowed to expand, if the outdoor laboratory surrounding the campus does not become strangled with strip malls, hotels, housing, and an unimaginable horse race and betting track, is on its way to creating long term jobs lost now a generation ago.
- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
- More than a million square feet of vacant retail and commercial space vie for occupants. It is not in Monterey County’s interests to build more empty office space and business parks.
- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a “regional park.” Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
- A Base Reuse Plan Reassessment is mandated. FORA has scheduled 5 public meetings, yet failed to effectively promote and advertise the meetings. Were all jurisdictions with representation on the FORA Board included? How and when were these FORA meetings noticed? Where are the public service announcements? Where were the announcements in print media? What email lists were notified? The meeting procedures are designed to be self-limiting in that the public has not been appropriately noticed. Secondly, there are no public meetings scheduled after the consulting company prepares its “draft recommendations.” Make the work product subject to review prior to being submitted for FORA Board action.
- Five public meetings between May 21 and June 2 exclude participation by a large contingency of stakeholders. CSUMB held its commencement ceremonies on May 19 and students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most affected groups and are excluded by the scheduling of these meetings.
- The same company that is doing the reassessment, EMC Planning Inc., also wrote the Base Reuse Plan, is managing Monterey Downs, the proposed Seaside Resort development, the Vet Cemetery, and did the CEQA for Fort Ord Transportation Network. This has the appearance of a serious conflict of interest. Can EMC do a fair reassessment of the Plan they wrote?
- Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road. The posted sign on the barricade claims

that the road is closed due to "illegal dumping." And is dumping a reason to *close* roads or a reason to *patrol* roads? FORA doesn't seem sensitive to the highly visible and continuous dumping going on right next door to the FORA offices.

- Open South Boundary Road to alleviate traffic on Highway 68.
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.

Very Respectfully,

Michael Do Couto

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**From:** "Dawn Poston" <jumperdawn@aol.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 08, 2012 9:04 AM  
**Subject:** Support Monterey Horse Park, Monterey Downs and the Veteran's Cemetery

Dear FORA Committee,

As a life long Monterey County resident, the wife of a Navy veteran, and as an equestrian, I respectfully request that you give your support to Monterey Horse Park, Monterey Downs, and the Veteran's Cemetery proposed former Ft. Ord property. These worthy projects provide dignified resting places for those who have served the United States well, provide needed economic stimulus, and, provide recreational opportunities for hikers, bikers, nature enthusiasts, equestrians, etc.

I am currently out of the county on holiday, but feel strongly enough about these projects to write for your support. Thank you in advance.

Sincerely,

Dawn Poston  
11575 McCarthy Road  
Carmel Valley, CA 93924  
831 601 9064 (cell phone)

Dawn Poston  
[jumperdawn@aol.com](mailto:jumperdawn@aol.com)  
In God We Trust

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**From:** "Paula Koepsel" <pkoeysel@mac.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 08, 2012 6:28 PM  
**Subject:** I Support Monterey Downs and Monterey Horse Park

I support FORA's efforts in continuing to allow projects such as Monterey Downs and Monterey Horse Park.

These two projects support the original principles of the Ft. Ord Reuse Plan developed with the leadership of Leon Panetta and community input. They keep the promises made to the community regarding the use of the land as originally planned including an equestrian component.

This proposed development uses 550 acres, a small fraction, of the former 28,000 acre army base. Nearly two-thirds of the land will be preserved and maintained as habitat for endangered species and recreational open space.

This equestrian center would be an asset to the area, providing jobs and training while keeping and maintaining trails for family-based recreation including equestrians, cyclists, and runners.

This project also takes responsibility for the munitions clean up necessary to make it available for anyone to use.

To remain viable Monterey County needs jobs. We need to balance reclaiming the area's original beauty and parklike setting with businesses which will support munitions cleanup, maintenance and trail development. A reasonable way to accomplish this is through the development of Monterey Downs and Monterey Horse Park.

If Monterey County is to maintain its leadership as a destination location and provide quality of life now and for future generations then FORA needs to continue to allow for projects such as Monterey Downs and Monterey Horse Park.

Sincerely,

Paula M. Koepsel

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**From:** "Haines Jane" <envirlaw@mbay.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Sunday, June 10, 2012 7:08 AM  
**Attach:** BRPREassessmentComments.pdf  
**Subject:** Comments on Fort Ord Reuse Plan Reassessment

June 10, 2012

To: [plan@fora.org](mailto:plan@fora.org)

From: Jane Haines, 601 Ocean View Blvd., Apt. 1, Pacific Grove, CA 93950

Re: Comments on Fort Ord Reuse Plan Reassessment

The recent designation of Fort Ord as a National Monument should make FORA take a fresh look at the economic assumptions underlying the 1997 Fort Ord Base Reuse Plan (BRP). The 1997 Plan envisions higher educational institutions as the centerpiece of the Fort Ord community. A series of villages with mixed-use centers in the model of a college town were envisioned to cover 15% of the former base, with the remaining 85% to be open space. (BRP pgs. 9, 13.) The 1997 economic vision anticipated that by 2015 there would be over 18,000 jobs on the former Ft. Ord, 11,350 of which would be in the category of industrial/office/R&D, 1,450 in educational facilities, and only 1,155 in visitor-serving (BRP Table 3.11-4).

The new National Monument should make FORA rethink that vision. Visitor-serving jobs should be recognized as ultimately replacing industrial/office/R&D as the largest job category, and the 85% of the land designated for open space which was originally believed to be of little economic consequence, is now designated a National Monument and as such can make that 85% into the centerpiece of a new regional economic prosperity.

If effectively advertised, the National Monument could attract twice as many tourists as the 5,000 tourists the Aquarium attracts daily (see BRP Vol. 3, pgs. III-3 - III-6 describing the never-implemented Fort Ord marketing plan). Instead of mixed-use town centers providing housing and employment opportunities primarily for local residents and students, the 2012 Plan should be based on the town centers including large numbers of hotel rooms, eating establishments, bicycle-rental shops and other commercial ventures to serve the many tourists who will visit, and also to house and serve the local residents who will work at the new visitor-serving jobs.

The advent of the National Monument at Fort Ord is analogous to a second and larger sun entering our solar system, with our existing sun downgraded to a planet and our existing planets changing course from their existing trajectories around our existing sun to a new, sweeping trajectory around the new and larger sun, which is the National Monument.

The 1997 Plan should be revised to a 2012 Plan that capitalizes on the new opportunities. Fresh thought should be directed at determining access points to the Monument, large-scale parking lots, and to the immediate creation of bicycling, equestrian and hiking trails that could establish Fort Ord as the recreational capitol of California. The recommended marketing plan should be implemented, and should

emphasize the National Monument as the central attraction and describe the former base's unique recreational opportunities.

Imagine that by 2020, the Fort Ord National Monument draws an average of 10,000 visitors per day, that the visitors spend on average \$100 per day (\$1 million per day), that there are 14,000 new visitor-serving jobs at Fort Ord (figures based roughly on a 2005 Napa County Visitor Economic Impact Study at [http://www.napavintners.com/downloads/visitor\\_profile\\_study.pdf](http://www.napavintners.com/downloads/visitor_profile_study.pdf)), and that Fort Ord is widely recognized as the recreational capitol of California.

FORA must realize that a new and larger sun has arrived in our solar system. FORA should create a 2012 vision for the former Fort Ord based on recognizing that the National Monument can be central to our region's economic prosperity, and that the former base is in the perfect location to become the recreational capitol of California.



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**From:** <halfmoonjo@comcast.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Cc:** "Bonnie MacCurdy" <bonniemaccurdy@sbcglobal.net>  
**Sent:** Sunday, June 10, 2012 1:55 PM  
**Subject:** Supporting Comments for Monterey Downs  
**Date:** June 10, 2012  
**To:** Fort Ord Reuse Authority  
**From:** Jo Catherine Smith, Member of the Peninsula Carriage Driving Club  
**Re:** Support for the Monterey Downs/Monterey Horse Park Project at Fort Ord

Dear Fort Ord Planning Members,

Below you will find the text of a letter written by Melinda Takeuchi, the President of the Peninsula Carriage Driving Club located on the San Francisco peninsula. Ms. Takeuchi very eloquently states the position of the many Club members such as myself. I am overwhelmingly in favor of the Monterey Downs/Monterey Horse Park Project.

As a member of the Carriage Driving community, I have volunteered hundreds of hours to the Therapeutic Carriage Driving Program of the National Center for Equine Facilitated Therapy located in Woodside CA. Equine Therapy can play a crucial role in the well-being and health of children and adults with mental and physical disabilities. **In particular, Therapeutic Carriage Driving permits severely disabled, wheelchair-bound people to access and interact with the outdoors in a way that very few other therapies or activities can provide.**

One of our primary goals is to make the great outdoors WHEELCHAIR ACCESSIBLE through the great sport of Carriage Driving.

The Monterey Downs/Monterey Horse Park project at Fort Ord would provide a SAFE and exquisitely BEAUTIFUL place for our **Therapeutic Carriage Driving** clients and their families as well as our therapists, trainers and volunteers to expand their horizons and give them a huge sense of empowerment as they drive and guide a 1500 pound animal down the trails and roads created or enhanced by this plan.

NCEFT (National Center for Equine Facilitated Therapy) also provides Therapeutic Carriage Driving sessions to members of the US Military who have suffered traumatic brain injuries and other injuries as a result of their military experience. **I cannot think of a more fitting tribute to our disabled Military men and women than to provide them with a place where their spirits can soar and their hearts and minds can heal at the Monterey Downs/Monterey Horse Park at Fort Ord.**

Thank you for all of your efforts at Fort Ord. Your time and attention are greatly appreciated by the Carriage Driving and the Equine Therapy communities of Northern California!

Sincerely,

Jo Catherine Smith  
Member of the Peninsula Carriage Driving Club  
Volunteer for NCEFT Therapeutic Carriage Driving Program  
Email: [halfmoonjo@comcast.net](mailto:halfmoonjo@comcast.net)  
Phone: 650 483 7047

Montara CA

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Peninsula Carriage Driving Club

P.O. Box 624448

Woodside, CA 94062

June 8, 2012

Dear Members of the Fort Ord Reuse Authority:

We discussed the Monterey Downs proposal at the most recent meeting of the Peninsula Carriage Driving Club on May 26. It received strong support. Our club comprises around 50 members, many of whom live in the Hollister-Gilroy area and all of whom are attentive to the needs of the horse community.

As carriage drivers we are acutely aware of the disappearance of spaces where we can pursue the time-honored activity of driving our horses. This country was built -- and for much of its history depended on -- horses; it is imperative that areas be preserved to maintain and protect this national heritage. Horses serve our society in so many ways: for example, the benefits of equine therapy for the disabled and underprivileged speak for themselves. Furthermore, we need hardly point out the special connection between Fort Ord and the history of the American Cavalry. This of course includes horse-pulled caissons and directly relates to the art of driving.

Many members of our club have taken advantage over the years of the astonishing trails at Fort Ord. These are a prime site for conditioning horses, taking guests, rubbing shoulders with other outdoors lovers, showing foreign visitors our beautiful locality (as many of us have done), and enjoying the collegiality that our sport provides. The beaming smiles of hikers, joggers, and bikers when they spot our horses light up everyone's heart.

As building developments on the one hand, and zealous ecologists on the other, begin eyeing open space, such constituents become decidedly non-equine-friendly. Thus when the organizers of the Monterey Downs/Monterey Horse Park held a presentation last April, a number of our members attended. At first we were concerned at the scope of the project; it seemed like glitzy overkill. Upon reflection and discussion, however, it became clear that this thoughtful, elegant plan is a win-win situation for a variety of parties. The developer (I shudder even as I write this word) has thoughtfully attended to details of environmental management, job creation, traffic control, staging areas, and serving multiple constituencies. He has a track record of award-winning, ecologically-responsible projects. Most importantly for our purposes, Monterey Downs would be a giant shot in the arm for California's flagging equine industry in myriad ways.

We respectfully urge you to consider the needs of horse-lovers when discussing the reuse of Fort Ord. We strongly support the Monterey Horse Park and Monterey Downs projects.

Respectfully,

Melinda Takeuchi  
President, Peninsula Carriage Driving Club

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**From:** "catherine broz" <brozcat@hotmail.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Cc:** <fortordrecu@gmail.com>  
**Sent:** Monday, June 11, 2012 5:05 PM  
**Subject:** Considerations for Fort Ord Preservation and Development

To Whom It May Concern,

My name is Cat Broz, Chairperson for the Durant-Farallones Neighborhood Association. My family and I live in Seaside and we are Fort Ord Recreation Users. I urge you to please consider the following:

1. Build on urbanized blight first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
4. Locate and build veterans cemetery at a location which may be incorporated into the National Monument.
5. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.

*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

- The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
- The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if

the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.

- More than a million square feet of vacant, and “approved, but not built” commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a “regional park.” Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
- A Base Reuse Plan Reassessment is mandated. FORA has scheduled 5 public meetings, yet failed to effectively promote and advertise the meetings. Were all jurisdictions with representation on the FORA Board included? How and when were these FORA meetings noticed? Where are the public service announcements? Where were the announcements in print media? What email lists were notified? The meeting procedures are designed to be self-limiting in that the public has not been appropriately noticed. Secondly, there are no public meetings scheduled after the consulting company prepares its “draft recommendations.” Make the work product subject to review prior to being submitted for FORA Board action.
- Five public meetings between May 21 and June 2 exclude participation by a large contingency of stakeholders. CSUMB held its commencement ceremonies on May 19 and students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most affected groups and are excluded by the scheduling of these meetings.
- Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road. The posted sign on the barricade claims that the road is closed due to “illegal dumping.” What dumping? And is dumping a reason to *close* roads or a reason to *patrol* roads?
- Open South Boundary Road to alleviate traffic on Highway 68.
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.

Thank you for your time,

Cat Broz  
831.915.1317

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**From:** "ingramgp" <ingramgp@ix.netcom.com>  
**To:** "Michael Groves" <groves@emcplanning.com>; "Ron Sisse" <sissem@emcplanning.com>; "Richard James" <james@emcplanning.com>; "Erin Harwayne" <eharwayne@DDAPlanning.com>; "David Zehnder" <dzehnder@epssac.com>; "Candace Ingram" <ingramgp@ix.netcom.com>; "Ellen Martin" <emartin@epssac.com>  
**Sent:** Monday, June 11, 2012 10:58 PM  
**Attach:** Fort ord ride.jpg  
**Subject:** Fwd: Robbing our park

----- Original Message -----

**Subject:**Robbing our park  
**Date:**Mon, 11 Jun 2012 19:17:04 -0700 (PDT)  
**From:**eliseo zepeda <[endurom42000@yahoo.com](mailto:endurom42000@yahoo.com)>  
**To:**[ingramgp@ix.netcom.com](mailto:ingramgp@ix.netcom.com)

To Whom it May Concern,

My name is Eliseo Zepeda and I'm very upset after making a strategic purchase of a house by Fort Ord- which is the most expensive purchase of a lifetime for most people. In April, over at the Sea Otter Classic, I was lied to by the FORA leaders at their booth. They were not disclosing all the plans already mapped out for the development areas and blatantly denied any knowledge of a racetrack. Their behavior and lack of honesty is disturbing and very wrong. I have been raising my son in the outdoors and we go on daily walks and bike rides all over Fort Ord, taking his little friends to enjoy the trails. I also take all my friends out so they can experience all that Ft.Ord has to offer cyclists.

In addition, I'm also being personally affected by you. The new developments are causing me to lose my job touring people on the trails we all love. Monterey also hosts the biggest bike event in the country that attracts people from all over the world just so they can enjoy our beautiful nature that we are all very grateful for.

Your ideas are great, but not on this land.

There's plenty of vacant developed property to reuse and it does not make any sense to destroy something good that we all enjoy. Building a racetrack is going to bring gambling, drinking and crime to areas our children play and go to school in. It will also bring heavy traffic, making our bike commute more difficult and driving away the natural wildlife that we all enjoy.

Please listen to your neighbors and the community change your plans.

Sincerely upset citizen

Eliseo Zepeda

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**From:** "George Riley" <georgetriley@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Cc:** <fortordrecu@gmail.com>  
**Sent:** Monday, June 11, 2012 12:25 PM  
**Subject:** BRP going forward

The recent history of erratic development decisions shows that both the current FORA and the BRP are full of weaknesses, inconsistencies, and outright holes.

Any BRP going forward requires a full update on the changed conditions and realities. The priorities must be clear: 1st: eliminate blight; 2nd: protect open space corridors; 3rd: make land use components consistent with new National Monument status.

Current realities include the slow economy, which means decisions related to the future can be more deliberative. Rushing to support a developer's interest is not planning. And it is divisive. This region deserves better. I support a BRP that is revised and prioritized in the areas listed above.

George Riley  
1198 Castro Road  
Monterey CA 93940

---

**From:** <Krknight1@aol.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Monday, June 11, 2012 10:02 AM  
**Subject:** Fort Ord Reuse Plan Reassessment

Dear FORA:

As the daughter and wife of military veterans, as well as an equine owner and carriage driving enthusiast, I applaud your efforts to build an equine use facility at Fort Ord.

I am also the Vice President and Newsletter Editor of the Central Valley Harness Association which is located in the Fresno area and has over 50 members. We feel that it is necessary to keep open spaces available for horse owners to use for riding and carriage driving. Horses are a great part of our heritage and history and should remain so.

Regarding the specifics, the carriage driving participants require a little more space on trails to be able to coexist with hikers, cyclists and horse riders. We need enough space to drive our carriages onto the trails, not squeeze through a narrow people gate. For all equine users we would need parking that allows us to drive through and turn around our rigs pulling large horse trailers.

Monterey Horse Park and Downs would be just the ticket to cater to many equine uses and develop the land in a multi-use plan and we encourage it. Thank you for your attention.

Kristi Knight  
CVHA Vice President & Newsletter Editor  
Exeter, CA  
[krknight1@aol.com](mailto:krknight1@aol.com)

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**From:** "Lynda Sayre" <lyndasayre@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Monday, June 11, 2012 6:55 PM  
**Subject:** Keep Ft. Ord Wild  
To Fort Ord Reuse Authority:

A portion of Fort Ord is now The Fort Ord Soldiers National Monument. Approximately 100,000 visitors now come to the area and the Monument is projected to attract many more. Keeping the area around the monument wild will be an additional draw to CSU Monterey Bay and its potential as an environmental magnet school.

Let these visitors stay in the hotels we already have. Let the wild areas of the former base stay wild.

It is my understanding that a horse race track with betting is one of the things planned for the area, along with housing, offices and retail. Monterey County already has homes that have not been sold and empty stores and office space. **We do not need more.** Not do we need a development like Monterey Downs.

Almost 18,000 voters opposed the cutting down of oaks to put in a yard for buses. They want open space, trails for walkers, bikers, horseback riders – not shopping malls, and more buildings. Especially when those buildings would necessitate cutting down more oaks. Place development, when necessary, on blighted areas or areas that already have stores.

Construction may provide jobs in the short term, but in the long term the current residents are left with more pressure on the scarce water resources and more traffic. The developer gets the profit and the community is left with the costs.

Please keep the open space we have left – open – for people to enjoy today and in future generations.

Sincerely,

Lynda Sayre

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**From:** "Pat McNeill" <pmcneill@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Monday, June 11, 2012 10:10 PM  
**Attach:** Pat McNeill (pmcneill@sbcglobal.net).vcf  
**Subject:** Reassessment Recommendations

What I think are cardinal principles:

- FORA must update the Base Reuse Plan to reflect the needs and wishes of a community that has come to know and embrace a cultural treasure that was hidden from the public by military fences at the time the original plan was conceived.
- FORA should not be extended beyond its useful life.
- FORA must not use burdensome and expensive fees to restrict the appeals process.
- FORA must become accessible to the community it is entrusted to serve.

Thank you.

Pat McNeill

The plural of anecdote is not data.

Observation>>Hypothesis>>Evidence>>Theory. And Correlation does not denote cause.

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**From:** "Pat McNeill" <pmcneill@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Monday, June 11, 2012 10:31 PM  
**Attach:** Pat McNeill (pmcneill@sbcglobal.net).vcf  
**Subject:** Reassessment

A Base Reuse Plan that might allow Gambling, horse-racing, steroids, abandoned and abused horses, is clearly out of date and out of sync with with modern life and demands not only reassessment, but serious updating to reflect the needs of the community and its neighbors.

Pat McNeill

The plural of anecdote is not data.

Observation>>Hypothesis>>Evidence>>Theory. And Correlation does not denote cause.

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**From:** "Roger Cleverly" <rogercleverly01@cs.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Monday, June 11, 2012 6:15 PM  
**Subject:** Fort Ord Reuse/Monterey Horsepark/Monterey Downs

Dear Sirs,

I would like to add my name to the number of communications you have received recently about the conversion of Fort Ord into The Monterey Horsepark and Monterey Down race track.

I have two equestrian interests that would be served by such a development. Firstly, I run a training barn in the Delta area of California, where we specialize in carriage driving. Some of my students drive for pleasure, some take part in Pleasure Driving shows and others are active in Combined Driving, and all of these would find something to suit them at the proposed Monterey Horsepark.

Carriage Driving enthusiasts in California are normally split between the northern and southern parts. Monterey Horsepark would be well situated to draw entries from both directions, and would be an ideal location for the Pleasure Days driving show. Some years ago, this show was near Paso Robles, and entrants came from all parts of California. Recently, it has been located near Tejon, and very few drivers from the northern parts fancy making the drive up the Grapevine. Last year, it snowed, in June. Monterey Horsepark would also be in a more temperate climate, where both equines and their handlers would be able to compete in near ideal conditions that would encourage top level performances. I could visualise a State Driving Championships at the proposed Horsepark.

My second interest is in horse racing, particularly Thoroughbreds. I was disappointed when Bay Meadows was closed, bulldozed, then left as a vacant lot. I am sure San Mateo regrets the loss of tax dollars. Currently, we have only one full time track in northern California, at Golden Gate Fields, and that is under some threat. I am, originally, from the United Kingdom, where I rode as an amateur jockey in steeplechase races and, for 13 years, was attached to a racing yard in Scotland that trained horses for both flat racing and jumping. I have been part of an ownership group in the Bay Area, and now help a friend, Cinda Mahorney, who has recently been granted her trainer's license. I would be delighted to see a new racetrack at Monterey Downs. If I might make a suggestion, do some research on racecourses in Great Britain, Ireland and mainland Europe. I find the American racetracks very soulless places, with very little natural atmosphere. Compared with tracks as different as Ascot in England, Hamilton Park in Scotland and Longchamps in Paris, France, Golden Gate Fields is all steel concrete and paint. With the costal climate, it should be possible to create a much more picturesque track. I would love to see a parade ring with shade trees, where spectators can actually observe the horses walking before saddling. Race meetings at Monterey Downs would attract good entries, too, with trainers shipping from both northern and southern California. Cinda and I would certainly support such meetings.

I will follow the progress of the Monterey Horsepark and Monterey Downs with interest.

Roger M. Cleverly  
The Delta Carriage Driving Center  
Knightsen, CA 94548

Phone: 925-348-1346  
e-mail: [rogercleverly01@cs.com](mailto:rogercleverly01@cs.com)  
Website: [www.rogercleverly.com](http://www.rogercleverly.com)

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**From:** "Sheila Clark" <saclark63@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>  
**Sent:** Monday, June 11, 2012 8:32 AM  
**Subject:** FORA REASSESSMENT

**FORT ORD REC USERS ARE DEMANDING:**

Build on urbanized blight first.

Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).

Require an Environmental Impact Report for the Eastside Parkway.

Locate and build veterans cemetery at a location which may be incorporated into the National Monument.

REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE.

The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.

The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.

The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.

With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.

More than a million square feet of vacant, and "approved, but not built" commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.

Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.

Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a "regional park." Its use and attraction is of interest to our entire nation.

This demands reassessment as to appropriate and desirable development and protections of adjacent lands.

A Base Reuse Plan Reassessment is mandated. FORA has scheduled 5 public meetings, yet failed to effectively promote and advertise the meetings. Were all jurisdictions with

representation on the FORA Board included? How and when were these FORA meetings noticed? Where are the public service announcements? Where were the announcements in print media? What email lists were notified? The meeting procedures are designed to be self-limiting in that the public has not been appropriately noticed. Secondly, there are no public meetings scheduled after the consulting company prepares its "draft recommendations." Make the work product subject to review prior to being submitted for FORA Board action. Five public meetings between May 21 and June 2 exclude participation by a large contingency of stakeholders. CSUMB held its commencement ceremonies on May 19 and students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most affected groups and are excluded by the scheduling of these meetings.

Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road. The posted sign on the barricade claims that the road is closed due to "illegal dumping." What dumping? And is dumping a reason to close roads or a reason to patrol roads?

Open South Boundary Road to alleviate traffic on Highway 68.

Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.

Thank you,  
Sheila Clark



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**From:** <ASimpCatDr@aol.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Tuesday, June 12, 2012 11:28 PM  
**Subject:** Monterey Horse Park/Monterey Downs

Dear Members of the Fort Ord Reuse Authority:

I strongly support the Monterey Horse Park/Monterey Downs projects. I think this would be an outstanding reuse of Fort Ord. The projects would be environmentally friendly, would enhance the natural beauty of the area, would provide for a wide variety of equine recreational uses including carriage driving, which requires large amounts of land and has few venues open to it, would enhance tourism, would add thousands of jobs and millions of dollars to the local economy, and would be a win-win situation for all concerned.

The Monterey Horse Park could become the Kentucky Horse Park of the West Coast, which would be a huge economic boost to the area. This might seem ambitious but Fort Ord has a lot going for it, not the least of which is a large amount of open land and a favorable climate.

I both ride and drive horses. There is a critical need for facilities for carriage driving because it requires large tracts of land which are increasingly lost to urban and suburban development. It is an increasingly popular equestrian sport. It makes perfect sense that Fort Ord be used for equestrian activities given the special connection between Fort Ord and the history of the American Cavalry. This includes horse-drawn caissons and directly relates to the art and sport of driving.

In addition, I would like to see FORA extended at least another 10 years beyond its current expiration date of 2014. Because of lawsuits, FORA did not receive any income from developer fees so cannot move forward on its obligations. This plus the economic decline means FORA will not be able to complete the base rebuild within the 20 year limitation, which was not part of the original Base Reuse Plan but which was added as part of the settlement with the Sierra Club.

I also wish to comment on the letter to FORA from the Sierra Club. It recommends that a non-profit development corporation should encourage businesses that serve and attract recreational tourists coming to the former Ft. Ord and the Monterey Peninsula. The Sierra Club states that "With the right marketing program, the former Fort Ord could become 'The Recreational Capital of California.' The Monterey Horse Park fits right into that goal. The letter states "We note that Fort Ord was one of the last active cavalry posts in the U.S. Army; and is well suited for equestrian uses." That's exactly right. I can't think of a more appropriate reuse for Fort Ord.

But I disagree with the Sierra Club's insistence that no development be allowed outside the Army Urbanized Footprint until the Footprint is built out or 20 years pass, whichever comes first. In all likelihood, 20 years will come first, because 1) the footprint area contains the old barracks, which will be very expensive to remove because of asbestos and lead paint, 2) FORA only gets money from development fees so without development there is no money to remove the barracks, and 3) large-scale development outside the Footprint is likely to be needed to attract smaller developments to the inside of the Footprint.

Alice Simpson, DVM  
1503 Wood Rd.  
Fulton, CA 95439

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**From:** <danddan911@aol.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Tuesday, June 12, 2012 11:31 AM  
**Subject:** Comments on Reassessment of the Base Reuse Plan  
From : Dan Amadeo, Marina

#### General Comment

The current reuse plan is adequate to meet the needs of environmental protections, open space, and the right of various jurisdictions to develop at their discretion those parcels so designated for economic development. The plan is balanced and requires little modification.

#### Specific Comments

1. Any restrictions on the limitation of the final land use jurisdiction ( the land which will be ultimately transferred to that jurisdiction) as long as it is consistent with the plan is the prerogative of that jurisdiction.
2. Any attempt to limit "development" to the Army's "urban footprint" would be subject to legal challenge as it would limit the rights of the jurisdiction and disadvantage those jurisdictions which have economic development parcels outside of that footprint.
3. The base reuse plan is just that, about reuse. It is not about further preservation. If the end users choose to give up the ability to generate revenue on the parcels transferred to them then that is up to them not FORA, the Sierra Club, or any other entity. Any decision by that jurisdiction which could negatively impact the intent to replace revenues lost, impede the rights of other jurisdictions to develop their lands, or how it could then be used, should be part of the consistency determination.
4. The funding and responsibility for the improvements to the Highway 1 interchange with Imjin Parkway needs to be reassessed.
5. The Eastside Parkway or something similar to allow access to BLM lands on the South/Southwest portion as well as provide the necessary infrastructure to promote economic development should be built.
6. The current BLM Headquarters should become the visitors center to the National Monument Lands.
7. Although part of the solution, outdoor recreation and Eco-tourism is not going to replace the revenues lost as the result of the base closure.
8. Trail access (easements) to BLM lands should be a condition of approval where applicable for projects contemplated. Preserving the specific current trails is not necessary unless specifically designated as historical. Coastal access of the trail system to the Dunes State Park is only necessary if the state has agreed to allow that access and defined what is permissible. (hikers, bikers, horses, motorized vehicles?)



# FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933  
Phone: (831) 883-3672 – Fax: (831) 883-3675  
Website: [www.fora.org](http://www.fora.org)

## FORT ORD REUSE PLAN REASSESSMENT COMMENT FORM

FORA welcomes public input on issues specific to the 1997 Fort Ord Base Reuse Plan reassessment process. The overall goal of the reassessment process is to explore whether the objectives and policies in the Base Reuse Plan should be updated to better address current conditions and meet the community's future needs. A Reassessment Report will be prepared for this purpose. The Reassessment Report will include a range of changes to the Base Reuse Plan that may be considered for future action by the FORA Board of Directors.

Public comments will be most useful if they are specific rather than general and are provided in the form of recommendations. Recommendations and information on the following components of the Reuse Plan and related topics would be most helpful:

- Reuse Plan Objectives, Policies, and Programs
- Land Use Planning
- Jobs and Economic Development
- Habitat Management and Conservation
- Recreation, Open Space, and Trails
- Reuse Plan Consistency (Internally and with Regional Plans)
- Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Clean-up
- Infrastructure and Utilities
- Transportation
- Water
- Housing and Affordable Housing
- Noise and Safety

Commenter Name:

Harry Council

Address (Optional):

10300 New Ave Gilroy Ca 95020

Email (Optional):

chxdeguy.08@yahoo.com

FORA cannot directly respond to comments that are submitted. However, substantive comments that are specific to the reassessment purpose will be considered.

Comments can be submitted to FORA by email: [plan@fora.org](mailto:plan@fora.org); FAX: 831-883-3675; or mail to: FORA, 920 2nd Avenue, Suite A, Marina CA 93933. For more information about FORA, the Base Reuse Plan, or the workshops, visit the FORA website at [www.fora.org](http://www.fora.org) or contact Darren McBain at FORA, (831) 883-3672.

*Space for written comments is provided on the reverse side.*



COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

Keep trails accessible for both riding and carriage horses. Horse trails need minimum 3 foot wide access. Carriage require 4 feet wide. Both need 7 to 8 feet height clearance. If you can get a 4 wheel drive vehicle through, that's good. It also doubles for security patrols and search & rescue.

If additional space is needed, please attach additional sheets.

Comments can be submitted to FORA by email: [plan@fora.org](mailto:plan@fora.org); FAX: (831) 883-3675; or mail to: FORA, 920 2nd Avenue, Suite A, Marina CA 93933. For more information about FORA, the Base Reuse Plan, or the workshops, visit the FORA website at [www.fora.org](http://www.fora.org) or contact Darren McBain at FORA, (831) 883-3672.

Si tiene preguntas o necesita informacion o traduccion en espanol, favor de llamar a Jonathan Garcia o Darren McBain al 831-883-3672.

---

**From:** "Cindy Councill" <eqdriver@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Tuesday, June 12, 2012 4:58 PM  
**Attach:** FORA comment Harry.pdf  
**Subject:** Comment Form

I have attached a comment form filled out by my husband, Harry. I originally faxed it on June 6 but it went in two separate faxes so I wanted to make sure it got counted.

Cindy Councill

**From:** "Laura Vidaurri" <Laura@fora.org>  
**To:** "Luana Conley" <c4smarina@gmail.com>  
**Sent:** Wednesday, June 13, 2012 8:25 AM  
**Subject:** RE: DEADLINE FOR COMMENTS--6/15: FORA Reassessment  
 Thank you for your comments...I will forward them to our Planning Department.



**LAURA VIDAURRI**  
 ESCA PROGRAM COORDINATOR  
 FORA ESCA REMEDIATION PROGRAM  
 (831) 883-3672 (o) ~ (831) 883-3675 (f)  
 laura@fora.org ~ www.fora-esca-rp.com



**BECOME A FAN AT: FORA ESCA RP AT:**  
<http://www.facebook.com/foraescarp>



**AT: FORA\_ESCA\_RP**

**From:** luanaconley@gmail.com [mailto:luanaconley@gmail.com] **On Behalf Of** Luana Conley  
**Sent:** Tuesday, June 12, 2012 6:42 PM  
**Subject:** DEADLINE FOR COMMENTS--6/15: FORA Reassessment

PUBLIC COMMENT DEADLINE forwarded from: **Laura Vidaurri** <[Laura@fora.org](mailto:Laura@fora.org)>

**Base Reuse Plan Reassessment DEADLINE for comments:**

*Public comments welcome! Please submit by June 15.*

Email to: [plan@fora.org](mailto:plan@fora.org)

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For more information about the Fort Ord Reuse Authority (FORA), see [keepfortordwild.org](http://keepfortordwild.org) or the front page of Saturday and Sunday's Monterey Herald.

**Talking points:**

- The plan must be completely revised. FORA has defined this mandated "reassessment" as nothing more than a report card with the grade to be delivered by the consultants who wrote the plan and are currently being paid by the proponents of Monterey Downs. It is based on outdated population projections and economic circumstances are radically different than when the plan was written. There is no public input before the report is finalized.
- We have a new National Monument that should be the centerpiece of Monterey Bay, and any planning must be compatible with an entryway to this recognized treasure.
- The surrounding 3,340 acres of FORA/ESCA land must be preserved under the BLM, not open for idiotic development schemes such as horse racing, gambling "racinos" hotels, and mini-mansions.
- The good bits of the plan such as the Beach-to-BLM recreational corridor must be

implemented.

- Water must be assured before any development.
- The appeal fee must be lowered. It is now an out-of-reach \$5,040.
- Building must be limited to the Army urbanized footprint with no development other than where 30,000 soldiers lived and trained.
- Historical and cultural aspects must be recognized, retained, and preserved.
- Trails connectivity must be maintained for fauna and recreation. Rare species must be protected.
- FORA funds must be used to remove the dilapidated buildings from surrounding cities most affected by the base closure. FORA has rec'd \$65 million from the City of Marina for "redevelopment" with no benefit to show.

More points on [keepfortordwild.org](http://keepfortordwild.org).

**Thanks for your attention to this critical land use issue. Together, we can keep Monterey County a desirable place to live, raise families, recreate, and work in a good local economy. Please forward to your local friends and to those who visit for our natural beauty and would like to help keep it this way.**

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Luana Conley  
[Citizens for Sustainable Marina](http://Citizens for Sustainable Marina)  
Board Member, Sustainable Monterey County  
[831-884-9662](tel:831-884-9662)  
Like us on Facebook!  
Please register at [KeepFortOrdWild.org](http://KeepFortOrdWild.org)  
[Sign the petition!](#)

*We are a nonpartisan 501(c)(3) educational group operating under the organizational umbrella of Communities for a Sustainable Monterey County. Local groups are encouraged to promote positions in policy matters that affect global warming, transitioning from declining natural resources, food safety and security, water, local economy, and all related sustainability issues.*

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**From:** "Sue Arrington" <masonarrington@msn.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Tuesday, June 12, 2012 5:19 AM  
**Subject:** Keep Fort Ord Wild

To Fort Ord Reuse Authority:

A portion of Fort Ord is now The Fort Ord Soldiers National Monument. Approximately 100,000 visitors come to the area and the Monument is projected to attract many more. Keeping the area around the monument wild will be an additional draw to CSU Monterey Bay and its potential as an environmental magnet school.

Let these visitors stay in the hotels we already have. Let the wild areas of the former base stay wild.

It is my understanding that a horse race track with betting is one of the things planned for the area, along with housing, offices and retail. Monterey County already has homes that have not been sold and empty stores and office space. **We do not need more.** Nor do we need a development like Monterey Downs.

Almost 18,000 voters opposed the cutting down of oaks to put in a yard for buses. They want open space, trails for walkers, bikers, horseback riders – not shopping malls, and more buildings. Especially when those buildings would necessitate cutting down more oaks. Place development, when necessary, on blighted areas or areas that already have stores.

Construction may provide jobs in the short term, but in the long term the current residents are left with more pressure on the scarce water resources and more traffic. The developer gets the profit and the community is left with the costs.

Please keep the open space we have left – open – for people to enjoy today and in future generations.

Sincerely,

Sue Arrington



---

**From:** "Darren McBain" <Darren@fora.org>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 9:10 AM  
**Subject:** FW: plan de revisa

[FORA staff translation of the preceding e-mail message:](#)

On behalf of Latino Water-use Coalition, composed of small business owners, working families, and community activists of the peninsula, we support the economic development efforts of FORA.

But we need more. More jobs, more housing, and more economic opportunities for our community and for working families.

Above all, our city of Seaside has been left out of all economic projects because of opponents of economic development.

For example, if the goals of the Keep Fort Ord Wild are carried out, they will keep Seaside poor. Do not let this happen.

Please keep your promises of jobs and economic development for the well-being of Seaside and the entire region.

- The education component is holding its own - the University of Monterey Bay and other institutions
- The environment is holding its own - 2/3 of the property of the former Fort Ord
- But the economic component is almost nonexistent; FORA needs to complete this component.

Stay strong, FORA - do not be fooled or manipulated by opponents of economic development.

Undo edits

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**From:** Vero Rodriguez [[mailto:veronica\\_rd@msn.com](mailto:veronica_rd@msn.com)]  
**Sent:** Tuesday, June 12, 2012 7:05 PM  
**To:** Darren McBain  
**Subject:** plan de revisa

FORA,

de parte de Latino Water-use Coalition, compuesto de comerciantes pequenos, familias trabajadoras y activistas comunitarias de la peninsula, apoyamos el esfuerzo de desarrollo economico de FORA.

pero nos falta mas. mas trabajos, mas viviendas, y mas oportunidades economicas para nuestra comunidad y familias trabajadoras.

sobre todo, nuestra ciudad de seaside se a quedado afuera de todos los proyectos economicos por causa de oponentes del desarrollo economico.

por ejemplo, si se lleva acabo las metas del grupo keep fort ord wild, mantendra a seaside bien pobre. no deje que esto pase.

por favor mantenga sus promesas de trabajo y de desarrollo economico para el bien estar de seaside y la region entera.

- el componiete de educacion tiene lo suyo - la universidad de la bahia de monterey y otras instituciones
- el bien ambiente tieno lo suyo - 2/3 de la propiedad del viejo fuerte ord
- pero el componente economico casi no existe; tiene FORA que completar este componente

mantegase fuerte, FORA - no se dejen enganar o manipular de oponientes del desarrollo economico

att.

veronica morales rodriguez  
latino water-use coalition

red de la coalition:

- latino seaside merchants association
- comunidad en accion (community in action - worker's day committee)
- latino environmental justice advocates

---

**From:** "Anne Cribbs" <cribsaw@pacbell.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Wednesday, June 13, 2012 9:29 AM  
**Subject:** In support of the Fort Ord Reuse Authority  
June 13, 2012

**To:** Fort Ord Reuse Authority  
**Re:** Reassessment and Base Reuse Plan

The Fort Ord Reuse Authority needs to continue implementing the existing Base Reuse Plan. The former Fort Ord Lands should be multi-use, with the commercial projects helping to fund the clean up of some of the other areas. There is land for a variety of uses and that variety needs to be in the development.

I urge you to continue on your course, and help stimulate the economy and bring jobs to the area.

Sincerely,

Anne Warner Cribbs

---

**From:** "Dawn Poston" <jumperdawn@aol.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Wednesday, June 13, 2012 6:14 PM  
**Subject:** Reassessment and Base Reuse Plan

I am writing to tell you that I am in complete support of the FORA Base Reuse Plan. I am appalled by those who would have you "change horses" in the middle of the stream.

The Monterey Downs and Monterey Horse Park projects will be valuable additions to Monterey County. They will bring visitors to the area, provide needed access to the newly established National Monument, provide desperately needed jobs for the community, introduce new industries to Monterey County. The income to the local government will enhance the tax base and provide needed funds. The Veteran's Cemetery is needed, deserved, and our obligation to bring to reality for those persons and their families who have served our country.

It is, in fact, the sacrifices of those persons that assure that rude, discourteous persons, such as those opposing the above projects, demonstrated at a recent Community Outreach Meeting. Please do not let that vocal minority sway your decisions.

Diversity of activities is needed to restore Monterey County as the leading tourism area of California. The National Monument alone cannot do that, other interests must also be served.

On behalf of ALL the needs of the community, please continue to work toward the multi-use redevelopment as written in the Base Reuse Plan.

Sincerely,

Dawn Poston  
[jumperdawn@aol.com](mailto:jumperdawn@aol.com)  
In God We Trust

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**From:** "Hebard/Peggy Olsen" <hebard@sonic.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Wednesday, June 13, 2012 1:59 PM  
**Subject:** comment on Fort Ord reuse plan reassessment by Hebard Olsen  
720 Woodcrest Lane Monterey Calif 93940 831 375 2016

Reuse Plan Objectives, Policies , and Programs. Land use Planning. Habitat Management & conservation Recreation , open space and trails:

Policy of selection of location, use of land does not consider money amount available and sources available and preserving the environment. Stated objectives not followed! Public input was not sought and when given could not be recognized. When in small groups I pointed out the presentation was not prepared to elicit changes except for speaker Dr Tom Moore! On first round nothing was written on large group paper sheet because note taker was unable to recognize my criticism of process. Finally one third of my criticism of process was understood and recorded. A Marine Biology professor present understood 100% of what I was saying and agreed with it. Putting development on top of a mature oak grove blocking recreation trails wild animals are terrible land use planning and habitat management. Not developing on disturbed blighted land first is terrible land use planning!

Noise and safety:

Putting a race track next to a cemetery would only occur to Machiavellian mind!

Housing & affordable housing:

Some recently built housing could with some upgrading been used; but doing this would have reduced the unaffordable prices of other housing. Unless occupants of houses come from Monterey County the peninsula does not benefit.

Jobs & economic development:

Unless workers come from Monterey County residents jobs do not help the Peninsula!

Transportation: Infrastructure & utilities:

Roads infrastructure & utilities to places that do not exist is only to increase urban sprawl.

Missing topic is how FORA communicates with the People of the Peninsula:

Other elected bodies televise their meetings and publish the addenda before the meeting. Seek public input listen to public input with open minds! If FORA is to continue all this must change. Three disasters occurred was the scoping meetings because they really were intended to protect the hide of FORA not collect information.

I believe all the 19 suggestions sent to the EMC Planning group team & fort Ord reuse authority should be followed; but if I included them

then this comment would become too long.

It will amaze me if any of the collected information in this and other e-mails is acted on!

Fora is not able to accept criticisms of process or of action. Untill that happens it appears better if FORA vanishes!  
Hebard Olsen

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**From:** "Hunter Harvath" <hharvath@mst.org>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Wednesday, June 13, 2012 9:34 AM  
**Subject:** Monterey-Salinas Transit -- Base Reuse Plan Reassessment Comments

Dear Mr. Houlemard –

Thank you for the opportunity to comment on the reassessment process for the Fort Ord Base Reuse Plan. As an ex-officio member of the Fort Ord Reuse Authority Board of Directors as well as a property owner of over 50 acres of land spread amongst seven parcels throughout the former military base, Monterey-Salinas Transit requests that attention and focus on public transit continue to be at the forefront of mobility discussions during the reassessment process. This would include, but would not be limited to, provisions for convenient and ADA-accessible bus stops throughout the base; funding for transit infrastructure, including shelters, benches, waste cans, bike racks, park & ride lots/transfer locations, etc.; and sufficient payments to MST through the capital improvement program for replacement and expansion vehicle purchases to meet current and future demands for transit on the base. For years, MST has been struggling to meet transit needs on the base, which are currently widely and inefficiently distributed around the 28,000-acre former military base, with virtually no funding support from the Capital Improvement Program due to the lack of development impact fees in recent years. When development does occur, it should be in compliance with the standards contained within MST's Designing for Transit manual, a copy of which can be downloaded at <http://www.mst.org/wp-content/media/DesigningForTransit-web.pdf>.

Furthermore, MST recommends that the Base Reuse Plan reassessment incorporate the recently agreed to Multi-modal Corridor into FORA's Capital Improvement Program and utilize the adopted Memorandum of Agreement as a basis for future planning of the designated route. Pending award of grant funding, MST will be working closely with the Transportation Agency for Monterey County on preliminary planning efforts for the Multi-modal Corridor, which is essential to relieving congestion on the currently clogged east-west corridors (Highway 68 and Blanco Road), both of which are two-lane highways with no evident possibility of expansion in the foreseeable future.

Thank you for the opportunity to comment on the reassessment process. If you have any questions, please feel free to contact me at your convenience.

Sincerely,

Hunter Harvath, AICP  
Assistant General Manager  
Finance & Administration  
Monterey-Salinas Transit

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**From:** "Jannette Valdez-Witten" <jannettevaldez@charter.net>  
**To:** "Darren McBain" <Darren@fora.org>; <COB@co.monterey.ca.us>; <officeoftheseecretary@ios.doi.gov>; <alec.arago@mail.house.gov>; "Louise Ramirez" <ramirez.louise@yahoo.com>  
**Sent:** Wednesday, June 13, 2012 11:07 AM  
**Attach:** IMG.pdf

Jannette Witten  
PO Box 1032  
San Juan Bautista, CA 95045-1032  
831-593-1032/537-4820  
[jannettevaldez@charter.net/esselenprincess@yahoo.com](mailto:jannettevaldez@charter.net/esselenprincess@yahoo.com)



**Ohlone/Costanoan-Esselen Nation**



*Previously acknowledged as  
The San Carlos Band of  
Mission Indians  
The Monterey Band  
And also known as  
O.C.E.N. or Esselen Nation  
P.O. Box 1301  
Monterey, CA 93942*

[www.ohlonecostanoanesselenation.org](http://www.ohlonecostanoanesselenation.org)

June 12, 2012

FORA  
920 2<sup>nd</sup> Avenue  
Suite A  
Marina, CA 93933


To Whom It May Concern:

I am an enrolled member of Ohlone/Costanoan-Esselen Nation. With this letter I request that FORA honor the original promise of 45 acres on Fort Ord to Ohlone/Costanoan-Esselen Nation. It is our desire to build a Cultural Center where we can be together as a people and share our culture.

Now with the Fort Ord Reuse Plan Reassessment it is our understanding that additional land is available to the Community. Therefore, Ohlone/Costanoan-Esselen Nation would hope to be allocated an equal or better allotment of land to have a Cultural Center if the original allocation is not available.

Please contact me with any questions.

Sincerely,

  
Signature

Print Name Jannette Valdez-Witten

Address: PO Box 1032, San Juan Bautista, CA 95045

EMAIL TO:

Alec J. Arago, For Senator Sam Farr

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**From:** "Patty Kennedy" <pkennedy1950@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Cc:** <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Sent:** Wednesday, June 13, 2012 5:03 PM  
**Subject:** FORA and Ft. Ord Reuse

FORT ORD REC USERS AND I ARE DEMANDING:

1. Build on urbanized blight first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
4. Locate and build veterans cemetery at a location which may be incorporated into the National Monument.
5. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.

*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

- The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
- The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.

- More than a million square feet of vacant, and “approved, but not built” commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a “regional park.” Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
- A Base Reuse Plan Reassessment is mandated. FORA has scheduled 5 public meetings, yet failed to effectively promote and advertise the meetings. Were all jurisdictions with representation on the FORA Board included? How and when were these FORA meetings noticed? Where are the public service announcements? Where were the announcements in print media? What email lists were notified? The meeting procedures are designed to be self-limiting in that the public has not been appropriately noticed. Secondly, there are no public meetings scheduled after the consulting company prepares its “draft recommendations.” Make the work product subject to review prior to being submitted for FORA Board action.
- Five public meetings between May 21 and June 2 exclude participation by a large contingency of stakeholders. CSUMB held its commencement ceremonies on May 19 and students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most affected groups and are excluded by the scheduling of these meetings.
- Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road. The posted sign on the barricade claims that the road is closed due to “illegal dumping.” What dumping? And is dumping a reason to *close* roads or a reason to *patrol* roads?
- Open South Boundary Road to alleviate traffic on Highway 68.
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.

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THANK YOU!

Patty Kennedy  
 1276 Darwin St.  
 Seaside, CA 93955

**From:** "ROBERT FRISCHMUTH" <frischmuth@prodigy.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Wednesday, June 13, 2012 3:48 PM  
**Subject:** Base Reuse Plan Reassessment - comment  
**To:** Fort Ord Reuse Authority (FORA),

I submit the following comment:

Now that we have a new National Monument, it should be the centerpiece of Monterey Bay, and the planning should be changed to be compatible with an entryway to this recognized treasure. The surrounding 3,340 acres of FORA/ESCA land should be re-planned with much of it preserved under the BLM or city parks. Horse racing, hotels, and commercial development, in my mind, would not not compatible.

A revised plan should also include a permanent Beach-to-National Monument recreational corridor leading to the entrance of the National Monument.

Thank you for including these comments.

Robert Frischmuth  
283 Grove Acre Ave  
Pacific Grove, CA 93950

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**From:** "Samantha Scanlan" <cubsrn@aol.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Wednesday, June 13, 2012 8:52 PM  
**Subject:** i support base reuse

The Fort Ord Reuse Authority needs to continue implementing the existing Base Reuse Plan. The former Fort Ord Lands should be multi-use, with the commercial projects helping to fund the clean up of some of the other areas. There is land for a variety of uses and that variety needs to be in the development.

I urge you to continue on your course, and help stimulate the economy and bring jobs to the area.

Sincerely,

Samantha Scanlan

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**From:** "Barbara Chapin" <bchapin@donchapin.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 4:38 PM  
**Subject:** I support!!!

Dear To Whom it May Concern,

I am a Monterey County Resident and I fully support the Horse Park!! My husband, my 3 Monterey County voting aged children also support the Horse Park. We see it as place where jobs can be created, equestrian activities can take place (including horse racing), with a environmental friendly atmosphere. There are many chances for education, not only in the equestrian field, but in the environmental field as well. We see it as an asset to the community.

I believe that any one who is against this, is a "NO GROWTH" person. Someone who doesn't want anything built anywhere. Someone who doesn't want tourism in this area. Some who doesn't care if it is a job creator. Or that this facility will bring fun activities to this area. These people just want NO GROWTH. I am sorry, but people will continue to have babies, and people will continue to come to this area whether we have growth or not. It is better to have planned growth. This is a very good plan. If you do not plan growth, growth will happen without us.

I have many horse enthusiast outside our county that would love to spend their money at a facility in Monterey County. This will bring new revenue to this area.

Please, Please, let this Horse Park plan go through for all to enjoy. We can be a Equestrian Community that loves the environment and animals too. We can make this work to everyone advantage right NOW!! I wonder if the investors of this project will continue, if continues to be difficult for them. If this doesn't pass, we will become a ghost town in the near future and who will pay the taxes then.

Sincerely,  
Barbara Chapin  
Owner of Hidden Canyon Farm  
Prunedale, CA

PS Check out [showpark.com](http://showpark.com) website for what a horse show could be. Or Del Mar Race Track website, they do wonderful things and it isn't all racing.

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**From:** "Cathy Rivera" <rivera.cathy@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 10:03 AM  
**Subject:** Base Reuse Plan Reassessment

Dear Sirs:

Please add my voice in support of the following specific recommendations regarding the Fort Ord Base Reuse Plan Reassessment:

- The plan must be completely revised. FORA has defined this mandated "reassessment" as nothing more than a report card with the grade to be delivered by the consultants who wrote the plan and are currently being paid by the proponents of Monterey Downs. It is based on outdated population projections and economic circumstances are radically different than when the plan was written.
- We have a new National Monument that should be the centerpiece of Monterey Bay, and any planning must be compatible with an entryway to this recognized treasure.
- The surrounding 3,340 acres of FORA/ESCA land must be preserved under the BLM, not open for idiotic development schemes such as horse racing, gambling "racinos" hotels, and mini-mansions.
- The good bits of the plan such as the Beach-to-BLM recreational corridor must be implemented.
- Water must be assured before any development.
- The appeal fee must be lowered. It is now an out-of-reach \$5,040.
- Building must be limited to the Army urbanized footprint with no development other than where 30,000 soldiers lived and trained.
- Historical and cultural aspects must be recognized, retained, and preserved.
- Trails connectivity must be maintained for fauna and recreation. Rare species must be protected.
- FORA funds must be used to remove the dilapidated buildings from surrounding cities most affected by the base closure.

Thank you for the opportunity to comment.

--  
Cathy Rivera  
Seaside, CA

**From:** "Chris Mack" <gelffmack@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 11:03 PM  
**Subject:** Fort Ord reassessment comments

FORA Reuse Plan Reassessment points and requirements June 2 2012

1. **Build out all the entitled and approved projects and lots of record that may or may not have water at this time in the urban areas of Fort Ord and the adjoining Cities of Seaside , Marina ,Monterey, Pacific Grove< Carmel, Carmel Valley, Hwy 68 Corridor , Salinas with full occupancy before expanding into the open space areas of Fort Ord .** Look at Fort Ord as a piece of the region not as an entity on it's own. The current planning reflects fragmented and duplicated uses when viewed across the Monterey-Salinas areas.
2. **Remove all buildings that are scheduled to come down in the urban areas before expanding into the open space areas. Convert some of these lots into open space.** There seems to not be a need for all the proposed urban areas to be built out in the past 20 years. As Senator Farr said the day the National Monument way created " We sell Scenery in Monterey". Ken Salazar Said at the deception " Conservation equals Jobs, I'll say it again, Convsevation equals Jobs,". The current plan was a vision that seem appropriate at the time. 20 years later what we thought was going to be built has not and looks like won't be. This area is uniuquite for its beauty and lack of urban sprawl. Are you land planners working on this plan going to be satisfied with Monterey County becoming like the Bay area, will you still want to live here?. These changes happen one bite at a time. FO has some recent redevelopment, some good (CSUMB), some not so good ( big box stores which harm the existing city centers and smaller businesses ) If left unchecked urban sprawl could ruin why we all live here and why people come from all over the world to visit. If Big development are banging at our door we need to ask why and will it really benefit this area in the long run. The Army halted their UAF urbanized army footprint, why do we have to expand beyond the army's borders. If the UAF was completely redeveloped , and a the public felt a need to more urban land conversion, then these letter would not be written.
3. **Rezone all open space areas in the FORA/ ESCA land as Permanent Open Space Recreational .** Economics can be based upon leaving the FORA/ ESCA land as Permanent Open Space Recreational. In the early 90s, there were plans for theme parks, prisions and other large scale uses in the non urbanized footprint of Fort Ord. All these ideas were shot down as not acceptable use of the land. Monterey Downs for example is just another theme park, only for horses. the development will first scrape the land barren, then build



back in the landscape . Not to dissimilar from what a Great America or Disneyland would do. Would these later ideas be acceptable uses for Fort Ord today?

4. **Any large projects in the FORA/ Esca land would need public approval.** The public has become very engaged and interested in the out come of Fort Ord land use and planning. As of today hundreds of people use the FORA/ESCA area for recreation. This area has gentle topography which makes accessible to a wide range of user abilities and interests. Little money is spent on maintaining this use. The public is quite content with the current amount of maintainece. Take the BLM lands, the public has been actively volunteering in the maintenance of BLM lands
5. **Reduce project appeal fees to \$500**
6. Any projects that don't have water using the current allocations will not be allowed. No out side water augmentation allowed, ex. Desal. There are many Lots of Record located in the surrounding cities which don't have water. These buildings should have the opportunity for water before any new water uses are created that don't already have water allocated.
7. **Replace only the civilian jobs lost by the base closure.** It is not reasonable to base the replacement of jobs upon those jobs which the Army transferred to other facielities at the time of base closure.
8. **No FORA/ ESCA land will be used for police vehicle training** , There are more approbate areas for this use, ex. near the marina airport. FORA/ ESCA land could be used for veteran rehabilitation for example.
9. **Move Veterans Cemetery near East Garrison , look at alternative sites which have vistas, are more widely acceptable with current Fort Ord user groups.**
- 10 **Transportation should use existing corridors and not take any undeveloped land for new transportation network.** , Ex- Eastside Parkway, Use this route instead of the proposed route - Inter-Garrison to 8th or 7th to Gigling to ParkerFlats Cut-Off to Eucalyptus Rd. The current alinement duplicates parallel existing roads. The public currently makes use of this routing.
- 11 . **Look at Fort Ord as a piece of the entire organism we call Monterey County. In the Past the it was it's own atonimus area being under US Army control. Simular to an Indian Reservation where the surrounding area was not taken into account. Now that FO is part of the Pinnisula Cities, it's planning should reflect an integrated plan that works well with all. We all want this area to enhance and be successful. In the past 20 years we have built ourselves into the current situation. I feel we can not build ourselves out of it. Adding bigger-better does not seem to work. Lets fix the cities and their current zoning areas before we change other wise open undevelopment areas.**
12. **Term Limits on FORA board members and executive staffing.** Remove the current executive office
13. **FORA looses it's ability to create new infrastructure**

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**From:** "Christine McEnery" <mc-oliver@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 7:14 AM  
**Subject:** Fort Ord re-assessment

Please let it be known that I want to urge you to limit any future development to the "Army urban footprint" and not to allow ANY development on the open space. The open space is a treasure which should be protected for all people to use and enjoy. Sincerely, Christine McEnery  
354 Ridge Way, Carmel Valley, CA 93924

[mc-oliver@sbcglobal.net](mailto:mc-oliver@sbcglobal.net)

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**From:** "darlene " <darlenedin@earthlink.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 11:00 PM  
**Attach:** June 14- FORA Letter.docx  
**Subject:** Base Reuse Plan Public Comments

Please submit my comments into the public process for the reuse plan. Thank you,

**Darlene Din: Ag Land Use & Public Policy Consultant**  
**Cell Phone (831) 682-0734**

**IMPORTANT NOTICE:** This message is intended only for the addressee and may contain confidential privileged information. If you are not the intended recipient, you may not use, copy or disclose any information contained in the message. If you have received this message in error, please notify the sender by reply email and delete the message. Thank you.

June 14, 2012

FORT ORD REUSE AUTHORITY  
920 2nd Avenue, Suite A, Marina, CA 93933  
Phone: (831) 883-3672 – Fax: (831) 883-3675  
Website: [www.fora.org](http://www.fora.org)

RE: Base Reuse Plan Public Comments

Dear FORA Board of Directors;

Thank you for the opportunity to participate in the current public process regarding the Fort Ord Reuse Authority (FORA) as you reassessing the 1997 Fort Ord Base Reuse Plan.

I attended and participated in the original meetings as one of the many members of the business community with then Congressman Panetta. I continued through the process with Congressman Farr as the stakeholders reviewed and provided comments on the phases of “success” in implementation of the plan. The stakeholder process was robust and diverse with the goal to balance the many community needs. I applauded the Board for the tasks completed to date. There are agreements that have been met here are a few examples; the building and or reuse of housing, educational opportunities- CSUMB is such an asset to our community along with the commitment to permanent open space that is preserved and maintained.

There is a major area of the core commitment which in my mind is the most significant that has not been met of those affected financially by the closing of a base. Our economy in the Monterey Bay is based on agriculture & tourism, but for many years Fort Ord was an essential part of the economic well-being of the area. Employment & workforce affordable housing still affects our area and there is a need to replace and rebuild the community with enthusiastic support to benefit the local economy for the long term. We have not replaced the financial contribution by the military and civilian employees and their related activities in our economy. Social and economic justice requires that the plan continue to promote the economic recovery for all members of our community.

In closing, I ask you to stay true to your commitments ( promises) and focus your attention to economic recovery “the economic vitality” of our communities for all residents.

Thank you for your consideration,

**Darlene Din**

Darlene Din  
Agricultural Land Use & Public Policy Consultant  
(831)682-0734, [darlenedin@earthlink.net](mailto:darlenedin@earthlink.net)

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**From:** "Dawn Poston" <jumperdawn@aol.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 10:11 AM  
**Subject:** I support FORA Base Reuse Plan

I encourage you to continue your support for the Base Reuse Plan. Monterey County needs reasonable development that provides jobs, attracts tourists, increases the tax base and provides fees FORA can use in the continued clean up of the former Ft. Ord. Our veterans deserve a cemetery!!! Monterey Horse Park, Monterey Downs will be assets to Monterey County. Dawn Poston

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**From:** "Diane Tan" <dianetan753@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 3:00 PM  
**Subject:** Comments of the Base Reuse Plan Reassessment

I am writing this letter to let you know my feelings about the use of the former Ft. Ord property.

Since I am a home owner in the area, I feel that I should have a say in this matter.

There is no reason for the FORA plan to be implemented. It must be completely revised. You must take into account the standard of living of the people who live, work and pay taxes in the area. Dense building is not an option. This area is already too densely populated. We must save the few wild spaces that are left.

The new National Monument should be the centerpiece of Monterey and the surrounding area. This land is used by hikers, bikers, photographers, bird/wildlife watchers and so on.

This land is a "bank" for the area in regards to wildlife. As it stands, it enriches the life of anyone who wishes to take advantage of it *and* those who do not by way of cleaner air, less traffic, more green, etc.

Should I mention the water issues?

Monterey Downs is not "development" that belongs there. There are enough hotels in the area. As already stated, there is already too much population in the area.

*If* you have to build something, the only responsible place to put it is on the footprint of the old buildings of Ft Ord.

Please consider the benefits for the many, and not just development dollars for the few.

Thank you,

Sincerely,

Diane Tan

894 Laurel Ave

Pacific Grove, CA 93950

**From:** "Dorothy Denning" <ded@denningassociates.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Cc:** "Laura Vidaurri" <Laura@fora.org>  
**Sent:** Thursday, June 14, 2012 8:04 PM  
**Subject:** Re: FORA - June 15th Deadline Approaching

My main comment is that I oppose Monterey Downs, partly because of the huge scale of it, but also because, like others, I'd rather see new development take place on land that was once developed, but is now blighted with old buildings.

Thanks,  
Dorothy Denning

On Jun 13, 2012, at 8:31 AM, Laura Vidaurri wrote:

I would like to remind you that comments regarding the Base Reuse Plan review and assessment process are due this **Friday, June 15<sup>th</sup>**.

Public comments regarding the Base Reuse Plan review and assessment process are welcomed at any time; however, only those comments received by **June 15<sup>th</sup>** will be included in an appendix to the Scoping Report to be provided to the FORA Board in August/September.

*How to submit comments:*

- Email comments to [plan@fora.org](mailto:plan@fora.org)
- Complete the attached form and submit to the email above or deliver/mail to 920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

Please pass this information on to any interested parties.

<image003.png>  
>

**LAURA VIDAURRI**  
ESCA PROGRAM COORDINATOR  
FORA ESCA REMEDIATION PROGRAM  
(831) 883-3672 (o) ~ (831) 883-3675 (f)  
laura@fora.org ~ [www.fora-esca-rp.com](http://www.fora-esca-rp.com)

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**BECOME A FAN AT: FORA ESCA**  
**RP AT: <http://www.facebook.com/foraescarp>**

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>  
**AT: FORA\_ESCA\_RP**

<CommentForm.pdf>



**From:** "Vicki Nakamura" <VNAKAMURA@mpc.edu>  
**To:** "Darren McBain" <Darren@fora.org>  
**Cc:** "Douglas Garrison" <DGARRISON@mpc.edu>  
**Sent:** Friday, June 15, 2012 4:13 PM  
**Attach:** Fort Ord Reuse Plan Comment MPC Garrison.pdf  
**Subject:** Comment re: Fort Ord Reuse Plan

The attached comment letter is submitted on behalf of Dr. Douglas Garrison, Superintendent/President, Monterey Peninsula College.

Vicki Nakamura

Vicki Nakamura  
Assistant to the President  
Monterey Peninsula College  
980 Fremont Street  
Monterey, CA 93940



June 14, 2012

Fort Ord Reuse Authority  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93933

**RE: Fort Ord Reuse Plan Reassessment**

The 1997 Fort Ord Base Reuse Plan is currently undergoing reassessment by the Fort Ord Reuse Authority (FORA). Monterey Peninsula College supports the balanced approach taken in the existing plan where education, economic recovery, and environmental protection are the three primary elements emphasized in the recovery and reuse of the former military base.

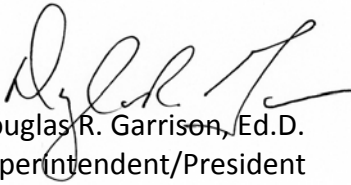
Monterey Peninsula College is a proud participant in the reuse plan of the former Fort Ord. To date, we have constructed two permanent education and training facilities, one in Seaside and one in Marina. These facilities represent an investment in the long-term economic development of the region. We strongly believe that our ability to bring these projects to fruition was enhanced through cooperation with FORA which provides a regional planning outlook for all the jurisdictions and agencies involved in the base reuse.

We plan to augment the public safety training facilities in Seaside by constructing an EVOC (Emergency Vehicle Operations Course) and multi-story fire tower on the college's parcels in the Parker Flats area and firing ranges within the MOUT (Military Operations on Urbanized Terrain) facility. These facilities are essential in providing students entering law enforcement, fire technology or emergency responder careers with hands-on training in the skills required on the job. The Parker Flats and MOUT facilities will also provide a venue for meeting the ongoing training needs of thousands of public safety professionals already working in these fields.

In addition to providing job training opportunities to residents and enhancing the pool of local applicants for public safety agencies on the Monterey Peninsula, we believe these facilities will be an educational resource for the entire region, generating positive economic impacts for our communities. In conjunction with the efforts of our other higher education partners in the area, such as California State University at Monterey Bay, Monterey College of Law, and the UCMBEST Center, the college's current and proposed Fort Ord facilities demonstrate the success of education's role as a reuse strategy. Further, the establishment of higher educational institutions on the former Fort Ord serves to diversify and strengthen the local economy.

California community colleges train 80 percent of firefighters, law enforcement personnel, and emergency medical technicians in the state. The development of the training facilities at the Parker Flats and MOUT locations will ensure that Monterey Peninsula College's long history of training public safety personnel will continue. It is imperative that the reuse plan continues to support and recognize MPC's role and the value of its Public Safety Training Center in the development and reuse of the former Fort Ord.

Sincerely,



Douglas R. Garrison, Ed.D.  
Superintendent/President

---

**From:** "Lena Spilman" <Lena@fora.org>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 9:25 AM  
**Subject:** FW: FORA

Can't tell if you get some of these.

Lena Spilman  
Fort Ord Reuse Authority

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**From:** Ellen Gannon [mailto:properties@ellengannon.com]  
**Sent:** Thursday, June 14, 2012 11:34 PM  
**To:** Lena Spilman  
**Subject:** FORA

*My recommendations for the REASSESSMENT of the Base Reuse Plan:*

- 1. Build on urban-blighted areas first.*
- 2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).*
- 3. Require an Environmental Impact Report for the Eastside Parkway.*
- 4. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.*
- 5. Make the National Monument the keystone of Fort Ord land reuse.*

*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

- The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint—NOT ON OPEN SPACE.*

- *The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.*
- *The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.*
- *The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.*
- *With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.*
- *More than a million square feet of vacant, and "approved, but not built" commercial space vie for occupants. It is not in Monterey County's interests to*

*build more empty homes and empty offices.*

- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.*
- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a "regional park." Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.*
- A Base Reuse Plan Reassessment is mandated. FORA and its consultants have failed to provide a procedure for true public participation and input. The meetings were not well noticed; the majority of the meeting was presentation; the procedure for solicitation and documentation of public input was flawed and often biased.*
- There are no public meetings scheduled after the consulting company prepares its "draft recommendations." Make the work product subject to review prior to being submitted for FORA Board action.*
- The five public meetings were held after CSUMB commencement ceremonies on May 19, after students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most impacted groups and were excluded by the scheduling of these meetings.*
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans.*

*CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.*

- A ten-year extension of FORA is not needed.*

*Gratitude,*

*Ellen Gannon*

--  
*Ellen Gannon, SRES, Realtor DRE 01838240*  
telephone 831-333-6244  
*Bratty & Bluhm Real Estate*  
574 Lighthouse Avenue  
Pacific Grove, CA 93950

**From:** "ingramgp" <ingramgp@ix.netcom.com>  
**To:** "Michael Groves" <groves@emcplanning.com>; "Ron Sisse" <sissem@emcplanning.com>; "Richard James" <james@emcplanning.com>; "Erin Harwayne" <eharwayne@DDAPlanning.com>; "David Zehnder" <dzehnder@epssac.com>; "Candace Ingram" <ingramgp@ix.netcom.com>; "Ellen Martin" <emartin@epssac.com>  
**Sent:** Sunday, June 17, 2012 10:21 PM  
**Subject:** Fwd: public comments / Sierra Club lawsuit / FORA reassessment

----- Original Message -----

**Subject:** public comments / Sierra Club lawsuit / FORA reassessment

**Date:** Thu, 14 Jun 2012 22:25:56 -0700

**From:** Gordon Smith <[g.d.smith@comcast.net](mailto:g.d.smith@comcast.net)>

**To:** <[plan@fora.org](mailto:plan@fora.org)>, <[ingramgp@ix.netcom.com](mailto:ingramgp@ix.netcom.com)>, <[lana@fora.org](mailto:lana@fora.org)>

**CC:** Suzy Worcester <[suzanne.worcester@gmail.com](mailto:suzanne.worcester@gmail.com)>, <[mlsalerno3209@comcast.net](mailto:mlsalerno3209@comcast.net)>, john hutcherson <[johnhutcherson@comcast.net](mailto:johnhutcherson@comcast.net)>, Chris Mack <[gelffmack@gmail.com](mailto:gelffmack@gmail.com)>, `Bill Weigle <[billweigle@sbcglobal.net](mailto:billweigle@sbcglobal.net)>, ""GORDON SMITH <[g.d.smith@comcast.net](mailto:g.d.smith@comcast.net)>, jason Campbell <[camprain@sbcglobal.net](mailto:camprain@sbcglobal.net)>, Kay <[kecline@sbcglobal.net](mailto:kecline@sbcglobal.net)>, Luana Conley <[luanaconley@gmail.com](mailto:luanaconley@gmail.com)>, Bill Monning <[billmonning@gmail.com](mailto:billmonning@gmail.com)>, <[tpmoore@redshift.com](mailto:tpmoore@redshift.com)>

6/14/12

**To:** Fort Ord Reuse Authority

**Fr:** Gordon Smith, 33 Portola Ave, Monterey

**Re:** Public comments submission on Reassessment of the Base Reuse Plan

1. Reduce the FORA public appeal fee to \$300.
2. Halt, rescind and deny all incomplete parcel transfers of the 3,400 acres of the ESCA lands (Parker Flats).
3. Work with the BLM to annex the 3,400 acres of the ESCA lands (Parker Flats).
4. Make the National Monument the keystone main attraction of Fort Ord land reuse.
5. Require an Environmental Impact Report for the Eastside Parkway.
6. Declare the 8th & Gigling intersection as the "Happy Trails" gateway.
7. Dedicate the former PT field and 1/4 mile track SE of 8th & Gigling as "The Soldiers Memorial Field."
8. Work with the county, the Army and BLM to find a different site for the Veteran's Cemetery.
9. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
10. Adopt the 1992 "Fort Ord Parklands Vision Statement as policy.
11. REASSESS and MODIFY the Base Reuse Plan, consistent with the



needs and interests of our region as they exist now.

Kindly enter my personal comments into the official record, Signed,

*Gordon Smith*

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**From:** "Heather Alyson" <sweetgemini99@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 12:37 PM  
**Subject:** I support Base Reuse Plan  
**To:** Fort Ord Reuse Authority

**Re:** Reassessment and Base Reuse Plan

I support the Base Reuse Plan. The Fort Ord Reuse Authority needs to continue implementing the existing plan. The former Fort Ord Lands should be multi-use. This seems to me to be the only logical way to successfully turn Fort Ord into a viable, productive area that will bring in much needed jobs and income. Furthermore, commercial projects can help to fund the clean up of some of the other areas. There is land for a variety of uses and that variety needs to be in the development.

I urge you to continue on your course, and help stimulate the economy and bring jobs to the area.

Sincerely,

Heather Lichtenegger

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**From:** "Iris Peppard" <ipeppard@csumb.edu>  
**To:** "Laura Vidaurri" <Laura@fora.org>; "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 11:02 AM  
**Subject:** Public Comment: FORA Reassessment  
To whom it may concern,

I, Iris Peppard a resident on Monterey County would like to express my thoughts on that matter of the FORA Reassessment. I believe the FORA Reassessment:

- 1) Must be completely revised. FORA has defined this mandated "reassessment" as nothing more than a report card with the grade to be delivered by the consultants who wrote the plan and are currently being paid by the proponents of Monterey Downs. It is based on outdated population projections and economic circumstances are radically different than when the plan was written. There is no public input before the report is finalized.
- 2) We have a new National Monument that should be the centerpiece of Monterey Bay, and any planning must be compatible with an entryway to this recognized treasure.
- 3) The surrounding 3,340 acres of FORA/ESCA land must be preserved under the BLM, not open for idiotic development schemes such as horse racing, gambling "racinos" hotels, and mini-mansions.
- 4) The good bits of the plan such as the Beach-to-BLM recreational corridor must be implemented.
- 5) Water must be assured before any development.
- 6) The appeal fee must be lowered. It is now an out-of-reach at \$5,040.
- 7) Building must be limited to the Army urbanized footprint with no development other than where 30,000 soldiers lived and trained.
- 8) Historical and cultural aspects must be recognized, retained, and preserved.
- 9) Trails connectivity must be maintained for fauna and recreation. Rare species must be protected.
- 10) FORA funds must be used to remove the dilapidated buildings from surrounding cities most affected by the base closure. FORA has rec'd \$65 million from the City of Marina for "redevelopment" with no benefit to show.

Sincerly,

Iris Peppard

--

Iris Diana Peppard  
1022 Scott Court  
Marina, CA 93933

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**From:** "James Blowers" <jblowers@wcd-network.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 4:51 PM  
**Attach:** Smhp.docx

James Blowers  
West Coast Distributing, Inc.  
Monterey, Ca  
Ph: 831-658-0143  
Fx: 831-658-0147  
Cel: 925-575-4510  
Direct Conect: 117\*1039\*208  
[www.wcd-network.com](http://www.wcd-network.com)

June 13, 2012

To: Fort Ord Reuse Authority

Re: Reassessment and Base Reuse Plan

Monterey Downs and Monterey Horse Park will be valuable additions to Monterey County. They will bring visitors to the area, provide needed access to the National Monument Park, provide jobs for the community, introduce new industry to our County. The income to the local government will bolster dwindling funds.

Diversity of activities is needed to make Monterey County the "Recreational Capital of California". The National Monument alone cannot do that, other interests must also be served.

Continue to work toward the multi-use redevelopment outlined in the Base Reuse Plan.

Sincerely,

James Blowers

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**From:** "Jeff Wiley" <jefftwiley@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 11:45 AM  
**Subject:** MPC Public Safety Expansion Plans  
June 14, 2012

Fort Ord Reuse Authority

920 2<sup>nd</sup> Avenue, Suite A

Marina, CA 93933

**RE: Fort Ord Reuse Plan Reassessment**

I am a previous Monterey Peninsula College fire academy recruit and I completely support the plans that the public safety program has to expand the program. It is very important that the program grows and develops as technology advances so training can be more proficient and keep up with modern day standards. This expansion will provide future firefighters with the more advanced skills and knowledge to make it safer for them on the scene of an incident.

The Fort Ord Reuse Authority is currently conducting a reassessment of the 1997 Fort Ord Base Reuse Plan. A priority of the reuse plan has been a focus on education in the reuse and economic development of the former Fort Ord. [\[Fire Agency\]](#) supports the emphasis on education's role in the reuse plan and in particular, Monterey Peninsula College's (MPC) plans to build public safety training facilities in Parker Flats and at the MOUT facility. These facilities include an Emergency Vehicle Operations Course (EVOC) and a multi-story fire tower to provide training in job skills needed by students entering fire technology, law enforcement, or emergency responder careers.

MPC has already successfully renovated former military buildings on the base at its Colonel Durham location to provide classroom facilities and offices for its public safety training programs. The facilities envisioned at Parker Flats and the MOUT will enable students to receive hands-on training and experience to augment their classroom work. For example, the fire tower will allow instructors to create or simulate fires under controlled conditions to provide students with a variety of training scenarios similar to what would be experienced in a real fire. Currently, the college lacks these facilities and often, students must travel outside the Central Coast region to access this training.

The college has consulted with representatives of local fire and law enforcement agencies during the planning process to ensure the facilities meet the training needs of both basic academy recruits and fire fighting and law enforcement professionals. We look forward to completion of these facilities and the job training opportunities that will result for local residents as well as for agency personnel. In addition to providing a pool of local applicants to fill public safety positions on the Monterey Peninsula, we believe MPC's Public Safety Training Center, including the planned facilities in the Parker Flats area and at the MOUT, will be an educational resource for the entire region.

Sincerely,

Jeffrey T. Wiley

Prior fire academy recruit – Class of 2010-1

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**From:** "John Haussermann" <jhaussermann@yahoo.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 7:04 AM  
**Subject:** Plan comments  
To Whom It May Concern,

The main issue is your development of open space when there are still so many acres of already-developed land on Ft. Ord that have NOT BEEN REUSED.

CSUMB had the right idea: reuse.

Until all the developed land has actually been reused, you are failing your charter.

Sincerely,

John Haussermann  
[jhaussermann@yahoo.com](mailto:jhaussermann@yahoo.com)  
Pacific Grove, CA



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**From:** "Katie Coburn" <coburn.katie@yahoo.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Cc:** "Chris and Karen Mack" <gelffmack@yahoo.com>  
**Sent:** Thursday, June 14, 2012 9:28 PM  
**Subject:** Preserve urban footprint...don't increase it!

There is absolutely no reason to develop open space at Ft. Ord. Develop within the existing urban footprint. Nothing else makes any sense at all. Within that urban footprint, please consider bicycle rentals, a youth hostel, a tent campground, a R V campground, a small general store, and perhaps a B&B. They should be adjacent to existing bike and hiking trails. We can capitalize on the popularity of the open space by developing services to support visitors who will be drawn to our area to enjoy the recreational opportunities. It's a potential draw for our beautiful area. It would make a great area to develop for Eco-tourism, and youthful travelers. Our area is woefully lacking in these types of accommodations. We don't need another housing development or hotel, and many of us are appalled at the idea of a racetrack or casino. We do need more hostel and camping sites. Please, preserve open space at Fort Ord!

Thanks,  
Katie  
Sent from my iPad

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**From:** "Lief Koepsel" <lkoepsel@mac.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 8:35 AM  
**Subject:** FORA Planning

Please ensure that FORA planning has a strong focus on creating jobs for Monterey County. As a financial supporter of California State parks and an ardent environmentalist, I understand the value of preserving our land. I also believe that stewardship of our land has responsibilities such as providing income, education and all forms of recreation.

Fort Ord for many years, sacrificed the land, the trees and the animals upon it in order to ensure the safety of this nation. It doesn't serve us well, to completely swing the pendulum in the other direction, sacrificing people's income and happiness by not allowing a small amount of development.

The development plans presented publicly call for a roughly 80/20 split between saving the land and development. I believe this ratio continues to be the proper balance between the environment and creating jobs.

Thank you,

Lief Koepsel  
Salinas, CA

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**From:** "Lynn Hamilton" <lynham@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Sent:** Thursday, June 14, 2012 12:45 PM  
**Subject:** BRP, future of Fort Ord....

June 14, 2012

To members of FORA:

Sustainable Salinas joins numerous other local groups and thousands of Monterey County residents in voicing concerns and suggestions for the future of former Fort Ord lands. The recent designation of over 14,000 acres of the area as Fort Ord National Monument attests to its rich history, flora and wildlife, and recreational opportunities. Since the closure of Ft Ord in 1994, thousands of locals and tourists have hiked, biked and ridden horses on the many miles of trails. With the new designation, many more will come, IF we proceed appropriately. In addition, local students of all ages have explored and restored habitat in the beautiful wildlands, so accessible, yet so different, from their urban environs. They need this wilderness. **In light of the above, and the current and projected economic conditions, BRP objectives and policies should be adjusted to include the following:**

1. **Build on the “army urbanized footprint” first.**
2. **Protect the Beach-to-BLM recreation corridor.**
3. **Annul the ill-proposed Eastside Parkway, thus saving the “Happy Trails” oak woodlands.**
4. **Locate and build the veterans' cemetery in an area which may be incorporated into the National Monument.**

Secretary of the Interior Salazar said, “Conservation equals tourism, jobs and a better quality of life...”

Neither eco-tourists, nor future Cal State Monterey Bay students will be enticed by suburban housing developments abutting the gateways to the monument.

What a jewel we have right here “in our own backyard”!! Let's preserve it!

Sincerely,

Lynn Hamilton, Spokesperson

Sustainable Salinas

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**From:** <mcopperma@aol.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 6:21 PM  
**Subject:** Marina Citizen Input to FORA Reassessment Plan  
To the FORA Reassessment Plan Committee:

1. I strongly support the City of Marina receiving the Preston Park property title free and clear of all encumbrances and that this transaction take place immediately. This property was originally promised to the City of Marina. It was subsequently encumbered with a multi-million dollar loan by FORA, which has been attempting to require the City of Marina to be responsible for this encumbrance. It is unfair to saddle the citizens of Marina with FORA's debt taken out on a property that was promised years ago to be transferred with free and clear title to the City of Marina. As a citizen of Marina, I urge this FORA committee to do the right and ethical thing by immediately transferring the Preston Park property to the City of Marina with a free and clear title.

2. I request that the FORA committee reassess the financial responsibility laid at the feet of the taxpayers of Marina concerning the upgrading of the intersection at Hwy 1/Imjin Parkway, road maintenance along the new Imjin Parkway, and the widening of that portion of Imjin Parkway running from Imjin Road to Reservation Road. The citizens of Marina should not be solely responsible for this project because Imjin Parkway is a highly congested thoroughfare providing regional traffic commuters from other cities a passage way to and from cities/sites outside the City of Marina. This commuter traffic situation is a long term situation that has existed, and continues to exist, before Marina has been able to build homes within Marina's portion of former Fort Ord and before 9:00 a.m. each day when the stores at The Dunes shopping center are open. Since the majority of the traffic commuters along the Imjin Parkway corridor consist of travelers other than Marina citizens, I recommend a modification to the Capital Improvement Program that would require FORA dollars be spent on existing infrastructure and blight removal before spending allocated FORA dollars on other projects such as Eastside Parkway and Monterey Downs.

Very respectfully,

Margaret-Anne Coppernoll, Ph.D.,  
Marina citizen  
Monterey Bay Estates  
308 Costa Del Mar Road  
Marina, California 93933

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**From:** "Mike Vandeman" <mjvande@pacbell.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 7:02 AM  
**Subject:** Mountain Biking

Please share with all appropriate and interested parties.

We have already destroyed most of California's original wildlife habitat. We can't afford to destroy more habitat, ESPECIALLY for a frivolous activity like mountain biking, which CONSUMES land. Mountain bikers are insatiable -- always demanding more and more trails, since they ride so fast that every trail soon becomes boring to them.

Bicycles should not be allowed in any natural area. They are inanimate objects and have no rights. There is also no right to mountain bike. That was settled in federal court in 1994: <http://mjvande.nfshost.com/mtb10.htm> . It's dishonest of mountain bikers to say that they don't have access to trails closed to bikes. They have EXACTLY the same access as everyone else -- ON FOOT! Why isn't that good enough for mountain bikers? They are all capable of walking....

A favorite myth of mountain bikers is that mountain biking is no more harmful to wildlife, people, and the environment than hiking, and that science supports that view. Of course, it's not true. To settle the matter once and for all, I read all of the research they cited, and wrote a review of the research on mountain biking impacts (see <http://mjvande.nfshost.com/scb7.htm> ). I found that of the seven studies they cited, (1) all were written by mountain bikers, and (2) in every case, the authors misinterpreted their own data, in order to come to the conclusion that they favored. They also studiously avoided mentioning another scientific study (Wisdom et al) which did not favor mountain biking, and came to the opposite conclusions.

Those were all experimental studies. Two other studies (by White et al and by Jeff Marion) used a survey design, which is inherently incapable of answering that question (comparing hiking with mountain biking). I only mention them because mountain bikers often cite them, but scientifically, they are worthless.

Mountain biking accelerates erosion, creates V-shaped ruts, kills small animals and plants on and next to the trail, drives wildlife and other trail users out of the area, and, worst of all, teaches kids that the rough treatment of nature is okay (it's NOT!). What's good about THAT?

For more information: <http://mjvande.nfshost.com/mtbfaq.htm> .

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I am working on creating wildlife habitat that is off-limits to humans ("pure habitat").  
Want to help? (I spent the previous 8 years fighting auto dependence and road construction.)

Please don't put a cell phone next to any part of your body that you are fond of!

<http://mjvande.nfshost.com>

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**From:** "Pat McNeill" <pmcneill@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 9:29 PM  
**Attach:** Pat McNeill (pmcneill@sbcglobal.net).vcf  
**Subject:** Base Reuse Plan Leadership

A less considered factor in BRP reassessment is confidence in leadership. Does FORA's leadership continuously update what is best for Monterey County? Or does FORA leadership see its responsibility as simply administering the Base Reuse Plan without regard for an evolving socio-economic climate? Or, worse still, has FORA leadership's objectivity been compromised by friendships with inherent conflicts-of-interest, or lobbying by powerful economic interests?

Recent allegations reported in the media cause this citizen to pause. For example, at the public input workshop in Seaside, we learned that FORA's choice of a consultant firm for the FORA's Self Study also has a contract with the City of Seaside to manage developments that emerge from projects given entitlement by FORA. Could the very comments we address to [plan@fora.org](mailto:plan@fora.org) be filtered by this consultant? At the same workshop, I observed the consultant's small group facilitator allow and acknowledge input from a Monterey Downs corporate representative on an equal footing with residents of Seaside, Marina, and Salinas. The person did not live in Monterey County and was hired for one purpose: to obtain entitlement to 550 acres of Coast Live Oak woodland and Marine Chaparral for a Southern California Real Estate Developer. We hear of crazy and scandalous behavior in other communities but think it won't happen here. The rational approach is to accept that it COULD happen here. It therefore appears to be in the best interest of Monterey County and Ft Ord's municipal neighbors that the current Plan Reassessment challenge all of the assumptions upon which the original plan was based, to evaluate consistency in policy and decision making, to re-evaluate the scope of the EIRs completed 15 years ago, and to audit FORA expenditures in a way that will illuminate economic abuse if it has occurred.

Pat McNeill, Salinas

The plural of anecdote is not data.

Observation>>Hypothesis>>Evidence>>Theory. And Correlation does not denote cause.

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**From:** "Stephen Bloch" <Steve@StephenBloch.Com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 10:08 AM  
**Subject:** Please Support FORA Base Re-use Plan  
June 14, 2012

**To:** Fort Ord Reuse Authority  
**Re:** Reassessment and Base Reuse Plan

I agree with the Sierra Club when it states that FORA should “attract businesses that serve recreational tourists coming to the former Fort Ord and the Monterey Peninsula”, should “attract recreational tourists,” and should “provide supplemental funding for environmental conservation and maintenance activities”.

To that end, it appears obvious that the Monterey Downs, Monterey Horse Park, and the Veteran’s Cemetery address all of these stated goals. Without some development, there will not be funds to do other improvements.

I urge you to continue with the multi-use Base Reuse Plan.

Sincerely,

*R. Stephen Bloch*  
*Lt. Commander, USN (Ret.)*  
*ex-MM1(SS)*  
*11575 McCarthy Road*  
*Carmel Valley, CA 93924*  
[831-659-7101](tel:831-659-7101)



---

**From:** "ingramgp" <ingramgp@ix.netcom.com>  
**To:** "Michael Groves" <groves@emcplanning.com>; "Ron Sisse" <sissem@emcplanning.com>; "Richard James" <james@emcplanning.com>; "Erin Harwayne" <eharwayne@DDAPlanning.com>; "David Zehnder" <dzehnder@epssac.com>; "Candace Ingram" <ingramgp@ix.netcom.com>; "Ellen Martin" <emartin@epssac.com>  
**Sent:** Sunday, June 17, 2012 10:21 PM  
**Subject:** Fwd: Fort Ord Base Reuse reassessment

----- Original Message -----

**Subject:**Fort Ord Base Reuse reassessment

**Date:**Thu, 14 Jun 2012 22:20:58 -0700

**From:**[rkoyak@redshift.com](mailto:rkoyak@redshift.com)

**To:**[plan@fora.org](mailto:plan@fora.org), [ingramgp@ix.netcom.com](mailto:ingramgp@ix.netcom.com), [lena@fora.org](mailto:lana@fora.org)

Dear FORA board members,

My name is Robert Koyak, and I am a homeowner in Monterey. I am writing to express my belief that the Fort Ord Base Reuse plan should be realigned to reflect the value of the Fort Ord lands as a recreational resource, with economic development plans carefully scrutinized for soundness and limited, to the maximum extent possible, to the recovery of those blighted portions of Fort Ord that had already been developed.

I fully endorse the following points put forth by the Fort Ord Rec Users and their arguments in support of them:

1. Build on urban-blighted areas first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
4. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.
5. Make the National Monument the keystone of Fort Ord land reuse.

Thank you very much for your consideration.

Sincerely,

Robert Koyak  
1195 8th Street  
Monterey, CA 93940

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**From:** "Sarah Clifford" <sarahclifford@earthlink.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 6:24 PM  
**Subject:** In Support of Monterey Downs and the Monterey Horse Park

I would like to write in support of Monterey Downs and the Monterey Horse Park. I believe there is a misconception that these projects are counter to good environmental practices and trail usage. This couldn't be further from the truth. With a supportive horse community on board, the trails and their access will be improved. Monterey Downs plans to build two horse-friendly trail heads. Most horsemen believe fervently in maintaining access to beautiful, well-maintained, environmentally correct trails. I am one of those horsemen. I am a trainer with a large local clientele. All of my clients are excited about the project and willing to do what they can to promote horseback riding as a recreational activity in Ford Ord.

Thanks for your time,  
Sarah Clifford  
Clifford Horse Training  
831-747-7545

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**From:** <SSCC10@aol.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 7:01 PM  
**Subject:** RE: Monterey Horse Park

June 14, 2012

To: Ford Ord Reuse Authority  
RE: Reassessment and Base Reuse Plan

Monterey County needs to promote projects such as Monterey Downs and Monterey Horse Park. These are well structured projects that will greatly add to our community and local economy. They will provide local jobs as well as creating world class destinations. The Monterey Horse Park and Monterey Downs will bring more visitors to Monterey County and this will benefit the entire County. It is a win win situation for everyone. The visitors will have a beautiful recreation destination and our local economy will benefit from new jobs.

As a individual that was born and raised in Monterey County, I urge you to continue to implement the Base Reuse Plan.

Sincerely,

Stephanie Souza  
Lifetime Salinas Resident

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**From:** "Stephen Bloch" <rsteveb@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 10:30 AM  
**Subject:** Support FORA Re-use for Ft. Ord

As a veteran of 27 years (Vietnam, Granada, Panama) I strongly support the plan for re-use for former Fort Ord. Certainly the Veterans' Cemetery is a priority. I also strongly support the Monterey Downs/Horse Park project. Not only will it bring much-needed jobs to the area, but will increase tourism and recreational activities.

It's my understanding that the Monterey Downs/Monterey Horse Park will comprise only approximately 548 acres, or less than 2% of the land at the former Fort Ord. Plus, of that 548 acres, more than 100 acres, approximately 18%, will be open space. Definitely an intelligent use of resources.

Sure seems like everyone wins with the project. PLEASE support the existing FORA re-use plan.

Sincerely yours,

Steve Bloch

Carmel Valley, CA

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**From:** "Vicki Pearse" <vpearse@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Cc:** <fortordrecu@gmail.com>; "Phil Fisk" <info@keepfortordwild.org>  
**Sent:** Thursday, June 14, 2012 10:10 PM  
**Subject:** Comments for FORA from Sustainable Pacific Grove

Much has changed in the last decade and a half since FORA's Base Reuse Plan was written: we are in a whole new world of economic realities, population dynamics, and community priorities. The Plan urgently needs thorough rethinking and revision.

Goals for the future of Ford Ord must be considered in an organized way. The confused patchwork that currently passes for a "plan" is obsolete and a disservice to public interests.

FORA is a public agency with a mandate of stewardship for the land that was Fort Ord, to protect it and design its use to benefit the people of Monterey County, not to facilitate commercial profits with the doubtful promise that some public good will result. Now that part of the former base is Fort Ord National Monument, the responsibility for stewardship is correspondingly greater.

**We ask that FORA adopt the following Recommendations:**

**[a]. Place any development only on the Army Urban Footprint, the already-built and blighted area -- not on woodlands or other open space.** Roughly 100,000 visitors come to Fort Ord annually, and that number is expected to increase with the Monument designation. The natural beauty of our county is its greatest asset; both local residents and tourists value and want to preserve it.

**[b]. Revise and update the Base Reuse Plan to serve new economic realities and regional interests, minimizing new construction.** Construction provides only for very short-term jobs but typically results in long-term costs: increased pressure on scarce water resources, traffic-clogged roads, and more. Monterey County has an excess of available homes, empty stores, vacant office spaces, and shopping malls.

**[c]. Recognize that the most stable job-creation will focus around Fort Ord's natural environment and educational institutions.** The community wants and needs jobs and an active economy, but not from Monterey Downs or other such redundant developments. It is the educational community and hospitality industry who will replace spending by the lost military -- fulfilling FORA's pledge to restore the local economy. Long-term jobs, such as in hospitality and education, or services and infrastructure for recycling and water, create more stable and secure communities. Protect and enhance CSUMB's potential as an environmental magnet school.

**[d]. Expedite the establishment of the proposed veterans' cemetery, reconsider its site, and locate it in a place of honor and quiet,** ideally where this veterans' resting place can become an integral part of the Fort Ord Soldiers National Monument. Its funding and location should in no way be associated with or depend on a commercial development such as Monterey Downs. The veterans' cemetery is a critical part of the Fort Ord plan.

**[e]. Conduct a thorough Environmental Impact Report for the Eastside Parkway.** This road to nowhere has no economic or demographic justification. The route devastates areas of oak forest and cuts off potential biological and recreational corridors from the University (CSUMB), Marina, and Seaside. Genuinely effective solutions to real traffic needs are readily available and have been proposed. Corridors between Fort Ord Dunes State Beach and the National Monument are an established part of the plan currently being ignored; these must be respected and preserved. A well-integrated trail system with beach-to-Monument access is an essential element of the Base Reuse Plan.

Respectfully submitted,  
Sustainable Pacific Grove

**From:** "Vicky Matisi" <Vicky@casarch.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 8:48 AM  
**Subject:** Monterey Horse Park and Monterey Downs Projects

Hello For,

My name is Vicky Stashuk- Matisi and I am a Dressage and Eventing Judge, Competitor and Trainer located in Watsonville, California.

The Monterey Horse Park is a very important project for our Community and I support it wholeheartedly, as it would increase and provide more public awareness where equine activities can be demonstrated, and developed. I was a founder of The Horse Park at Woodside in the early 1980's; an now we have a very well run horse facility which provides educational opportunities for our communities in and around the San Francisco Bay Area. The Horse Park at Woodside has many equine programs and events as well as handicapped riding opportunities.

This project will also provide many more opportunities to make the Monterey Bay Area a destination for Equine related interests.

Thank you,

Vicky Stashuk-Matisi  
USEF 'R' Dressage Judge  
USEF 'r' Event Judge  
Ramor Oaks Riding Club

**From:** "Wanda Lara-Hebron" <wandalara@yahoo.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, June 14, 2012 4:19 PM  
**Subject:** 45 Acres Promised to Ohlone/Costanoan-Esselen Nation on Ford Ord

***Ohlone/Costanoan-Esselen Nation***

*Previously acknowledges as  
The San Carlos Band of  
Mission Indians  
The Monterey Band  
And also known as  
O.C.E.N. or Esselen Nation  
P.O. Box 1301  
Monterey, CA 93942*

June 12, 2012

FORA  
920 2<sup>nd</sup> Avenue  
Suite A  
Marina, CA 93933

To Whom It May Concern:

I am an enrolled member of Ohlone/Costanoan-Esselen Nation. With this letter I request that FORA honor the original promise of 45 acres on Fort Ord to Ohlone/Costanoan-Esselen Nation. It is our desire to build a Cultural Center where we can be together as a people and share our culture.

Now with the Fort Ord Reuse Plan Reassessment it is our understanding that additional land is available to the Community. Therefore, Ohlone/Costanoan-Esselen Nation would hope to be allocated an equal or better allotment of land to have a Cultural Center if the original allocation is not available.

Please contact me with any questions.

Sincerely,

*(Since this letter is sent via email, please except my typed name below as my signature.)*

\_\_\_\_\_  
Signature

Print Name Wanda Lara-Hebron

Address: 555 Bremerton Ave NE #A201, Renton, WA 98059

EMAIL TO: [plan@fora.org](mailto:plan@fora.org)

[COB@co.monterey.ca.us](mailto:COB@co.monterey.ca.us)

[officeofthesecretary@ios.doi.gov](mailto:officeofthesecretary@ios.doi.gov)

Alec J. Arago, For Senator Sam Farr [alec.arago@mail.house.gov](mailto:alec.arago@mail.house.gov)

***Wanda Lara-Hebron***  
***Cell: 509-264-8193***

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**From:** "Alfred Diaz-Infante" <alfredd@CHISPAHOUSING.ORG>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 3:09 PM  
**Subject:** Fort Ord Resuse Plan  
FORA Board Members,

I am writing in response to recent workshops that have been held related to FORA's reassessment of the Fort Ord Reuse Plan. It is our understanding that approximately 2/3 of the property in the former Fort Ord is preserved for habitat protection and open space. We think this is a very positive thing.

Our concern is the land in Fort Ord that was planned for economic development. For more than thirty years CHISPA has housed working families of Monterey County and Santa Cruz County. We have seen first-hand how families struggle to keep up with increasing costs related to the cost of living in our region. The establishment of California State University at Monterey Bay (CSUMB) has offered many working families and their children a great opportunity to obtain a higher education. In fact, CHISPA endowed a scholarship at CSUMB when we realized that many of our residents and/or their children were attending CSUMB. In order to retain many of these hard working families in the region, it is important that we have well-paying jobs available for them when they finish college. That is why we support the implementation of the economic development portion of the Fort Ord Reuse Plan.

We strongly encourage you to affirm FORA's commitment to providing economic opportunities for the residents of our region. There was a great deal of thought given to the drafting of the Fort Ord Reuse Plan. We trust that you will stay true to this commitment by affirming the plan that political leaders such as Leon Panetta and Sam Farr helped draft with hundreds of local civic leaders.

Sincerely,

*Alfred Diaz-Infante, President/CEO*

CHISPA

295 Main Street, Suite 100

Salinas, CA 93901

Cell Ph. (831) 682-8010

Ofc. Ph. (831) 757-6251, ext. 130

Fax (831) 757-7537

[www.chispahousing.org](http://www.chispahousing.org)





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**From:** "leja moco" <leja.moco@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 5:24 PM

Dear FORA Board of Directors,

As a graduate of Monterey High School and Monterey Peninsula College, and as a current student at San Diego State, I am pleased to write this letter on behalf of the Latino Environmental Justice Advocates (LEJA), serving all the Latino communities in Monterey County.

LEJA was formed to support responsible and environmentally sensitive initiatives in the community that best provide the Latino community with jobs, affordable housing and full participation in the planning and participation of economic opportunities, while always protecting and nurturing the environment in which we live.

As such, we commend FORA for meeting and exceeding its commitment to the community by allocating 70% of the old Fort Ord acreage to open space and natural habitat. And now with the designation as a National Monument, FORA is to be applauded for supporting this effort to ensure that the overwhelming majority of the old Fort Ord is protected. Thus, your commitment to the Environment is an A+!

On the Education side, many of my friends and schoolmates from both Monterey High and MPC have benefited from the educational components on the old Fort Ord - especially CSUMB. Therefore, your commitment to Education is also an A+!

However, in the area of Economic recovery, LEJA is gravely concerned that the promises of economic recovery for the region - especially the communities of Seaside and Marina, have fallen extremely short.

As you know, many small micro enterprise businesses were negatively impacted during the closure of Fort Ord. And now, with the economic recession, I can assure you that LEJA is concerned about FORA meeting its commitment to economic recovery in these diverse, (much) less affluent communities. Therefore, LEJA is concerned in the lack of economic recovery, and thus gives this effort a D+!

But things can be turned around if you carefully *listen to all the voices in the community* - not just the loudest and the most aggressive. If you make the mistake of thinking that all the work is done, you will forever place the communities of Seaside and Marina at the lowest rung of the economic ladder for decades to come. This would be the legacy of FORA - keeping the diverse, working family communities of Seaside and Marina at the bottom!

So, please finish the work of economic recovery. Anything short of this would be a social injustice to my family, friends and neighbors in those communities - my community, that I expect to one day rejoin when I finish my studies.

I may be studying in San Diego for the moment, but my home and heart is there on the Monterey Peninsula; please meet your commitment of economic recovery to the community and the future generations to come.

Yours truly,  
Antonio Morales, Jr. - Youth Council Representative  
LEJA

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**From:** "Cassady Elischer" <ce3739@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 11:31 AM  
**Subject:** FORA Comments

Dear Sirs/Madam:

As a city of Marina homeowner and frequent (almost daily) visitor to the BLM lands, accessed through the County, FORA, and ESCA properties I wish to voice the following comments:

1) The world has changed dramatically since the original plan was authored. Expectations about growth and the accompanying need for additional housing and transportation infrastructure have not been realized, in fact, they've gone somewhat in the other direction. I don't expect this situation will change at any time soon. Accordingly, failure to accept and adapt to this reality would be a financial catastrophe for the jurisdictions (and population) who will be asked to pay for this excess capacity, not to mention the awful affront that destroying natural areas to create the unnecessary infrastructure would be.

2) Some of the proposed development I find extremely objectionable. Monterey Horse Park (now Monterey Downs) has evolved from a mildly objectionable new-urban (with events facility) concept to a completely ridiculous crazy-quilt of too-many-houses, a little of this a little of that, plus an accompanying horse-track that residents reasonably assumes will feature Santa Anita style racing and betting. How would you like to live next to a reservation casino? Not me.

3) The Monterey Peninsula is well-known worldwide as a natural beauty destination for tourism and recreation. It's taken some time, but the Ft Ord BLM Lands have earned their place in this recognized mix, affirmed recently with the National Monument designation. The County and Cities and the revised re-use plan should leverage this distinction by designating reuse that compliments and enhances this recreation and visitor attraction, instead of undermining it.

4) Bureaucrats make poor venture capitalists. They are not suitably knowledgeable and/or experienced to make "business" bets of any kind. The City of Salinas bet on green cars and lost over half a million dollars. The City of Marina bet on Marina Heights which remains a graded, idle, tumbleweed blight. The point is that sometimes it's better to do nothing...refrain from betting, than do something. Leaving much the County and ESCA, and other undeveloped FORA lands as they are...undeveloped and natural would be a sure-thing winning bet.

Sincerely,

Cassady Elischer

**From:** "Lena Spilman" <Lena@fora.org>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 9:25 AM  
**Subject:** FW: REASSESSMENT of the Base Reuse Plan

Lena Spilman  
 Fort Ord Reuse Authority

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**From:** cm\_crockett@sbcglobal.net [mailto:cm\_crockett@sbcglobal.net]  
**Sent:** Friday, June 15, 2012 6:56 AM  
**To:** Lena Spilman  
**Subject:** REASSESSMENT of the Base Reuse Plan

Dear Ms. Spilman,

My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Build on urban-blighted areas first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
4. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.
5. Make the National Monument the keystone of Fort Ord land reuse.

*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

- The Army gave a functioning base to the public that has since become acres and acres of “urban blight” in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint-- NOT ON OPEN SPACE.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
- The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
- More than a million square feet of vacant, and “approved, but not built” commercial

space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.

- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a “regional park.” Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
- A Base Reuse Plan Reassessment is mandated. FORA and its consultants have failed to provide a procedure for true public participation and input. The meetings were not well noticed; the majority of the meeting was presentation; the procedure for solicitation and documentation of public input was flawed and often biased.
- There are no public meetings scheduled after the consulting company prepares its “draft recommendations.” Make the work product subject to review prior to being submitted for FORA Board action.
- The five public meetings were held after CSUMB commencement ceremonies on May 19, after students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most impacted groups and were excluded by the scheduling of these meetings.
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.
- A ten-year extension of FORA is not needed.

Thank you for your consideration of these recommendations.

Sincerely,  
Catherine Crockett  
1739 Havana St.  
Seaside, CA 93955  
831-394-1915

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**From:** "Skupniewicz, Charles E CIV 63134" <charles.skupniewicz@navy.mil>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 2:03 PM  
**Subject:** public comment for the record

Hi,

1. I support public right of way access requirements to the Fort Ord Nat Monument and the new State Beach through private or public planned developments.

2. I support an emphasis on redevelopment of blighted buildings and lands over development of undeveloped parcels.

3. I support an emphasis on eco tourism over housing.

4. I DO NOT support the East Parkway. (Hwy 68 reroute)

Thanks

Charles Skupniewicz  
53 Enos Dr  
Salinas, CA 93908  
831 455 2521

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**From:** "Chris Mack" <gelffmack@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Sent:** Friday, June 15, 2012 9:00 AM  
**Subject:** Fwd: [morca] FORA Reassessment

To The FORA Board (please distribute to all FORA Board members) and EMC consultants, regarding the reassessment of the Base Reuse Plan (BRP).

The reassessment of the BRP should lead to, at a minimum, the immediate update of the BRP. No more of the Public's resources should be used to pursue the current and highly flawed BRP.

The process of infusing Public input to the BRP and this reassessment exercise has been difficult, at best. The Public's influence on the BRP has come as a result of major efforts on the Public's part. Petition drives, a referendum, lawsuits and campaigning for "Public friendly" candidates has been the norm. In a democracy the Public's wishes should not be so difficult to achieve. The public forums on the reassessment have been less than accommodating in allowing for the Public to submit input. The first half of the time was taken by lectures loaded with talking points leaving the second half for input which was then filtered by "facilitators". These facilitators and many people at these meetings often had a direct financial interest (such as their jobs) in maintaining the status quo. Only after prodding did the meeting director and EMC agree to record and save the written notes from of the public input. It seems even now there is no simple way to deliver these Public comments to the FORA Board (a Public Agency).

The BRP was based on projections which are proven to be grossly inaccurate. The economic damage to the local economies was minor compared to what was "predicted" for when the Base closed. The need for, and the value of housing were wildly over estimated. The population for the area has shrunk, NOT increased as projected. Award winning or not, the current BRP is simply not (or no longer is) appropriate for the former Fort Ord. Since the economic downturn was not predicted in the BRP we find it used as an excuse for the poor implementation of the plan. But instead of adjusting to the new realities, arguments are made that the mitigations for the original plan must be pursued (such as the East side Parkway, which must be built to handle the traffic of the thousands of homes which may never be built in our lifetimes.) There seems to be the recurring argument as was used to support the failed Whispering Oaks project; "There has been so much money and effort put into the project (whatever it might be) we can't stop now." This attitude is costing our communities greatly.

It is my hope that the reassessment process will honestly account for the money and resources (land, grants, bonds, etc.) supplied by the Public and what we have gotten in return, as well as audit the jobs "created" so far wether permanent or temporary and determine what percentage were filled by local residents. Without telling statistics such as these, this process will lack credibility.

Please allow me a quick assessment with what symbolizes the dysfunction of the current BRP; While the CSUMB is held up as a great achievement, and rightly so, its image is being threatened by a horse racetrack with GAMBLING that is being proposed (and pursued by some Board members) to be placed next door. How do you asses this plan?

Sincerely,  
Chris mack PO box 937 carmel

**From:** "ingramgp" <ingramgp@ix.netcom.com>  
**To:** "Michael Groves" <groves@emcplanning.com>; "Ron Sisseem" <sissem@emcplanning.com>; "Richard James" <james@emcplanning.com>; "Erin Harwayne" <eharwayne@DDAPlanning.com>; "David Zehnder" <dzehnder@epssac.com>; "Candace Ingram" <ingramgp@ix.netcom.com>; "Ellen Martin" <emartin@epssac.com>  
**Sent:** Sunday, June 17, 2012 10:23 PM  
**Subject:** Fwd: Base Reuse Plan

----- Original Message -----

**Subject:** Base Reuse Plan

**Date:** Fri, 15 Jun 2012 09:05:49 -0400 (EDT)

**From:** [chutsspah@aol.com](mailto:chutsspah@aol.com)

**To:** [plan@fora.org](mailto:plan@fora.org), [ingramgp@ix.netcom.com](mailto:ingramgp@ix.netcom.com), [lana@fora.org](mailto:lana@fora.org)

**CC:** [fortordrecu@gmail.com](mailto:fortordrecu@gmail.com)

My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Build on urban-blighted areas first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
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4. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.
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*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

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- More than a million square feet of vacant, and "approved, but not built" commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This

community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.

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- There are no public meetings scheduled after the consulting company prepares its “draft recommendations.” Make the work product subject to review prior to being submitted for FORA Board action.
- The five public meetings were held after CSUMB commencement ceremonies on May 19, after students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most impacted groups and were excluded by the scheduling of these meetings.
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.
- A ten-year extension of FORA is not needed.



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**From:** "Deanne Gwinn" <salistas11@hotmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 1:20 PM  
**Subject:** Comment for Fort Ord Reuse Authority

## Keep Ft. Ord Wild

By Deanne E. Gwinn [www.translight3.com](http://www.translight3.com)

Scrub ceonothus stand sentry on slopes  
Their intricate lattices snow-flocked with bloom  
Strafing the hillsides with blanket perfume  
On the alert for the footsteps of spring.  
Keep Ft. Ord Wild.

Feathered battalions of quail on parade  
Surprised by an onslaught of whirring-wheel bikes  
Disperse in a flurry, to shrubs redeploy,  
Camouflage hideouts until the road's clear.  
Keep Ft. Ord Wild

Soft-padding paw-steps; coyote on patrol  
To scout out the warren's new garrison force,  
Rabbit reconnaissance a specialist's role.  
He stops to watch horseman along the far bluff.  
Keep Ft. Ord Wild.

The poison-leaf oak bush surrounds a lone tree,  
Perimeter defense protecting toyon,  
Where squadrons of warblers can hone a flight plane,  
Learning formations that confound the hawks.  
Keep Ft. Ord Wild.

A forward controller on wing far above  
Reports to the ground with a withering dive,  
Talons outstretched to engage a snake's coils,  
A swift air assault that leaves empty dust.  
Keep Ft. Ord Wild.

By day the rare badger has hardened his site,  
A complex of burrows, a base under siege,  
Emerges at nightfall to canvass the grass  
For strategic materials like gophers and voles.  
Keep Ft. Ord Wild.

The night's special forces embark into dark,  
Small acro-bats airborne in sorties with moths.  
While infantry foxes roust out the denned mouse,  
Amphibious choruses skim the far pond.

Keep Ft. Ord Wild.

**OR,**

You could turn the land over to big developments, make sure the badgers become extinct, and disrupt habitat for hundreds of other species.

It would give a limited number of people a limited range of job opportunities for a limited amount of time.

Then the developers could look for would-be homeowners, hotel guests, and horses who all have a talent for drinking paper water.

(Keep Ft. Ord wild)

June 11, 2012

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**From:** "Deanne Gwinn" <salistas11@hotmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 1:56 PM  
**Subject:** Comment for FORA

I would like to know the precise date when the developers of the proposed Monterey Downs project will be required to reveal to the public exactly where they intend to get the water to supply residents, tourists, and visiting race horses.

(I understand a regular saddle horse uses four times as much water as a human, and race horses surely would require more.)

Deanne E Gwinn

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**From:** "Gary and/or Anna Courtright" <gacourtright@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 11:06 AM  
**Subject:** FORA Plan Comments  
To Whom It May Concern,

Following are my comments regarding the FORA plans for the future on the former Fort Ord:

1. The initial plan from the 1990's should be re-evaluated to reflect the current path that the economy and population of the Monterey Peninsula is taking. The population has not increased to the levels that the initial plan thought we would, nor have we the demand for the housing that the initial plan outlined. In addition, the water issues that we have on the Monterey Peninsula do not look like they will support the future growth without either a desalinization plant or reduced future development.
2. With the future developments, I suggest that the future developments, when they occur, should happen on the "Army urbanized footprint" (the areas with abandoned building and parking lots) first. If this requires that some entities give up their parcels to developers in order for the developments to progress on the "Army urbanized footprint", those concessions should be made and the relatively wild stands of Coast Live Oak be preserved for open space that is in such little supply for the public to enjoy at no charge.
3. Multi-use trail corridors that will connect the Fort Ord National Monument to the Fort Ord Dunes State Park and surrounding cities should be integrated into the future plan. Communities surrounding the Fort Ord National Monument as well as the former Fort Ord should have easy access via bicycle, walking and other non-motorized recreational transportation to the Fort Ord National Monument and future open spaces on the former Fort Ord. Free bicycle and pedestrian access be incorporated into any planned developments that occur in the future or that are currently in progress. This should include access from the communities as well as access via multiple trail heads that include adequate parking and facilities to support the thousands of mountain bikers and other trail users that use the Fort Ord trail system each year.
4. The informal trail system that exists on the relatively undeveloped lands between the communities of Marina and Seaside and the Fort Ord National Monument is an ideal learning ground for youth and inexperienced mountain bikers. These mountain bikers include parents trying to introduce their children to mountain biking and adults trying to start a fitness regime to help maintain their health and get outdoors. These trails are easy to maintain, very scenic and a huge asset that draws many people from outside our community. They are a perfect pathway into the Fort Ord National Monument from the local communities. The visitors from outside our area (some 25+ percent of our members are from outside of the Monterey/Salinas area) spend money at local businesses and contribute to the local economy. Consideration of the economic impact of mountain biking and other outdoor recreational activities should be taken into consideration when reviewing the Fort Ord Base re-use plan. Any destruction of these trails should be carefully considered for its negative impact and action must be taken to mitigate any negative impact on this trail system.
5. The proposed development of the East Side parkway which will restrict or reduce access to the trail system linking the local communities and the Fort Ord National Monument as well as increase the danger to cyclists and other trail users crossing the

parkway. An environmental impact report (EIR) should be required for the development of any such high traffic corridor through this largely undeveloped area. Additionally, any future roads, expressways and the like should have access points for the

Fort Ord National Monument if they are within one eighth of a mile of the future boundaries. The spacing of the access points would need to be coordinated with the BLM management and at least every 1.5 miles of the roadway so to spread out

access and not have high concentrations of users at a limited amount of access points. This will keep trail-heads sustainable.

6. Gambling should not be allowed in any form within three miles of the CSUMB campus. The negative elements that are associated with the gambling will be a negative draw to potential students, their parents and our community. Prostitution, drug

sales/use and the like often follow gambling establishments and have no place on or near a college campus or on the Monterey Peninsula.

7. If a developer does not have their development 50% complete within 3 years of the new plan being implemented/accepted, then they should forfeit any tax incentives retroactively from the implementation of the new plan. The cities and the county

should be receiving the taxes from the developments in full as soon as possible. As it is, graffiti, crime and trash removal are mounting costs that need to be funded to improve the former Fort Ord and the communities adjacent to the properties.

Thank you for reviewing my input. I hope that the future plan will bring in a new era for our community and assist in economic development for our future generations.

Best,

Gary Courtright  
Monterey County Citizen

**From:** "Gregory Furey" <gefurey@aol.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 10:37 AM  
**Attach:** FORA Commentary Greg Furey.doc  
**Subject:** Comments re: FORA Reuse Reassessment

Attached in a Word Document are my comments that I wish to submit for the process EMC is conducting..

Please confirm receipt of these comments

Thank you,  
Greg Furey  
Marina  
[gefurey@aim.com](mailto:gefurey@aim.com)

Comments for FORA/EMC Reassessment Process from Greg Furey (Marina resident)

- 1) Require that any future development be focused in blighted areas first (ahead of unblighted areas)
- 2) Require a full EIR for the Eastside Parkway.
- 3) Reprioritize spending on roadway improvements to widen and improve Imjin rd. before further enacting any additional work on Eastside Parkway. As far as Marina's interests, the Eastside Parkway is truly a "Road to Nowhere". This is unfair and unbalanced, especially when considering the fact that Marina has been burdened by a disproportionately high share of redevelopment financing for the former Ft. Ord area.
- 4) Convey Preston Park to Marina at NO COST, per the ORIGINAL INTENT of property transfer in the Ft. Ord base Reuse documents. Imposing a 19 million dollar lien "loan" against property that should be rightfully transferred to the city of Marina in order to further develop projects that will not benefit Marina? This is negatively viewed in the strongest sense by many Marina residents once they are informed and learn of it.
- 5) Calendar dates for Public Commentary/Input AFTER the draft proposal document has been printed and allowed time for review. To simply have the original planning firm accept public input and simply translate and transfer that commentary to the overall review process of a self-grading review of its' own project is a bit like having college students grade their own term papers for a final published grade. EMC and FORA should allow for full and complete public review, scrutiny and input AFTER the EMC initial draft commentary for reassessment review is published. A NEWLY REVISED FORA BASE REUSE PLAN IS NEEDED, not merely a review of the original documents. Any idiot can deduce that the original goals missed their mark(s) by an unfathomable distance as measured by what has actually been developed re: job replacement and residential development
- 6) Revise the current composition of the FORA Board to include one each voting member from the public and from CSUMB, and a reduced representation from cities in the area who have no direct vested interest in the redistribution of property and redevelopment interests of former Ft. Ord property. If full exclusion from FORA Board voting privileges (for non-stake holding jurisdictions) is not allowed by some legal basis, then those with voting privileges should "pay to play" fairly. Voting members that remain on a revised Board should either be direct stakeholders in former Ft. Ord property interests or pay a fair and proportionate share membership fee in order to maintain voting privileges as Board members. The current fee structure for "non-stake holding" members is dramatically and disproportionately low for the economic consequences (on directly impacted communities) they are capable of rendering
- 7) Recalibrate residential development to a size, scope, and price range that reflects the adjusted state of our real estate values into the foreseeable future.
- 8) Any mention of Preston Park in the Base Reuse Plans should be reviewed by Marina and afforded input due to Marina's contention and affirmation regarding title legitimacy for that property.

- 9) Provide for an open space corridor (unrestricted access) from ft. Ord Dunes State Park to the National Monument in Seaside and in Marina

Respectfully Submitted,  
Greg Furey  
3095 Marina Drive #51  
Marina, Ca. 93933  
(831) 384-1716  
GEFurey@aim.com



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**From:** "Abby Taylor-Silva" <abby@growershipper.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 3:24 PM  
**Subject:** Letter Regarding Base Reuse Plan Public Comments  
June 15, 2012

FORT ORD REUSE AUTHORITY  
920 2nd Avenue, Suite A, Marina, CA 93933  
Phone: (831) 883-3672 – Fax: (831) 883-3675  
Website: [www.fora.org](http://www.fora.org)

RE: Base Reuse Plan Public Comments

Dear FORA Board of Directors;

Thank you for the opportunity to participate in the current public process regarding the Fort Ord Reuse Authority (FORA) as you reassess the 1997 Fort Ord Base Reuse Plan.

The Grower-Shipper Association has a long history of involvement with FORA as a member of the Salinas Valley Chamber, Common Ground, and as a member of the business community that supports the need for a healthy community through an expanded workforce, education and open space.

The Grower-Shipper Association is aware that FORA was tasked with three priorities: using a portion of the Fort Ord land to protect habitat and open space; use of the land to promote educational opportunities; and use of the lands to promote economic recovery for the Central Coast, which suffered a hard economic set-back when the Fort Ord base was closed. We agree that FORA has done a tremendous job of maintaining open space, as approximately 2/3 of the lands at Ford Ord have been perpetually preserved for habitat protection and open space. We are also a proud partner with California State University Monterey Bay in a number of efforts and believe the creation of such a prestigious educational institution on the Central Coast has far-reaching benefits for the agricultural industry and the community as a whole.

However, the third of FORA's priorities or commitments has not been sufficiently met, from our point of view. Fort Ord was an important component of our economic vitality on the Central Coast when it was in operation, and to-date, we've seen little done to reinvigorate that economic vigor. The Central Coast region needs the jobs and business income that it was promised so many years ago. Please use this opportunity to allow for projects and opportunities that will build the community's economic recovery on the remaining acres at Fort Ord (fewer than 30% of the total), acres that were originally promised for business and job development. Please keep your original priorities and commitments in mind as you reassess the 1997 Fort Ord Base Reuse Plan and take this opportunity to now focus on the economic recovery our communities need.

Sincerely,  
James W. Bogart  
President  
Grower-Shipper Association of Central CA

Abby Taylor-Silva  
Vice President, Policy & Communications  
Grower-Shipper Association of Central CA

Our Members: Partners Producing Prosperity



**GROWER-SHIPPER  
ASSOCIATION**  
of Central California  
SINCE 1930

**Abby Taylor-Silva**  
*Vice President, Policy and Communications*

[abby@growershipper.com](mailto:abby@growershipper.com)

**Grower-Shipper Association of Central California**

512 Pajaro St.  
Salinas, CA 93901

tel: 831-422-8844  
mobile: 831-332-0584

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**From:** "Janz Gmail" <janz1234@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 8:39 AM  
**Subject:** Monterey Horse Park and Monterey Downs  
Hello,

I writing to voice my support for the Monterey Horse Park and Monterey Downs as part of the redevelopment of the Fort Ord area. I believe the Sierra Club was correct in stating that FORA should "attract businesses that serve recreational tourists coming to the former Fort Ord and Monterey Peninsula."

The equestrian center would be an asset to the area and would provide jobs and training while keeping and maintaining trails for family-based recreation including equestrians, cyclists and runners.

Please continue to work with projects that will bring funds to the area and provide jobs as well.

Thank you,

Janet Mathis

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**From:** "Jason Campbell" <camprain@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>; "Lena Spilman" <Lena@fora.org>  
**Sent:** Friday, June 15, 2012 8:48 AM  
**Subject:** BRP reassessment.

To The FORA Board (please distribute to all FORA Board members) and EMC consultants, regarding the reassessment of the Base Reuse Plan (BRP).

The reassessment of the BRP should lead to, at a minimum, the immediate update of the BRP. No more of the Public's resources should be used to pursue the current and highly flawed BRP.

The process of infusing Public input to the BRP and this reassessment exercise has been difficult, at best. The Public's influence on the BRP has come as a result of major efforts on the Public's part. Petition drives, a referendum, lawsuits and campaigning for "Public friendly" candidates has been the norm. In a democracy the Public's wishes should not be so difficult to achieve. The public forums on the reassessment have been less than accommodating in allowing for the Public to submit input. The first half of the time was taken by lectures loaded with talking points leaving the second half for input which was then filtered by "facilitators". These facilitators and many people at these meetings often had a direct financial interest (such as their jobs) in maintaining the status quo. Only after prodding did the meeting director and EMC agree to record and save the written notes from of the public input. It seems even now there is no simple way to deliver these Public comments to the FORA Board (a Public Agency).

The BRP was based on projections which are proven to be grossly inaccurate. The economic damage to the local economies was minor compared to what was "predicted" for when the Base closed. The need for, and the value of housing were wildly over estimated. The population for the area has shrunk, NOT increased as projected. Award winning or not, the current BRP is simply not (or no longer is) appropriate for the former Fort Ord. Since the economic downturn was not predicted in the BRP we find it used as an excuse for the poor implementation of the plan. But instead of adjusting to the new realities, arguments are made that the mitigations for the original plan must be pursued (such as the East side Parkway, which must be built to handle the traffic of the thousands of homes which may never be built in our lifetimes.) There seems to be the recurring argument as was used to support the failed Whispering Oaks project; "There has been so much money and effort put into the project (whatever it might be) we can't stop now." This attitude is costing our communities greatly.

It is my hope that the reassessment process will honestly account for the money and resources (land, grants, bonds, etc.) supplied by the Public and what we have gotten in return, as well as audit the jobs "created" so far wether permanent or temporary and determine what percentage were filled by local residents. Without telling statistics such as these, this process will lack credibility.

Please allow me a quick assessment with what symbolizes the dysfunction of the current BRP; While the CSUMB is held up as a great achievement, and rightly so, its image is being threatened by a horse racetrack with GAMBLING that is being proposed (and pursued by some Board members) to be placed next door. How do you asses this plan?

Sincerely,

Jason Campbell

1250 Allston St.

Seaside, CA

**From:** "Diana & Jerry Cooley" <Cooleyfarm@razzolink.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 10:32 AM  
**Subject:** Base Reuse Plan comment

These comments are being submitted by:

Jerry & Diana Cooley

Hollister, CA 95023

[Cooleyfarm@razzolink.com](mailto:Cooleyfarm@razzolink.com)

We are writing to indicate our support for equestrian use of riding and driving all trails as has been allowed since opening.

Also to indicate our support for the Monterey Horse Park, which is planning staging sites and overnight facilities for those coming from outside the county.

We belong to many riding and driving clubs in California and have received many comments from those who would like to come partake of these trails; but, need a place to stage from and camp with horses for multi day use. These folks would also like to visit the many area highlights which would put more money into the local economy.

Diana & Jerry Cooley

Hollister, CA

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**From:** "Joel Trice" <Joel@itsfixednow.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 5:26 PM  
**Attach:** FORA\_Reassessment\_Comments.pdf; FORA\_ReassessBRPletter\_Henripersonal\_20120615.pdf  
**Subject:** Base Reuse plan comments

Hi,  
As a local resident and business owner, my views are reflected in the attached documents regarding the base reuse plan. Please include the attachments as my comments for the scoping report. As a member of MORCA and associate of Ms. Stern, I could not make the points any more clear than they did in the attached letters to FORA. So my views are mirrored in the comments included in the letters.

Please take into careful consideration the feedback from the community on the reuse plan.

Thank you,

Joel Trice  
Computer Technical Specialists, Inc  
7441 Matterhorn Place  
Prunedale, CA 93907  
831-663-4773

This message and any attached documents may be privileged or confidential and contain information protected by state and federal privacy statutes. They are intended only for the use of the addressee. If you are not the intended recipient, any disclosure, copying, or distribution of this information is strictly prohibited. If you received this transmission in error, please accept our apologies and notify the sender.

Henrietta Stern  
412 7<sup>th</sup> Street  
Pacific Grove, CA 93950  
[Henri.stern@ymail.com](mailto:Henri.stern@ymail.com)

June 15, 2012

via e-mail at: [plan@fora.org](mailto:plan@fora.org)

Board of Directors  
Fort Ord Reuse Authority  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93933

**SUBJECT: Comments on Reassessment of Fort Ord Base Reuse Plan**

Dear FORA Board Members:

I am very active in two trail-related groups -- Fort Ord Recreation Trails Friends (FORT Friends), and the Monterey Off-Road Cycling Association (MORCA). You should have received separate letters from these groups. I was honored to fly twice to Washington DC as a representative of the trails community to lobby our elected representatives, including President Obama, for the new Fort Ord National Monument.

I believe in creative, win-win solutions and cooperative problem solving. I do not believe the choice is "the environment OR jobs". I believe there clearly can be both "the environment AND jobs" if we put our minds to it. As a matter of fact, a healthy environment attracts high-class employers and high quality job creation, which has a positive economic "trickle-down" effect for the community.

I know that everyone involved in this discussion wants the same thing—healthy communities and a thriving economy with good jobs. The difference in opinion is how to best achieve that mutual goal. And that, of course, is your task in the reassessment and revision of the Base Reuse Plan (BRP).

As with many others, I urge FORA to not only reassess the current BRP, but also revise it based on updated market data, recent trends and new opportunities. Your actions today will be the legacy for generations to come, so please consider these issues carefully. Specifically, FORA should:

- (1) Reaffirm the basic goal of the "3 E's – Education, Environment and Economic Development" in a complementary, unified vision, not disjointed or poorly coordinated planning. For example, a quiet, respectful Veteran's Cemetery should not be located next to a noisy commercial area.
- (2) Adopt the basic philosophy of first requiring redevelopment on the urban (blighted) footprint and minimizing development on open space and trail areas. This includes a commitment by FORA to provide leadership and vision to help member jurisdictions and developers work cooperatively to achieve this goal for the benefit of all. I know funding and "turf protection" by jurisdictions are issues, but there is money out there and amazing accomplishments are possible when there is a clear vision and leadership toward it. Redevelopment of decrepit blighted areas will provide much-needed jobs, and replace ugly, barren areas with beautiful new homes and businesses that will have higher property values, attract people and employers (jobs) willing to pay more for land near lovely trails and open space, and generate more tax revenue for cities/County. Developing the urban blight can be a win-win for developers, residents and government.
- (3) Consider open space and trails as economic assets, especially in light of the new Fort Ord National Monument and Monterey County's economic development strategy that includes recreation-based tourism as one of the four pillars. National studies have shown that conservation of natural resources generates billions of dollars in jobs and revenue annually. We have so much to do here and we are not advertising it effectively at all. Studies commissioned by



the Conservation Lands Foundation have shown economic benefit to cities near National Monuments if they plan appropriately. Thus, FORA should provide leadership in proposing land uses along the boundaries of the National Monument that are appropriate, and encourage visitors to enjoy the area, not repel them with acres of dilapidated blight. Focus particular attention to multiple gateways and safe access points to the National Monument along with trailheads (with parking and other amenities), interconnected bike commuting trails, bus stops and other features, keeping the needs of residents of adjacent homes, CSUMB students, Monterey Peninsula residents, and visiting tourists in mind.

- (4) The County's effort to prepare a draft Fort Ord Recreation Habitat Area (FORHA) Master Plan was a first step (and needs improvement) toward an important larger goal -- an integrated Fort Ord Trails System that includes all jurisdictions and the BLM Monument roads and trails. An integrated Trails System should be an important part of any revised Base Reuse Plan and will be a great economic asset to help encourage more tourists to visit and more frequently. The Trails System should include the "Beach to BLM" corridor identified in the original BRP that connects the Fort Ord Dunes State Park to the BLM National Monument. A well-sited visitor center along this corridor could be a wonderful asset for locals and tourists alike, and highlight the many recreational opportunities available in the Fort Ord area. Many types of jobs -- from adventure guides, photography instruction, bike rentals, food service, wedding destination services, and so many others too numerous to list here -- could be associated with one major visitor center alone. Another option is that the surrounding non-BLM "Habitat Areas" be donated to the Monument.
- (5) The need for the Eastside Parkway should be reconsidered given the current housing situation and trends, especially in light of its adverse effect to access to the National Monument and the trail-based economic assets described above. The need for the Parkway is based on assumptions that are clearly outdated and likely not to occur for many decades. This road should not be considered for many years and be based on more accurate information. The access and safety issues described above must be considered.
- (6) Continue an open, transparent process with extensive public participation. I know it is more time-consuming and sometimes contentious, but there are many excellent ideas and well-reasoned analyses submitted. People take their valuable time to attend meetings and share their thoughts because they deeply care, and that is a good thing—the best of democracy. Please listen.

In conclusion, please carefully and respectfully consider the input of your constituents. It takes political courage to change course in the face of changing conditions, but such action will result in a much better outcome for all, and you will be hailed as responsive and effective leaders. Business people do this all the time—they creatively re-tool their products or services in light of changing conditions and trends to achieve their goals. You can too. Please act in such a way to channel the energy of the thousands of people who care passionately about the future of Fort Ord in a positive way to meet the shared goals of all who are involved—that is, healthy communities, plentiful jobs and a vibrant, sustainable economy in this beautiful area. Everyone wins and we leave a wonderful legacy for future generations!

Thank you for your consideration.

Sincerely,



Henrietta Stern



MORCA a chapter of IMBA  
P.O. Box 1742  
Marina, CA 93933

June 15, 2012

Board of Directors  
Fort Ord Reuse Authority  
920 2<sup>nd</sup> Ave Suite A  
Marina, CA 93933

SUBJECT: Comments on Reassessment of Fort Ord Base Reuse Plan

Dear FORA Board Members,

I am writing on behalf of the Monterey off Road Cycling Association (MORCA) a chapter of the International Mountain Bicycling Association (IMBA). We are a nonprofit grass roots organization which advocates for responsible mountain biking in Monterey County. We represent hundreds of local residents who enjoy spending time outdoors in relatively undeveloped areas on our mountain bikes. We have been building our relationship with the local land managers and community leaders for over six years. Our love of the trail has made us eager to show up on trail days, encouraged us to promote responsible riding, foster a healthy cooperation between trail user groups and to seek out legal ways to gain and maintain access to local trails for mountain bike riders.

Our members cover a wide variety of viewpoints on development and the Fort Ord Base re-use plan but we have some common areas of agreement.

1. We believe that developments, when they occur, should happen on the “Army urbanized footprint” (the areas with abandoned building and parking lots) first. It makes no sense to any of us that relatively wild stands of Coast Live Oak be bulldozed when we have to drive by obviously blighted areas that have not yet been developed.
2. We support a multi-use trail corridor that will connect the Fort Ord National Monument to the Fort Ord Dunes State Park. We have members in all the communities surrounding the Fort Ord National Monument as well as members from outside the area. Bicycle access must be incorporated into any planned developments that occur. This should include access via bicycle from the communities as well as access via multiple trail heads that include adequate parking and facilities to support the thousands of mountain bikers that use the Fort Ord trail system each year.

3. The informal trail system that exists on the relatively undeveloped lands between the communities of Marina and Seaside and the Fort Ord National Monument is an ideal learning ground for youth and inexperienced mountain bikers. These mountain bikers include parents trying to introduce their children to mountain biking and adults trying to start a fitness regime to help maintain their health and get outdoors. These trails are easy to maintain, very scenic and a huge asset that draws many people from outside our community.
4. The informal trail system that exists on the relatively undeveloped lands between the communities of Marina and Seaside and the Fort Ord National Monument is a perfect pathway into the Fort Ord National Monument from the local communities. Visitors from outside our area (some 25+ percent of our members are from outside of the Monterey/Salinas area) spend money at local businesses and contribute to the local economy. Consideration of the economic impact of mountain biking and other outdoor recreational activities should be taken into consideration when reviewing the Fort Ord Base re-use plan. Any destruction of these trails should be carefully considered for its negative impact and action must be taken to mitigate any negative impact on this trail system.
5. The proposed development of the East Side parkway will restrict or reduce access to the trail system linking the local communities and the Fort Ord National Monument. This development will also increase the danger to cyclists and other trail users crossing the parkway. An environmental impact report (EIR) should be required for the development of any such high traffic corridor through this largely undeveloped area.
6. The Base Reuse Plan must be updated based on the current population, economic and recreation realities since these have changed significantly since the original plan was developed some 15 years ago.

Sincerely,

Darius Rike  
President  
MORCA a chapter of IMBA  
831-596-9102  
president@morcamtb.org  
[www.morcamtb.org](http://www.morcamtb.org)  
[www.imba.com](http://www.imba.com)

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**From:** "john hutcherson" <johnhutcherson@comcast.net>

**To:** "Darren McBain" <Darren@fora.org>

**Sent:** Friday, June 15, 2012 2:30 PM

**Subject:** base reuse pal an reassessment comments

- 1) reduce the public appeal fee.
- 2) Stop all, and reverse all transfers of the 3,400 acres of ESCA lands, including Parker Flats
- 3) Have BLM, National Monument annex all of the ESCA lands
- 4) Let's make the National Monument the guiding light for further redevelopment
- 5) Do an EIR on the Eastside Parkway, better yet, No Eastside parkway
- 6) Save 8th Avenue and Gigling Road as the main recreational access to BLM and the National Monument
- 7) Explore the possibility of putting the Veteran's Cemetery on the National Monument.
- 8) Save the Beach to BLM access trail
- 9) Acknowledge that time and events require that reassessing and modifying the Base Reuse Plan is an absolute necessity.

I would very much appreciate an acknowledgement of the receipt of these suggestions.

John Hutcherson

480 San Bernabe Drive

Monterey CA 93940

[johnhutcherson@comcast.net](mailto:johnhutcherson@comcast.net)

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**From:** "KAY CLINE" <kecline@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 3:58 PM  
**Subject:** Comments to be added to Fort Ord Base Reuse Plan Assessment  
My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Build on urban-blighted areas first. The public has spoken clearly on this issue. There are plenty of buildings to come down; 20 young people were trained in a local program in 2010 to work with hazardous materials, None of them have been hired at Fort Ord.

2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).

3. Require an Environmental Impact Report for the Eastside Parkway. Reconsider the need for this 4 lane roadway. which decimates the oak forests and devide biological and rec corridors from CSUMB, Seaside and Marina. There is no economic justification for tis road

4. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now. Note the changes that have occurred since 1997, Both population and economic growth is lower than expected. Values of current homes will decline if the supply of new homes is increased at this time. Currently Monterey County has a great number of unsold homes and previously approved subdivisions remain unbuilt. There is no demand for additional residential projects.

5. Make the National Monument the keystone of Fort Ord land reuse. This will bring more tourists and locals and will add value to the area, along with CSUMB. Seaside and Marina will benefit from becoming gateway cities to the National Monument.

Thank you for your timely and careful reassessment of the 1997 Base Reuse Plan.

Kay Cline

Seaside

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**From:** "Larry Parrish" <lparrish@toast.net>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>  
**Cc:** "Lena Spilman" <Lena@fora.org>  
**Sent:** Friday, June 15, 2012 12:18 PM  
**Subject:** Reassessment Plan

Dear Friends -

Here are my demands for the Reassessment of the Fort Ord Base Reuse Plan.

1. Make an honest evaluation of the purposes and goals of FORA and determine which purposes and which goals have been achieved, and which haven't been achieved.
2. All goals which have not been achieved should remain in any new plan, but the new plan must also take into consideration the changes that have taken place since FORA inception, (namely the National Monument, and CSUMB), and the impacts any further development would have on these institutions.
3. Any new development must occur on blighted areas of Fort Ord, and NOT on natural habitat areas. This would include any new roadways. It makes no sense to create new housing, or commercial development in the middle of, or adjacent to, what is in fact pre-existing dilapidated and toxic ghetto-like structures.
4. Protect all open space, recreation corridors, and trail systems that are currently allowed for in the FORA base reuse plan, and consider the intelligent expansion and economic benefits of such open space and trail systems.
5. Consider the current, and projected, economic conditions before allowing for any new residential or commercial development. Where there is no overriding need for development, development should not occur. There are already plenty of available vacated homes and unused commercial opportunities.
6. Consider, and remain aware of, all future situations in which litigation might be brought to bear against FORA and/or other potential participants in the reuse of Fort Ord lands.
7. Listen to, and take heed of what the RESIDENTS of the greater Monterey-Salinas area desire, because they are the ones who not only live here, but who will benefit from, or suffer from, whatever decisions that will be made regarding the future of the lands of Fort Ord.
8. Allow for the continued input from local residents and other concerned citizens throughout the entire process of reassessment of the Base Reuse Plan.

To conclude, I support the extension of FORA, and a new Base Reuse Plan, but only with the above provisions and stipulations. Thank you for your time and efforts.

Larry Parrish  
27420 Schulte Rd.,  
Carmel, CA 93923

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**From:** "Laura Keister" <searoseranch@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Cc:** "Laura Keister" <searoseranch@gmail.com>  
**Sent:** Friday, June 15, 2012 1:34 PM  
**Subject:** Fort Ord Base Reuse Plan Assessment  
FORA  
9200 2nd Avenue  
Suite A  
Marina, CA 93933

Dear FORA Board of Directors:

I am originally from the East Coast - Devon Horse Show area of Pennsylvania and equestrian events down the Atlantic coast through Virginia and Kentucky. I have been to the Kentucky Horse Park and the nationwide FEI Equestrian Games held October 2010 attended by horse fans from over all the WORLD!

The future of the Fort Ord Project - Monterey Downs/Monterey Horse Park is exciting and will bring tourists with \$\$\$\$ - not just horse fans - from all over the World for a much needed economical boost to the West Coast.

More importantly, preserving part of Fort Ord's equestrian history and honoring those who have served there in our calvary (see WAR HORSE movie - not the United States but historically the same use of horses in our war history) as well as a tribute to our Veterans.

As a member of the Northern California Driving Club (horse and carriage driving), we have been following this project since it's inception and our 150 plus members totally support it. Our members range from Southern California to the North into Oregon, Washington, New Mexico, Nevada, Arizona, and even Canada, who travel hours to compete. The carriage driving sport is the most expensive equestrian sport to compete in and a more centrally located venue is needed i.e. Monterey Downs.

The plan as presented seems to be well thought out both environmentally and economically and its usage can be utilized for many different kinds of events - gee, Olympics comes to mind!

I know that you will consider all the letters and emails you are receiving, and hope you will decide favorably to pursue the development of Monterey Downs and Horse Park.

Thank you, and appreciate your time on this project - you have a difficult job.

Sincerely,

LAURA KEISTER

Sea Rose **Morgan Horses** (our original calvary horses)  
12667 Nelda Lane  
Herald, CA 95638

[209-748-2870](tel:209-748-2870)  
[209-371-7764](tel:209-371-7764)

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**From:** "Lindley Rolle" <linrolle@hotmail.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Sent:** Friday, June 15, 2012 5:02 AM  
**Subject:** Fort Ord Use

My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Build on urban-blighted areas first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
4. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.
5. Make the National Monument the keystone of Fort Ord land reuse.

*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

- The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
- The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the



bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.

- More than a million square feet of vacant, and “approved, but not built” commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a “regional park.” Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
- A Base Reuse Plan Reassessment is mandated. FORA and its consultants have failed to provide a procedure for true public participation and input. The meetings were not well noticed; the majority of the meeting was presentation; the procedure for solicitation and documentation of public input was flawed and often biased.
- There are no public meetings scheduled after the consulting company prepares its “draft recommendations.” Make the work product subject to review prior to being submitted for FORA Board action.
- The five public meetings were held after CSUMB commencement ceremonies on May 19, after students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most impacted groups and were excluded by the scheduling of these meetings.
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.
- A ten-year extension of FORA is not needed

[Lindley Rolle](#)

[Pacific Grove, California](#)

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**From:** "Luke Shenefield" <luke@43designs.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Cc:** <fortordrecu@gmail.com>  
**Sent:** Friday, June 15, 2012 9:32 AM  
**Subject:** Comments to FORA

Hello, Luke here, living in PG. I am a Ft. Ord user, for walking and cycling.

**We do not need more development currently**, because population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written. With the national economic downturn, **demand** for additional residential and commercial development **does not exist in Monterey County today**. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects. It is not in Monterey County's interests to build more empty homes and empty offices.

If, however, development occurs, please:

1. Build on urban-blighted areas first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway. **THIS IS A RIDICULOUS ROADWAY! Don't build it!**
4. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.
5. Make the National Monument the keystone of Fort Ord land reuse.

Thank you,

Luke

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Luke Shenefield  
826 Grove Acre Ave.  
Pacific Grove, CA 93950

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**From:** "whittington dick" <whittington@bigsur88.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 9:23 AM  
**Subject:** KEEP FORT ORD WILD!  
To the fort Ord Reuse Authority,

The area around the Soldiers National Monument must be kept wild.  
The proposed horse racing track with more retail and housing is an  
abomination,  
The area is essential for it's biking and exercise trails and  
incomparable for nature walks.  
Eighteen thousand voters opposed the whispering oaks project and this  
one sounds far worse.

Sincerely,

M. Ross  
Big Sur

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**From:** "marcelino isidro" <marcelino\_isidro@yahoo.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 6:11 PM  
**Attach:** fora.rtf  
**Subject:** plan economia

Señores de Fora

De parte de los comerciantes latinos

De seaside le pedimos a fora que cumpla

Con su compromiso de crear trabajos y mejorar

La economia a traves de plan de re uso de fora.

Los comerciantes pequeños han sentido el golpe fuerte

De la recesion y nesecitamos que fora continue con el esfuerzo

Del desarrollo economico en el Viejo fuerte Ord

ATENTAMENTE :

MARCELINO ISIDRO

TESORERO

LATINO SEASIDE MERCHANT ASSOCIATION

translation from bablefish.com: "Fora gentlemen of part of the Latino merchants of seaside ask fora to comply with its commitment to create jobs and improve the economy through plan re use of fora.

Small traders have felt the blow of recession and we need to fora continue with the old strong Ord economic development effort"

## Vickie Bermea

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**From:** Darren McBain [Darren@fora.org]  
**Sent:** Monday, June 18, 2012 1:01 PM  
**To:** Darren McBain  
**Subject:** plan economia  
**Attachments:** fora.rtf

FORA staff translation of the attached message:

Leaders of FORA

On behalf of Latino merchants  
From Seaside we ask that FORA comply  
With its commitment to create jobs and improve  
The economy through the FORA reuse plan.

Small traders have felt the blow  
Of the recession and we need FORA to continue with the effort  
Of economic development in the former Fort Ord

SINCERELY:

MARCELINO ISIDRO  
TREASURER  
SEASIDE LATINO MERCHANT ASSOCIATION

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**From:** marcelino isidro [[mailto:marcelino\\_isidro@yahoo.com](mailto:marcelino_isidro@yahoo.com)]  
**Sent:** Friday, June 15, 2012 6:12 PM  
**To:** Darren McBain  
**Subject:** plan economia

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**From:** "ingramgp" <ingramgp@ix.netcom.com>  
**To:** "Michael Groves" <groves@emcplanning.com>; "Ron Sisse" <sissem@emcplanning.com>; "Richard James" <james@emcplanning.com>; "Erin Harwayne" <eharwayne@DDAPlanning.com>; "David Zehnder" <dzehnder@epssac.com>; "Candace Ingram" <ingramgp@ix.netcom.com>; "Ellen Martin" <emartin@epssac.com>  
**Sent:** Sunday, June 17, 2012 10:28 PM  
**Subject:** Fwd: Fort Ord Reuse

----- Original Message -----

**Subject:**Fort Ord Reuse

**Date:**Fri, 15 Jun 2012 11:34:02 -0700

**From:**Margaret Eaton <[maggie@ronandmaggie.com](mailto:maggie@ronandmaggie.com)>

**To:**[plan@fora.org](mailto:plan@fora.org), [ingramgp@ix.netcom.com](mailto:ingramgp@ix.netcom.com), [lena@fora.org](mailto:lena@fora.org)

I am sending this email in support of the development of Fort Ord to:

1. build on the land that has already been developed, the so-called "blighted" area
2. spare the open space and the trees
3. give CSUMB time so that encroachments on their ability to expand are not prevented.
4. please do not allow a horse racing track.

It encourages gambling and all of the associated social and legal problems

It kills and maims horses, see: BOGDANICH, REBECCA R. RUIZ and GRIFFIN

PALMER, Big Purses, Sore Horses, and Death, New York Times, April 30, 2012

Thank you,  
Margaret Eaton

26215 Hilltop Place  
Carmel, CA 93923

**From:** "Margarita Nguyen" <margarita.nguyen@sbcglobal.net>  
**To:** <fortordrecu@gmail.com>; "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Sent:** Friday, June 15, 2012 2:19 PM  
**Subject:** My comments to FORA  
 To whom it may concern:

My recommendations for the REASSESSMENT of the Base Reuse Plan:  
**Build on urban-blighted areas first.**

1. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
2. Require an Environmental Impact Report for the Eastside Parkway.
3. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.
4. Make the National Monument the keystone of Fort Ord land reuse.

*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

- The Army gave a functioning base to the public that has since become acres and acres of “urban blight” in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint-- NOT ON OPEN SPACE.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
- The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
- More than a million square feet of vacant, and “approved, but not built” commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different



vision from its elected officials, including FORA.

- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a “regional park.” Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
- A Base Reuse Plan Reassessment is mandated. FORA and its consultants have failed to provide a procedure for true public participation and input. The meetings were not well noticed; the majority of the meeting was presentation; the procedure for solicitation and documentation of public input was flawed and often biased.
- There are no public meetings scheduled after the consulting company prepares its “draft recommendations.” Make the work product subject to review prior to being submitted for FORA Board action.
- The five public meetings were held after CSUMB commencement ceremonies on May 19, after students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most impacted groups and were excluded by the scheduling of these meetings.
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.
- A ten-year extension of FORA is not needed.

THANK YOU,

Margarita Nguyen

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**From:** "Mark Kintz" <mark@fc-cpa.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Cc:** "Monterey Off-Road Cycling Association (MORCA)" <morca@googlegroups.com>  
**Sent:** Friday, June 15, 2012 11:03 AM  
**Subject:** Base Reuse Plan Reassessment Comments

Dear Sirs/Madam:

As a city of Marina homeowner and frequent (almost daily) visitor to the BLM lands, accessed through the County, FORA, and ESCA properties I wish to voice the following comments:

- 1) The world has changed dramatically since the original plan was authored. Expectations about growth and the accompanying need for additional housing and transportation infrastructure have not been realized, in fact, they've gone somewhat in the other direction. I don't expect this situation will change at any time soon. Accordingly, failure to accept and adapt to this reality would be a financial catastrophe for the jurisdictions (and population) who will be asked to pay for this excess capacity, not to mention the awful affront that destroying natural areas to create the unnecessary infrastructure would be.
- 2) Some of the proposed development I find extremely objectionable. Monterey Horse Park (now Monterey Downs) has evolved from a mildly objectionable new-urban (with events facility) concept to a completely ridiculous crazy-quilt of too-many-houses, a little of this a little of that, plus an accompanying horse-track that residents reasonably assumes will feature Santa Anita style racing and betting. How would you like to live next to a reservation casino? Not me.
- 3) The Monterey Peninsula is well-known worldwide as a natural beauty destination for tourism and recreation. It's taken some time, but the Ft Ord BLM Lands have earned their place in this recognized mix, affirmed recently with the National Monument designation. The County and Cities and the revised re-use plan should leverage this distinction by designating reuse that compliments and enhances this recreation and visitor attraction, instead of undermining it.
- 4) Bureaucrats make poor venture capitalists. They are not suitably knowledgeable and/or experienced to make "business" bets of any kind. The City of Salinas bet on green cars and lost over half a million dollars. The City of Marina bet on Marina Heights which remains a graded, idle, tumbleweed blight. The point is that sometimes it's better to do nothing...refrain from betting, than do something. Leaving much the County and ESCA, and other undeveloped FORA lands as they are...undeveloped and natural would be a sure-thing winning bet.

Respectfully,

Mark Kintz  
Marina, CA

~~~~~  
Mark H. Kintz, CPA  
FINN & COHEN  
Certified Public Accountants, APC  
Monterey, California  
Voice: (831) 375-5166  
Fax: (831) 375-4317

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**From:** "Bruce Delgado" <bdelgado62@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 2:20 AM  
**Attach:** Delgado scoping letter June 14 2012.doc  
**Subject:** Bruce Delgado's scoping comments - thank you!

Dear FORA/EMC Planning Group

Please find attached and included below my scoping comments regarding the 1997 FOBRP reassessment.

thank you,

Bruce

ps here is text:

June 15, 2012

FOR A/ EMC Planning Group

SUBJECT: FOBRP Scoping Comments

Dear FOR A and EMC Planning Group,

Thank you for the opportunity to comment on this important scoping process affecting jurisdictions within the boundaries of the former Fort Ord. The City Council of the City of Marina has not considered this manner yet so this comment letter represents my views and not the official view of the City Council of Marina. City Council is expected to consider sending a similar letter representing the City's view on June 19.

As you may be aware, the City of Marina, in cooperation with FORA is responsible for the reuse and redevelopment of a significant portion of the former Fort Ord, with the primary purpose of replacing the lost jobs and population due to the base closure. Marina alone, lost nearly one-half of its total jobs and a third of its population due to the closure of Fort Ord. Despite significant progress in entitling over 3,000 housing units, 2 million square feet of commercial space, 500 hotel rooms, and hundreds of acres of open space and parks and recreation, the new development has only replaced 20% of the jobs, and there has been no significant population increase.

The Fort Ord economic recovery strategy for Marina has been underway for many years since the closure of the base, most notably in the last 7 years with some significant reuse and continuing forward modestly even during recently delays by the great recession.

Given this important role for jurisdictions, the scoping for reassessment of the 1997 Reuse Plan FOBRP should include addressing the following provisions which will not only improve the ability of FORA to assist in this reuse effort, but also improve the opportunity for cities, such as Marina, and the county of Monterey to achieve this economic recovery:

1. Revise the voting membership of the FOR A Board, by: 1) limiting jurisdictional membership to those agencies that have a land-use interest on the former Fort Ord (County of Monterey, Del Rey Oaks, Marina, Monterey, Seaside); 2) inclusion of a public member, and; 3) inclusion of a member collectively representing the educational entities which own land on the former Fort Ord (CSUMB, MPC, MPUSD, UC) While it was important during the initial years of FORA and for the adoption of the base reuse plan to have all land use jurisdictions surrounding Fort Ord to have voting authority, the concerns of 15 plus years ago simply are no longer present, or are protected through the base reuse plan and other documents governing the reuse of the base. The interested adjacent land use jurisdictions (ex.: Sand City, Salinas, Carmel, etc.) may continue to have an ex officio advisory position so that their interests can continue to be considered. Further, there is currently no public member of FORA directly representing the public outside of elected officials from each jurisdiction. Additionally, the educational institutions currently only have an ex officio membership, and as significant land owners

in the former Fort Ord, should have a single vote to recognize this important role in FORA. Finally, if the voting membership for jurisdictions is not modified as provided above, then require that all municipal land use jurisdictions which remain voting members but do not have jurisdiction within the boundaries of the former Fort Ord pay a higher membership fee to FORA than currently provided for by FOR A in its current budget allocation.

2. Reuse projects with blight removal as first priority. As a state legislative policy directive in concert with AB32 and SB375, and in recognition of the redevelopment obligations of jurisdictions in reuse of former Fort Ord property, blight removal, and the resultant property reuse should be recognized as a priority activity for FORA. This priority focus should guide the implementation of the FORA Capital Improvement Program where capital resources are provided first to reuse projects which have significant blight removal obligations, and to roadways and other infrastructure which support such reuse development projects.

3. Property Tax received by FORA must be returned to the land use jurisdiction from which it was generated. The elimination of the redevelopment agencies and the loss of tax increment has placed a tremendous unfunded burden on jurisdictions such as the County of Monterey, Marina and Seaside, to reuse and redevelop the former base. As it is anticipated FORA will continue to receive property tax after the RDA dissolution, and such resources need to be shifted back to the local land use jurisdictions directly responsible for the economic recovery of the former Fort Ord in order for this effort to be successful. Such funds shall be used solely for base reuse purposes (not for municipal general fund or other purposes). Currently, FORA does not have this important resource programmed for any specific use. FOR A's Capital Improvement Program, those portions of the 1997 FOBRP, and FOR A policies that relate to mitigations, and funding for mitigations should be modified for fairness in property tax reinvestment practice.

4. Compliance of the Community Facilities District with the existing State statutes for Development Impact Fee Determinations. Currently, the Community Facility District fee levied by FORA for development does not comport with the former AB1600 (Govt code section 66000 et. Seq.) fee determination requirements for impact fees assessed to new development. A new CFD analysis and fee should be required which links base wide environmental and capital improvement mitigations with development impact fees proportionate to those needs. This ensures that all mitigations required have sufficient funding and that fees are responsive and proportionate to development impacts.

5. Compliance with agreements governing the disposition of property within the former Fort Ord. There are several important documents governing the disposition of property as it is transferred from the US Army, to the Fort Ord Reuse Authority to the local municipalities. These documents, such as the Implementation Agreement and MOA between the Army and FORA, must be enforced to ensure that all transactions where former Army property is ultimately transferred to the local municipal jurisdictions, is done so expeditiously and at no cost per the intent of federal BRAC law and specifically these transfer documents.

6. Require development of urban blighted areas first.

Given that economic conditions have changed since the 1997 Fort Ord Reuse Plan was completed and not all blighted previously-developed AND undeveloped lands can likely be developed in the near future, reassessment should require or strongly encourage in unmistakable terms a change in focus to prioritize removal of previously urbanized blight ahead of non-urbanized acres.

7. Fair distribution of FORA revenue to jurisdictions producing it.

Reassessment should acknowledge that Marina has provided an unreasonably high share of financing (\$65M) for redevelopment expenses for the Fort Ord region. Funding sources generated from the City of Marina should be spent on the widening of the urbanized area of Imjin Parkway and the construction of

the Imjin Parkway multi-modal corridor before they are spent on Eastside Parkway which exists in the undeveloped portion of former Fort Ord.

It is likely that the \$45M in grant \$\$ (e.g. EDA grants) spent by FORA weren't paid for by any local jurisdiction. However these revenues seem to be used by FORA to justify using so much of Marina's real estate values outside of Marina.

For every dollar of tax increment property tax generated by Marina from entitled and projects in progress such as The Dunes and Marina Heights 56 cents or more goes to County and FORA so focusing on completing blight redevelopment projects will help everyone.

#### 8. No Cost Conveyance of Preston Park

Given the unexpected delay to convey Preston Park to the City of Marina, the \$39M FORA that has already been paid from Preston Park lease and loan revenues, and the City of Marina's need to apply future revenue generated from Preston Park toward redevelopment of blight within Marina's portion of Fort Ord, Reassessment should include language to complete transfer of Preston Park title free and clear to the City of Marina. Less that, reassessment should strongly encourage FORA to convey at no-cost Preston Park title to Marina such that the City of Marina is no longer subject to the whim of FORA in matters regarding this property.

9. Inclusion of a voting public member and a voting CSUMB representative on the FORA Board
10. FORA Reassessment should acknowledge that several cities which have no land holdings on Fort Ord have voting representation on FORA yet a few significant land holders on Fort Ord (CSUMB, UC) have no voting representation on FORA. The public has no voting representative on Fort Ord. The reassessment should adjust the voting membership of FORA such that at least one vote is from the education community and one is a public at-large member.
11. Fairness in membership fees and sharing expenses for FORA operations
 

Reassessment should acknowledge that several FORA voting members which don't own any land on Fort Ord and don't contribute financially except for membership fees. Membership fees are also paid by land-holding members such as Seaside, Monterey County, and Marina in addition to land payments, tax increment payments, and, in Marina's case, rental property revenues.
12. Require that jurisdictions which remain voting members either be land holders or pay a far higher membership fee than prior to 2014 if they don't own land and wish to maintain voting memberships. If they have enough interest in how Fort Ord is developed to be voting members they should contribute proportionally to their interest.
13. Reassessment should review continuing obligations beyond 2014 and source funds FORA is using for those obligations, and alternative agencies(e.g. JPA, other LRA) that could manage those tasks and source funds, and which agencies other military base reuse processes have/are using to accomplish these tasks.
14. Reassessment should address tax increment and other financial changes regarding reuse of Fort Ord since Feb. 1 dissolution of RDA's and the options of using FORA tax increment in the future.
15. Reassessment should address current status of Imjin Parkway congestion between Imjin Rd. and Reservation Rd., history of how current financing arrangements for improvements to this road were created, and options to use FORA CIP funds instead of waiting for MoCo Regional CIP funds to reduce congestion.
16. Reassessment should address current traffic conditions of Hwy 1 interchange at Imjin Parkway, history of how current financing arrangements for improvements to this interchange were created, and options to rearrange these financing arrangements.
17. Reassessment should review a potential reduction/modification of the CIP resulting from the loss of tax increment.
18. Reassessment should include discussion on alternate funding now that RDA's are dissolved.
19. Given hand out maps FORA provided during scoping workshops reassessment should evaluate prioritization of development within Army Urbanized Footprint and the built areas within that footprint.
20. Any mention of Preston Park in the FOBRP should be reviewed by Marina and commented on as far as

potential modified goals or agreement on how that property is used to bolster Marina's contention that Marina should hold title.

21. Reassessment should provide more specificity on how CIP could be modified to address Hwy 1/Imjin Pkway intersection and widening of Imjin Parkway from Imjin Rd. to Reservation Rd.

Thank you for your consideration in this important matter,

Sincerely,

Mayor Bruce Delgado

June 15, 2012

FOR A/ EMC Planning Group

SUBJECT: FOBRP Scoping Comments

Dear FOR A and EMC Planning Group,

Thank you for the opportunity to comment on this important scoping process affecting jurisdictions within the boundaries of the former Fort Ord. The City Council of the City of Marina has not considered this manner yet so this comment letter represents my views and not the official view of the City Council of Marina. City Council is expected to consider sending a similar letter representing the City's view on June 19.

As you may be aware, the City of Marina, in cooperation with FORA is responsible for the reuse and redevelopment of a significant portion of the former Fort Ord, with the primary purpose of replacing the lost jobs and population due to the base closure. Marina alone, lost nearly one-half of its total jobs and a third of its population due to the closure of Fort Ord. Despite significant progress in entitling over 3,000 housing units, 2 million square feet of commercial space, 500 hotel rooms, and hundreds of acres of open space and parks and recreation, the new development has only replaced 20% of the jobs, and there has been no significant population increase.

The Fort Ord economic recovery strategy for Marina has been underway for many years since the closure of the base, most notably in the last 7 years with some significant reuse and continuing forward modestly even during recently delays by the great recession.

Given this important role for jurisdictions, the scoping for reassessment of the 1997 Reuse Plan FOBRP should include addressing the following provisions which will not only improve the ability of FORA to assist in this reuse effort, but also improve the opportunity for cities, such as Marina, and the county of Monterey to achieve this economic recovery:

1. Revise the voting membership of the FOR A Board, by: 1) limiting jurisdictional membership to those agencies that have a land-use interest on the former Fort Ord (County of Monterey, Del Rey Oaks, Marina, Monterey, Seaside); 2) inclusion of a public member, and; 3) inclusion of a member collectively representing the educational entities which own land on the former Fort Ord (CSUMB, MPC, MPUSD, UC) While it was important during the initial years of FORA and for the adoption of the base reuse plan to have all land use jurisdictions surrounding Fort Ord to have voting authority, the concerns of 15 plus years ago simply are no longer present, or are protected through the base reuse plan and other documents governing the reuse of the base. The interested adjacent land use jurisdictions (ex.: Sand City, Salinas, Carmel, etc.) may continue to



have an ex officio advisory position so that their interests can continue to be considered. Further, there is currently no public member of FORA directly representing the public outside of elected officials from each jurisdiction. Additionally, the educational institutions currently only have an ex officio membership, and as significant land owners in the former Fort Ord, should have a single vote to recognize this important role in FORA. Finally, if the voting membership for jurisdictions is not modified as provided above, then require that all municipal land use jurisdictions which remain voting members but do not have jurisdiction within the boundaries of the former Fort Ord pay a higher membership fee to FORA than currently provided for by FOR A in its current budget allocation.

2. Reuse projects with blight removal as first priority. As a state legislative policy directive in concert with AB32 and SB375, and in recognition of the redevelopment obligations of jurisdictions in reuse of former Fort Ord property, blight removal, and the resultant property reuse should be recognized as a priority activity for FORA. This priority focus should guide the implementation of the FORA Capital Improvement Program where capital resources are provided first to reuse projects which have significant blight removal obligations, and to roadways and other infrastructure which support such reuse development projects.
3. Property Tax received by FORA must be returned to the land use jurisdiction from which it was generated. The elimination of the redevelopment agencies and the loss of tax increment has placed a tremendous unfunded burden on jurisdictions such as the County of Monterey, Marina and Seaside, to reuse and redevelop the former base. As it is anticipated FORA will continue to receive property tax after the RDA dissolution, and such resources need to be shifted back to the local land use jurisdictions directly responsible for the economic recovery of the former Fort Ord in order for this effort to be successful. Such funds shall be used solely for base reuse purposes (not for municipal general fund or other purposes). Currently, FORA does not have this important resource programmed for any specific use. FOR A's Capital Improvement Program, those portions of the 1997 FOBRP, and FOR A policies that relate to mitigations, and funding for mitigations should be modified for fairness in property tax reinvestment practice.
4. Compliance of the Community Facilities District with the existing State statutes for Development Impact Fee Determinations. Currently, the Community Facility District fee levied by FORA for development does not comport with the former AB1600 (Govt code section 66000 et. Seq.) fee determination requirements for impact fees assessed to new development. A new CFD analysis and fee should be required which links base wide environmental and capital improvement mitigations with development impact fees proportionate to those needs. This ensures that all mitigations required have sufficient funding and that fees are responsive and proportionate to development impacts.
5. Compliance with agreements governing the disposition of property within the former Fort Ord. There are several important documents governing the disposition of property as it is transferred from the US Army, to the Fort Ord Reuse Authority to the local municipalities. These documents, such as the Implementation Agreement and MOA between the Army and FORA, must be enforced to ensure that all transactions where former Army property is ultimately transferred to the local municipal jurisdictions, is done so expeditiously and at no cost per the intent of federal BRAC law and specifically these transfer documents.

6. Require development of urban blighted areas first.  
Given that economic conditions have changed since the 1997 Fort Ord Reuse Plan was completed and not all blighted previously-developed AND undeveloped lands can likely be developed in the near future, reassessment should require or strongly encourage in unmistakable terms a change in focus to prioritize removal of previously urbanized blight ahead of non-urbanized acres.
7. Fair distribution of FORA revenue to jurisdictions producing it.  
Reassessment should acknowledge that Marina has provided an unreasonably high share of financing (\$65M) for redevelopment expenses for the Fort Ord region. Funding sources generated from the City of Marina should be spent on the widening of the urbanized area of Imjin Parkway and the construction of the Imjin Parkway multi-modal corridor before they are spent on Eastside Parkway which exists in the undeveloped portion of former Fort Ord.

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10. FORA Reassessment should acknowledge that several cities which have no land holdings on Fort Ord have voting representation on FORA yet a few significant land holders on Fort Ord (CSUMB, UC) have no voting representation on FORA. The public has no voting representative on Fort Ord. The reassessment should adjust the voting membership of FORA such that at least one vote is from the education community and one is a public at-large member.
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- voting memberships. If they have enough interest in how Fort Ord is developed to be voting members they should contribute proportionally to their interest.
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  21. Reassessment should provide more specificity on how CIP could be modified to address Hwy 1/Imjin Pkway intersection and widening of Imjin Parkway from Imjin Rd. to Reservation Rd.

Thank you for your consideration in this important matter,

Sincerely,

Mayor Bruce Delgado

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**From:** "Mitch Cramton" <cramtonster@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 10:51 PM  
**Attach:** Fort Ord Reuse Plan Comment Letter re MPC role.doc

June 15, 2012

Fort Ord Reuse Authority  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93933

**RE: Fort Ord Reuse Plan Reassessment**

The Fort Ord Reuse Authority is currently conducting a reassessment of the 1997 Fort Ord Base Reuse Plan. A priority of the reuse plan has been a focus on education in the reuse and economic development of the former Fort Ord. [Fire Agency] supports the emphasis on education's role in the reuse plan and in particular, Monterey Peninsula College's (MPC) plans to build public safety training facilities in Parker Flats and at the MOUT facility. These facilities include an Emergency Vehicle Operations Course (EVOC) and a multi-story fire tower to provide training in job skills needed by students entering fire technology, law enforcement, or emergency responder careers.

MPC has already successfully renovated former military buildings on the base at its Colonel Durham location to provide classroom facilities and offices for its public safety training programs. The facilities envisioned at Parker Flats and the MOUT will enable students to receive hands-on training and experience to augment their classroom work. For example, the fire tower will allow instructors to create or simulate fires under controlled conditions to provide students with a variety of training scenarios similar to what would be experienced in a real fire. Currently, the college lacks these facilities and often, students must travel outside the Central Coast region to access this training.

The college has consulted with representatives of local fire and law enforcement agencies during the planning process to ensure the facilities meet the training needs of both basic academy recruits and fire fighting and law enforcement professionals. We look forward to completion of these facilities and the job training opportunities that will result for local residents as well as for agency personnel. In addition to providing a pool of local applicants to fill public safety positions on the Monterey Peninsula, we believe MPC's Public Safety Training Center, including the planned facilities in the Parker Flats area and at the MOUT, will be an educational resource for the entire region.

Sincerely,

Mitchell Cramton

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**From:** "Pat Watson" <patwatsonart@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Sent:** Friday, June 15, 2012 7:10 AM  
**Subject:** Ft Ord Plans  
To Whom It May Concern,

I write this in the hope that you give preferential consideration to environmentally sustainable and economically restrained development of the former Ft. Ord.

I know that many business interests in the region see immediate and maximum development of the former army base as the best solution to creating jobs and utilizing the land to best serve the economic needs of the area. I believe that approach is short-sighted and fundamentally flawed. As we've seen since the nearly twenty years since the base has closed, the nature of the economy has dramatically changed. What was once a sense of inevitability about effective land-use has undergone a sea change. The expected expansion of the local real-estate market has stagnated or fallen short of expectations (to say the least). The expected peripheral development of the former army buildings has languished, with most of those buildings crumbling into ruin. The East Garrison project struggles. Marina Heights stands empty. Armstrong Ranch is on hold. All of these situations have their roots in circumstances that contradict the conventional wisdom when the base was closed.

In light of that reality, I'd like you to give serious consideration to re-development plans that take a twenty-first century approach, an approach that emphasizes the re-use of urbanized land, the minimization of development in natural habitat areas and an emphasis on developing recreational resources as a long-term, economically-sustainable approach to development. Cramming mid-level, high-density suburban growth into acreage, with no guarantee of profitability (without government grants) seems antiquated and counter-intuitive. Slower, more expansive development, with an eye to eco-tourism, seems like a more prudent and responsible approach. Using the Ord lands as one more crown jewel in an area that emphasizes public access to scenic natural lands seems logical enough. With the drama of Big Sur, Pt. Lobos, The Peninsula and now, Ft. Ord, we have a substantial and sustainable attraction that will draw more visitors as well as contribute to the value of existing communities. Though some see the Ord as acres and acres of scrub oak and brush, all you have to do is stand atop Lookout Ridge, scanning the horizon from Santa Cruz to Jack's Peak to Mt. Toro to see that it's a breath-taking panorama. The gentle and responsible development of this resource will generate benefits that will span the long-term, providing growth and value for generations to come, without the risk of infrastructure complications, water usage conflicts, underwater mortgage crises, aging and rarely used venues (which is why so many previous horse tracks have closed down), highways to nowhere and so on.....

Thank you

Pat Watson

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**From:** "Ralph Rubio" <rrubio@redshift.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 4:50 PM  
**Subject:** Comments

Dear FORA Board members,

I am a lifelong citizen of the City of Seaside, a 38 yr. member of the Carpenters Union, Former Mayor of the City of Seaside, and Former Chair of the Fort Ord Reuse Authority. Today I am writing as a citizen of our region.

When the base was closed, our communities were devastated economically and the Reuse Plan was developed to mitigate the loss of jobs and economic vitality. The formulas and plans that were developed were a reflection of the many hours and hard work engaged in by elected officials, citizen stakeholders and community organizations. The plan was validated by the community then and is still valid to this day. Many promises were made and some of those have been kept. The promise to protect the environment and habitat has been kept in a way that is unprecedented in base reuse throughout the nation. Most plans have a 60/30 percent ratio favoring development; here it is almost 70 percent environmental protection. I would venture to say that that promise has been kept. The promise of a regional transportation plan to connect the communities with a road system and provide infrastructure is partially met, with the critical portion connecting East Garrison pending. The promise of economic opportunity and economic vitality is the one promise to the people that has not been met. Some are saying that due to the current economic situation that the plan is no longer relevant. I would say that the economy has failed three times in the last decade or so and that the plan has not failed. Now is the time to redouble our efforts and accomplish the goals set out in the plan. Some would argue that the blighted areas need to be address first and I would remind them that the whole base is blighted. Developer fees are the answer to removing the old buildings and any restriction would have a chilling effect. The Base Reuse Plan is a guideline for the General Plans of the jurisdictions with consistency determination to ensure that the covenant with the community is adhered to. It is for the jurisdictions to determine if they want to develop fully or not because those opportunities lie within their city limits and is theirs to determine. Do not restrict and minimize the future because some cannot see beyond today. The folks that want more land set aside are not concerned with the future job seekers. They have theirs and that is not negotiable but they are willing to negotiate away the opportunities and the covenant made with our communities. Please keep the plan intact and move it forward to fruition as expeditiously as possible.

Respectfully submitted,  
Ralph Rubio

**From:** "Richard Fetik" <rich@fetik.com>  
**To:** "Darren McBain" <Darren@fora.org>; <ingramgp@ix.netcom.com>; "Lena Spilman" <Lena@fora.org>  
**Sent:** Friday, June 15, 2012 12:39 PM  
**Subject:** Recommendations for the REASSESSMENT of the Base Reuse Plan

With respect,

My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Redesign the Base Reuse Plan around the paired themes of economic development opportunities provided by a focus on educational institutions and recreational resources
2. Build on urban-blighted areas first.
3. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
4. Require an Environmental Impact Report for the Eastside Parkway.
5. REASSESS and MODIFY the Base Reuse Plan, consistent with the needs and interests of our region as they exist now.
6. Protect access to, and the borders of, the Fort Ord National Monument.

*I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.*

- The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint--NOT ON OPEN SPACE.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions. Recreational resources are economic magnets.
- The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
- More than a million square feet of vacant, and "approved, but not built" commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.



- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a “regional park.” Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
- A Base Reuse Plan Reassessment is mandated. FORA and its consultants have failed to provide a procedure for true public participation and input. The meetings were not well noticed; the majority of the meeting was presentation; the procedure for solicitation and documentation of public input was flawed and often biased.
- There are no public meetings scheduled after the consulting company prepares its “draft recommendations.” Make the work product subject to review prior to being submitted for FORA Board action.
- The five public meetings were held after CSUMB commencement ceremonies on May 19, after students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most impacted groups and were excluded by the scheduling of these meetings.
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.
- Offer space on the urbanized portions of Fort Ord to other local, regional, and national educational institutions. Secondary schools' educational programs and social activities act as economic magnets in other places, and will do so here as well. And we have an opportunity to build an unparalleled concentration of educational institutions.
- Plan student & educator housing and appropriate commercial development around and between the educational institutions, but don't issue construction permits for this housing and commercial development until the county housing and commercial vacancy rate has dropped significantly.
- A ten-year extension of FORA is not needed.

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THANK YOU

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regards, rich  
Richard Fetik

831 531 4072  
[rich@fetik.com](mailto:rich@fetik.com)

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**From:** "Roy Anderson" <andersonpg@comcast.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 4:59 PM  
**Subject:** FORA Reassessment Comment Form  
Greetings,

My recommendation is as follows:

The Parker Flats area should be restored to a natural area and remain open to low-impact uses such as hiking and cycling. The Monterey Horse Park should be removed from consideration as a component of the Fort Ord Reuse Plan, and from any other plans for the area encompassing the former Fort Ord. No equestrian uses should be included in the Reuse Plan.

Sincerely,

Roy Anderson  
389 Spruce Avenue  
Pacific Grove Ca 93950

[andersonpg@comcast.net](mailto:andersonpg@comcast.net)

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**From:** "Susan Schiavone" <s.schiavone@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 8:32 AM  
**Attach:** FORA Comments.docx  
**Subject:** Comments on Reuse Plan

Please see attached comments being submitted by today's deadline of June 15, 2012. Thank you!

To: Fort Ord Reuse Authority

Subject: Comments regarding Reassessment of the Base Reuse Plan

Date: June 15, 2012

I have attended several of the recent workshops and am a citizen of Seaside for 18 years and a local resident for 36 years. I support the comments of the Sierra Club, Keep Fort Ord Wild, and Ed Mitchell and would like to thank them for their thorough and thoughtful comments, as they have covered this more fully, obviously. I would also like to thank FORA for the work they have done; and realize that over the 18 year period since initially planning this, much more information and scientific study has been added to habitat and species loss and the impacts of human activity; and especially the increased global warming, pollution and ocean acidification and related human activity that must now be factored into any current plan.

I would like to see Fort Ord as a cutting edge 21<sup>st</sup> century combined use area primarily of habitat and species preservation with edge developments within the existing footprint. Include suitable recreation uses, educational institutions and related nonprofits & businesses, environmentally friendly industry and economic development tied to sustainability and environmental preservation. All development should be done with the goal of reduction of carbon emissions, and urban heat production and pollution. Minimal housing s should be included, and should be added last. As presented to the public and outlined, Ft. Ord has been dissected into its parts and we are forgetting the Whole. Seeing it holistically is the answer and integrating all of the uses into a cohesive vision are what is missing....Building should face new realities we must adopt in our changing and threatened environment. If we created an area that could be recognized as leading the way in environmentally "least impact" building, and compatible land use we would be world famous in a short time for the beauty of this area along with appropriate developments that are in sync with that environment: Green roofs, solar energy, water catchment, keeping the trees, less pavement, buildngs blending into the landscape, a virtual education in vivo on sustainable living to be experienced, etc. can create a self-sustaining community effort that would attract people to the area. If CSUMB wants to be a cutting edge institution, it should jump on this lending environmental engineers or related academics and partner for this. If Seaside wants a resort, make it as green as gold and they will come...be leaders and stop buying into old development patterns that really are short term money makers for developers and long term headaches for municipalities. We don't need just another San Fernando Valley effect or San Jose by the sea, or another golf course resort (Blackhorse and Bayonet are already there). Please read the article in the Monterey Herald June 10, in Section AA , citing research to be published in the journal Nature, showing many combined factors are thrusting the world toward the tipping point....CO2 is overwhelming the ocean's capacity to absorb it; plankton are being killed which produce the oxygen in the water from acidity and pollution....it just makes sense to look forward and build with awareness since to do so is enlightened self-interest in the least. We CAN co-create, with nature and each other, a beautiful and appropriate mixed use and habitat that could serve as an example to others for future sustainable community development.

**A New Kind of Collaboration** Create partnerships and collaborate with new types of building technology companies for this kind of vision to become real....work to have developers agree to work with local supplies of solar, water catchment systems, greener plumbing, green builders....as part of agreement to obtain development rights. CSUMB could provide possible classroom help- service learning projects having to do with projects at the Fort. Return of the natives can grow and share plants; other native plant nurseries locally could be utilized for plant sources. Technical schools that train hazmat workers and hazards engineers can do internships, Consider using the blight for instruction beyond the Fire Depts. – classes teaching hazardous waste removal, demolition, etc. could use it as a live classroom and FOR A gets help in clean up. (MIRA just planted more foreign plants on its property and it would have been better to see some natives instead. It does not appear FOR A as a whole has a vision for native, drought tolerant planting and this would be beneficial to the entire habitat area. Assign staff time and effort to research into available foundation moneys, or special grants for green building, or simply charitable money to be donated for environmental reclamation. Perhaps you can engage volunteers from the community to help find grants, or partner with local philanthropists and national philanthropists.

**Detach the development of the veteran's cemetery from the Monterey horse downs proposed project and eliminate the MHD project** because it is incompatible with both the stated mandates for the three E's at Fort Ord and environmentally disastrous. Putting a betting race track in this area is a terrible choice both for environmental reasons, the cruelty and abuse of young foals in the racing industry (witness the current retired colt from this year's Triple Crown) and the negative social effects associated with tracks. Go back to the original plan for an equestrian center, focused on a small scale for trail access. I would urge anyone involved in considering the MHD project to do some homework on this developer's other ventures.

**Veteran's Cemetery:** It is also incompatible to put a cemetery next to a race track and university—a bad idea... Include the cemetery within the monument with respectful monumental signage and visitor access, facilities, for families in a quiet area with honoring structures and fund it through other means – the public would gladly support this effort. If the cemetery was promised to the veterans, why is it so precarious now?

**Developmental Guidelines** In ALL planning regarding development of any kind, mandate maximum habitat and species preservation, and sustainability .....including working *within* a landscape rather than recreating a landscape; mandating the retention of old growth trees within any developed areas; use of green roofs on buildings; solar water heating and solar roofing, inclusion of current trees into parking lots that are built with adequate land around the trees to ensure water absorption and root growth. This only makes sense in the shadow of recent news that our planet is on the tipping point related to climate change. We should be in the forefront of proactive inclusion of building and resource use that meets these challenges now, which is both economically and scientifically sound.

**Develop blighted areas.** Stop moving toward development of unused land, and define closely what is considered “disturbed” vs. that which was mildly disturbed and is now wild since it has been nearly 20 years.

Remove the destruction of these buildings from the prior constraint of developer's fees to move this process forward.....it is an impediment to development not an incentive. Make the decision to move some of the money available for other areas with approval, to removal of these hazards. They are just as dangerous as unexploded ordinance in the sense of hazardous waste degrading into the environment and air; decaying electric and water lines, places for drug deals and criminal activity to occur. (I have personally witnessed teen girls with stolen clothing using old army barracks to try on their contraband cache.)

Consider the wildlife even as you ease the blight....many animals have moved into, understandably, to these abandoned areas and made it their home and hunting grounds.....ease the effects as much as possible with wide swathes of wild corridors for them to still feed and pass through on the way to the dune side of the land; include underpasses for animals passing through the areas if needed.

### **Roads & Development vs. Habitat and Wildlife**

As a regular hiker at Fort Ord, including the areas that abut Dunes Park and CSUMB, I have observed a lot of wildlife, including deer, that use both undeveloped and ‘footprint’ areas that are abandoned and overgrown and in some cases, nearly reverted back to wild area. Part of the vision that I have for Fort Ord is to include the interests of the current residents, i.e., wildlife, in the reuse plan. While there has been some effort to state that areas of habitat will be preserved, I have not heard or read that there will be consideration of such when development occurs.

Leave enough of a green, undeveloped edge on the development areas that are linked together in order for deer, etc. to move through from the wilder areas toward the ocean.....this is their natural pathway they come down from the hills and feed in evening time; they utilize the old tunnels under Route 1 and the tree cover that is provided by undeveloped areas....many are already being developed or in the plans...making sure that a contiguous greenway remains is important. These need to be wide enough for the interior to have sufficient resources. From what I see in those developed areas, these edges are very small.

We don't need the east west parkway - It bifurcates the entire area that is set aside for wilderness and this is a bad thing for wildlife. There is no reason for building it for the cemetery as looking at the maps; there are alternate routes into that area. It is obvious it is being built to beeline to the horse race track which should not be approved. When building roads consider well if you need to do so, try to use existing routes, and if a road is made, be sure to add regular rises with tunnels for wildlife thoroughfares so that their pathways are not disrupted....much like migrating birds follow a path, so do they and should be respected and this would help avoid a lot of the unnecessary and predictable death otherwise.

According to Wikipedia, "habitat fragmentation occurs when human made barriers such as roads, power lines, pipelines, etc. penetrate a divide wildlife habitat (Primack, 2006). There is an adverse relationship between roads and wildlife. (Citing) Jaeger et al, (2005) identified four ways – decreased habitat amount and quality. 2. Increased mortality impact due to collisions, and 3, prevention of access to resources on the other side of the road and 4, subdivides wildlife populations into smaller and more vulnerable subpopulations (fragmentation) this can lead to extinction or extirpation if a population's gene pool is restricted enough. Therefore, if you are going to have a habitat that is optimal for those residents living in it, make it contiguous....don't build the east parkway through the middle of it. Jaeger et al (2005), via Wikipedia, noted that habitat loss can be *direct*, if habitat is destroyed to make room for a road, *or indirect*, if habitat close to roads is compromised due to emissions from the roads (e.g. noise, light, runoff, pollution, etc.) Finally (Primack 2006) populations surrounded by roads, are less likely to receive migrants from other habitats, and as a result, suffer from lack of genetic diversity.

Habitat fragmentation leads to "edge effects"." Microclimate changes can alter the ecology .... In the interior *and* exterior portions of the fragment...These areas are also more prone to fires, and exotic pests and plants." (Wikipedia; Rozenzweig, ML (1995) *Species diversity in space and time*. Cambridge: Cambridge University Press)

No parkway, it is not needed; and if you have *any* roads built or reworked, make wildlife corridors under the road for passage, wide enough to be used, and vegetated overpasses wide enough to feel like a passage of woods. The benefits outweigh the costs...Bank et al, 2002 (source: Wikipedia) estimated that adding wildlife crossing to a road is only a 7-8% increase in the total cost. Benefits include protection of the wildlife populations, reducing property damage to vehicles, saving lives of drivers and passengers by reducing collisions with wildlife.

I think it would be prudent to have an outside agency such as USF&W Service or California Fish and Game review all development plans and biological habitat plans, and EIRs, because of issues of public confidence in FORA's open process and as a double check system for plan habitat compliance.

**Parking Lots:** When building parking lots, make a guideline that regarding development – tearing down the old buildings and blight, FOR A should make a guideline that you must keep old growth large trees in place and not plow them down, flattening the area for rebuilding. Instead do selective demolition and not blanket demolition – take down the buildings careful for recycling or toxics and when rebuilding, incorporate the trees back in! Razing an area is destructive – destroying trees and habitat removes oxygen from the area, reduces ability to absorb toxins from the air, and creates a heated pavement atmosphere that contributes to global warming. We are no longer in a time when we can afford to play Tonka toy in the sand box style developing. Look at the lots at the Dunes center – it is a heat bowl with pathetic little trees that will never develop. Ironically there were several large planted oaks and cypress that sat in the open field for a long time, and now moved.

According to Eran Ben Joseph, profession or landscape architecture and planning and MIT and author of "Rethinking a Lot: The Design and Culture of Parking" parking lots are not just unsightly they are "lousy for the environment. Their dark horizontal expanses absorb sunlight in the summer, transforming cities into heat islands that are as much as several degrees warmer than surrounding suburbs. This also cooks pollutants such as nitrogen oxides into smog. Parking lots collect extra millions of gallons of storm runoff. Rainwater combines with a large variety of pollutants. Normally they would percolate into the soil, absorbed by plants and filtered into groundwater. But with lots, the water flows into storm drains, which carry pollutants straight into streams, rivers and lakes".....and our marine sanctuary.

According to Ben Joseph, "Too many developers think of parking as what's left over. Instead they and the rest of us should see parking lots as "public spaces" that affect how cities look and affect the natural environment. Let me add that it also affects our mental state as well – trees make us feel better. Some suggestions –keep the trees when you build! Thomas Hylton, "Save our Land, Save Our Cities" feels we should "festoon the darned lots with shade trees." Make room in all lots for big trees and provide enough soil area for them to grow well. Consider porous parking lots vs. pavement. Trees offer more than aesthetics. They absorb rainwater and send it down into the earth. They help cool down cars and adjacent buildings. According to the EPA "trees can decrease evaporative emissions from cars and filter pollution from the air" They also muffle sound. A 3-year Forest Service study found increased height of crown areas correlates with reduced crime. (Information from Minneapolis Post, 5/6/12, Marlys Harris, "Needed to fix parking lots: Lots of trees.")

**Continuation of FOR A and Plan** I agree with the Land Watch recommendation that the plan should be reviewed at least every 10 years to reflect new laws, changing use patterns and economic conditions as well as new scientific data related to environmental issues. Keep an open process to accommodate new knowledge, new perspectives and unforeseen events. In regards to FOR A, I would support continuation if they can open up the process to include more public input, and outreach.

Lastly, please realize that decisions you make will affect generations to come. Think long and hard about what you really want to create. This really is, for Seaside and Marina, our home you are talking about.

Sincerely,

Susan L. Schiavone

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**From:** "Suzy Worcester" <suzanne.worcester@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 12:40 PM  
**Subject:** Feedback on Fort Ord Base Reuse Plan Reassessment

Dear EMC and FORA staff,

Please incorporate my comments into the revision of the Base Reuse Plan.

1. Revise the Base Re-use Plan in light of: (1) revised economic trends which require substantially less housing and commercial development than planned for in the 1996 plan (i.e. there is a large excess of both housing and vacant commercial property in the region at this time), and (2) the economic opportunity afforded by the new National Monument to provide ecotourism and other "gateway to the National Monument" type developments.

2. Build on blighted (i.e. lands already covered in parking lots or entire buildings) before building on any open space. (Note that areas with ordinance or with outhouses and other small buildings out in the open space training areas do not qualify as blighted lands by this definition.) This is especially important given that there should be a buffer zone of open space with easy access to the National Monument. Such a buffer zone that draws visitors into the park is found in nearly every other National Monument and National Park in the west (i.e. Pinnacles NM, Yosemite NP, Sequoia NP, etc.). This requirement means to only continue planning the "Current Proposed Projects" and "Areas Being Actively Planned" in the blighted lands north and west of 8th and Gigling. (These named areas are based on the maps provided at the FORA Re-Use Plan Reassessment Workshops in May and early June 2012.) This is also consistent with the former use of Fort Ord in that water and energy-using services for the 36,000 service people were all centered in the developed lands along the western edge of the base (in addition to the relatively new housing developments in the north including Preston, Abrams, Fredricks and Schoonover Parks, and the previously developed areas in East Garrison). Thus even though there were many people lived on Fort Ord when it was an active base, they were all concentrated in the current blighted lands to the west or in existing housing developments on the north end of the base.

3. Given both no. 1 and 2 above, there is not sufficient development on the former base to warrant building the planned Eastside Parkway. It both is unnecessary given the lack of regional housing in its vicinity (or need for regional housing) and because it will interfere with access to the new National Monument. It will also interfere with wildlife movement going to and from the National Monument. This project should be reassessed in another 10-20 years if/when economic conditions may have changed. At that point, an Environmental Impact Report must be generated to determine the impacts of any such road through open space lands.

4. In light of the current pressing issue of commuter traffic between the Monterey Peninsula and the Salinas Valley, FORA should put its efforts into completing Imjin Parkway by expanding Imjin Road to 4 lanes to Reservation Rd. Imjin Parkway/Road is the only direct access to Highway 1 across Fort Ord (either in existence or in the planning stages). All other roads that have been proposed to be built or enhanced in the original base re-use plan (Eastside Parkway and Intergarrison) do not provide a direct route for commuters to get to their destination. Instead these planned roads drop commuters off onto smaller roads with slow traffic intended for walking, such as through CSUMB, or into the backside of Seaside where city streets are an impediment to commuters or the traffic is already clogged on Hwy 68. These alternative routes do not provide for the connections to major roads required by the Sierra Club settlement in the 1990's. Only finishing Imjin Parkway all the way to Reservation Rd is consistent with the Sierra Club settlement.

5. The Revised Base Re-use Plan needs to reflect the current water issues on Fort Ord. The



reasons for the needed revision are severalfold. First the total amount of water allocated for Fort Ord Reuse in 1996 (6,600 acre feet) is likely an overestimate considering the ground water overdraft from the Seaside aquifer and the Salinas Valley aquifer (including substantial amounts of seawater intrusion in both of these aquifers).

Thus the total water available to the base needs to be revised downward based on an accurate assessment of available groundwater. Second, Seaside is already using 80% of its allotment based on the figures provided at the Fort Ord Reuse Plan Reassessment workshops. Most of the "Current Proposed Projects" and "Areas Being Actively Planned" are located in the City of Seaside and thus there will not be sufficient water for these projects (given almost all of Seaside's water has already been allocated). Third, the handout on water allocation provided at the workshops does not include the number of AFY already "Entitled since 1997" (based on the same maps provided at the workshop). To my knowledge, each of these projects asked for additional water than what was allocated to them based on the original base reuse plan (and all of these projects were approved by their appropriate jurisdictions). A consideration of the amount of water already allocated to projects waiting to be developed has to be considered in the total available water. Fourth, any desalination plant(s) built in the next 5-10 years will first be used to counteract the State Water Resources Control Board (SWRCB) Order WR 95-10 to stop overdrafting of the Carmel River. Any additional water from desalination will be used to allow modest improvements to homes and businesses on the Monterey Peninsula which have been unable to build water-requiring infrastructure for a long time. Any new developments on Fort Ord would be third in line for any new water sources. Thus any new sources of water for Fort Ord Reuse are likely more than a decade away (if not much more). Based on all four of these facts, the total amount of water available for projects is likely much less than presented and possibly zero. The water supply issue needs to be considered in depth including alternative scenarios with and without desalination in a longterm (20 year) time horizon. What projects are feasible given these revised water scenarios needs to be developed at a regional scale (FORA in context of water use in Marina and the Salinas Valley as well as Seaside and the Monterey Peninsula). Fort Ord's water use is not in isolation of other users in the region.

6. CSUMB is the largest employer on the former Fort Ord and decisions made by FORA directly influence the campus. CSUMB continues to grow and generate jobs. Given its prominent standing, CSUMB should have a vote on the FORA board.

7. Project appeal fees need to be eliminated or at least reduced to a reasonable level (\$250-\$500).

8. Develop a gateway to the National Monument at 8th and Gigling to make it easy for visitors from the Bay Area driving south on Highway 1 as well as local residents to be able to easily access the new Monument.

Thank you for considering my comments in the Revision to the Base Re-use Plan.

Sincerely,  
Suzanne Worcester  
a long-term Fort Ord resident

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**From:** "Swarup Wood" <swood@csumb.edu>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 5:10 PM  
**Subject:** Considerations for revising the Base Re-use Plan

To whom it may concern,

As I reflect on the old Fort Ord, the clean-up efforts, the building of a new university, and on the health of the peninsula, it is amazing how much has changed since 1996. Traffic, housing, and water were important issues then, and are all still important issues. These issues all look considerably different than they did in '96. I encourage FORA and all responsible for the Re-use plan to make serious revisions, to update the work that has begun, and to build a modern understanding of these issues into the Re-use Plan. In specific, I encourage you to reconsider housing, planned roads, and the national monument.

The needs for additional housing were very different in 1996. Considering the financial collapse, and the number of homes in foreclosure, the need and demand for new additional homes is drastically reduced (given our challenges over water, this is likely to remain a huge challenge long after we resurface from the financial meltdown). We now have a large surplus of housing and vacant commercial property. We also have a National Monument-a huge tourist attraction and economic draw. We need to take these into account as we revise the re-use plan.

We need to build on the blighted areas, those already paved over, which will never support native ecosystems again. When I first came to work here I drove my wife through the base and while I was excited about my new job, she was horrified by what we were driving through and its proximity to where we would live. Well, most of those derelict buildings are just a little more deteriorated and a bit more graffitied than they were in 1998 when we moved here. There is huge potential for building on the old Fort Ord, but it exists in the vast acreage of derelict buildings, by not by engaging in the financially expedient practice of plowing up our oak woodlands, the valuable ecological assets of Fort Ord.

Given these first two concerns, it makes no sense to build the planned Eastside Parkway. This road does nothing to ease traffic issues and the need to move cars and people between Hwys 1 and 101 and it will interfere with access to the new National Monument. Developing funding to make Imjin Parkway four lanes for its entire length will help traffic flow and will be a far better use of taxpayer dollars than building Eastside Parkway.

Thank you for your consideration,

--

Swarup Wood Ph.D.  
Professor of Chemistry  
Interim Director First Year Seminar  
Division of Science and Environmental Policy  
California State University Monterey Bay  
Office Phone [831-582-3926](tel:831-582-3926)

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**From:** "Tom Huff" <thuff@theacademy.ca.gov>

**To:** "Darren McBain" <Darren@fora.org>

**Sent:** Friday, June 15, 2012 3:00 PM

**Subject:** Support of the use of old Ft Ord by Moterey Peninsula College

Public comments will be most useful if they are specific rather than general and are provided in the form of recommendations. Recommendations and information on the following components of the Reuse Plan and related topics would be most helpful:

Reuse Plan Objectives, Policies, and Programs

Land Use Planning

Jobs and Economic Development

Habitat Management and Conservation

Recreation, Open Space, and Trails

Reuse Plan Consistency (Internally and with Regional Plans)

Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Clean-up

Infrastructure and Utilities

Transportation

Water

Housing and Affordable Housing

Noise and Safety

Commenter Name: Thomas J. Huff

Address (Optional): 9580 Prunedale South Rd., Salinas 93907

Email (Optional): [tom.huff@theacademy.ca.gov](mailto:tom.huff@theacademy.ca.gov)

Over 20 years ago, as President of the Monterey County Peace Officers Association, I met with the Hon. Sam Farr to discuss the reuse of East Garrison as a training center for emergency services (police, fire, dispatch, EMT). While he agreed that such a site was needed and the area was ideal the use of the area for an arts community was a promised priority. Subsequently the citizens of this County passed a bond measure and directed the development of the area for several purposes. One of those purposes was to use the bond funds in the development of a training facility. This really has not happened. The need is great and the MOUT facility, a terrific site now mostly unused is widely known to offer an excellent local for training. The demand and attendance would be very high. Revenues to MPC via FTES and to local business would be increased. Literally everyone gains by the use.

As part of the land use the conversion of old military paved and cemented areas should be upgraded to accomodate an Emergency Vehicles Operation Center (EVOC). In the surrounding Counties no such Center exists. The opportunity to train in Police Vehicles, Fire Response Equipment and the like is absolutely necessary. As the Simulator Coordinator for the POST Region 6 and South Bay Regional Public Safety Training Consortium, I know that simulators are the primary training modality because there is so limited numbers of places to conduct the "hands-on" training. This is unacceptable as studies have shown it takes both simulation and hands-on training to effectively train and reduce high damage and fatal accidents in emergency responders. A EVOC Training area will be in high demand by all agencies in our and surrounding Counties. Revenue development schemes are in place in other Centers around the State, we need to use our area as wisely.

Development of the areas for a training site is ideal. There is limited impact to any residential area, limited need for water and electricity, and noise would not be an issue. The benefits in training, revenues, possible jobs and sound area development far exceed any negative impact.

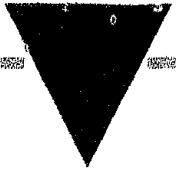
I invite your response or further questions if you desire.

Thank you,

--

Thomas J. Huff  
Perishable Skills Coordinator  
South Bay Regional P.S.T.C.  
3095 Yerba Buena Rd.  
San Jose, CA 95135  
(408) 270-6458  
(408) 238-0286 fax  
(408) 690-2327 cell





The Quivits



15 May 2012

Post Office Box 1107  
Carmel by the Sea 93921  
(831) 646-0641

MH  
853  
556  
DM

Fort Ord Reuse Authority -

Thank you for reassessing the Fort Ord Base Reuse Plan & for informing the community of the basics in this very clear newspaper ad. Thank you for asking for our input. Of the three goals, the educational goal has been well implemented with the six higher education & research institutions currently there. Moderate expansion of these would be fine: e.g. dorm rooms, classrooms, a cafe, etc.



The Quivits

The problem is with the other 2 goals: economic development & environment. These 2 goals do not necessarily have to be mutually exclusive. But that depends on the quality & quantity of development, where it is situated, & how well it blends in & sequesters with our beautiful Monterey Peninsula.

Many of us are ecstatic about the recent designation of the Fort Ord National Monument. That designation should provide the direction & ethos

  
The Quivits

for all other activities & developments. Once again, the 6 educational institutions are fine.

But... huge, massive, ecologically destructive development on the remaining acreage is not. The Monterey Downs Horse Facility seemed O.K. in its initial stages. Now it appears to have morphed into a monstrosity the size of New York City. Monterey County residents do not want more greedy out-of-town developers descending on us with dollar signs in their nuture eyes.





The Quirits

4

Post Office Box 1107  
Carmel by the Sea 93921  
(831) 646-0641

Ask yourselves if you want another long, noisy, messy, litigious fight with the dedicated Environmentalists in this area. If not, then scale back the Monterey Downs' monstrosity dramatically or eliminate it altogether.

Another related issue is where development takes place. All development should replace the old dilapidated barracks of buildings already there on Fort Ord. Don't even think of destroying beautiful oak woodland while these messes are still



The Quivits

standing.

Finally, consider keeping even more acreage than originally planned for habitat conservation in its natural environment. Direct development to the cities of Marina & Seaside, the places that want new development.

It would be a fine legacy to leave to all of us here now, & to all those in the future.

Sincerely,  
Marguerite

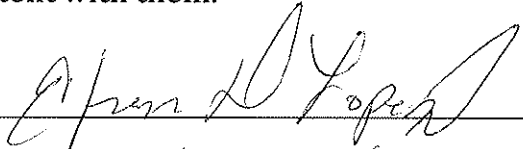
## Fort Ord Rec Users are demanding:

1. Build on urban-blighted areas first.
  2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside)
  3. Require an Environmental Impact Report for the Eastside Parkway
  4. REASSESS and MODIFY the Base Reuse Plan--consistent with the needs and interests of our region as they exist now.
- The Army gave a functioning base to the public that has since become acres and acres of "urban blight." The overwhelming consensus of the community is a resounding DEMAND for development on the urban blighted areas--NOT ON OPEN SPACE.
  - The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan. See yellow "Trail/Open Space Link" in approved Map 3.6-1. A total of 75 acres within Seaside is designated as Community Park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
  - The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
  - The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
  - With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
  - More than a million square feet of vacant, and "approved, but not built" commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
  - Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
  - Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a "regional park." Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.

- A Base Reuse Plan Reassessment is mandated. FORA has scheduled 5 public meetings, yet failed to effectively promote and advertise the meetings. Were all jurisdictions with representation on the FORA Board included? How and when were these FORA meetings noticed? Where are the public service announcements? Where were the announcements in print media? What email lists were notified? The meeting procedures are designed to be self-limiting in that the public has not been appropriately noticed. Secondly, there are no public meetings scheduled after the consulting company prepares its "draft recommendations." Make the work product subject to review prior to being submitted for FORA Board action.
- Five public meetings between May 21 and June 2 exclude participation by a large contingency of stakeholders. CSUMB held its commencement ceremonies on May 19 and students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most affected groups and are excluded by the scheduling of these meetings.
- Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road. The posted sign on the barricade claims that the road is closed due to "illegal dumping." What dumping? And is dumping a reason to close roads or a reason to patrol roads?
- Open South Boundary Road to alleviate traffic on Highway 68.
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated: 22 May 12

  
 \_\_\_\_\_  
 313 Mulheim Rd. Seaside 93955

Name and address

forU • Fort Ord Rec Users  
[foru.us](http://foru.us) • [fortordrecu@gmail.com](mailto:fortordrecu@gmail.com)

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 "Individuals and groups with the shared vision to preserve and enhance recreational use and the natural habitat of the former Fort Ord for the benefit of all."

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5/22/12

- A Base Reuse Plan Reassessment is mandated. FORA has scheduled 5 public meetings, yet failed to effectively promote and advertise the meetings. Were all jurisdictions with representation on the FORA Board included? How and when were these FORA meetings noticed? Where are the public service announcements? Where were the announcements in print media? What email lists were notified? The meeting procedures are designed to be self-limiting in that the public has not been appropriately noticed. Secondly, there are no public meetings scheduled after the consulting company prepares its "draft recommendations." Make the work product subject to review prior to being submitted for FORA Board action.
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- Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road. The posted sign on the barricade claims that the road is closed due to "illegal dumping." What dumping? And is dumping a reason to close roads or a reason to patrol roads?
- Open South Boundary Road to alleviate traffic on Highway 68.
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**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated: 5-22-12

Holly And Michael Yanez  
19155 Mallory Cyn Rd.  
Prunedale, Ca 93907  
Name and address

Holly Yanez

forU • Fort Ord Rec Users  
foru.us • fortordrecu@gmail.com

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"Individuals and groups with the shared vision to preserve and enhance recreational use and the natural habitat of the former Fort Ord for the benefit of all."

5/22/12

## Fort Ord Rec Users are demanding:

1. Build on urban-blighted areas first.
  2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside)
  3. Require an Environmental Impact Report for the Eastside Parkway
  4. REASSESS and MODIFY the Base Reuse Plan--consistent with the needs and interests of our region as they exist now.
- The Army gave a functioning base to the public that has since become acres and acres of "urban blight." The overwhelming consensus of the community is a resounding DEMAND for development on the urban blighted areas--NOT ON OPEN SPACE.
  - The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan. See yellow "Trail/Open Space Link" in approved Map 3.6-1. A total of 75 acres within Seaside is designated as Community Park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
  - The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
  - The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
  - With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
  - More than a million square feet of vacant, and "approved, but not built" commercial space vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
  - Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
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**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated:

Jean Donnelly  
228 Cedar St.  
Pacific Grove 93950  
 Name and address

forU • Fort Ord Rec Users  
 foru.us • [fortordrecu@gmail.com](mailto:fortordrecu@gmail.com)

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 "Individuals and groups with the shared vision to preserve and enhance recreational use and the natural habitat of the former Fort Ord for the benefit of all."



5/22/12

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**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated: *May 22, 2012*

*Linda O'Connell*  
 \_\_\_\_\_  
*3143 Messinger Dr.*  
 \_\_\_\_\_  
*Marina, CA 93933*  
 Name and address

forU • Fort Ord Rec Users  
 foru.us • [fortordrecu@gmail.com](mailto:fortordrecu@gmail.com)

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 "Individuals and groups with the shared vision to preserve and enhance recreational use and the natural habitat of the former Fort Ord for the benefit of all."

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**From:** "Office" <Office@mscbctc.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Cc:** "Ron Chesshire" <Ron@mscbctc.com>  
**Sent:** Tuesday, May 22, 2012 1:19 PM  
**Attach:** FORA May 22.docx  
**Subject:** Fort Ord Reuse Plan Reassessment Comments

Attention FORA personnel,

Please find attached a document with our comments, concerns, and questions.

Regards,

Ron Chesshire

(CEO)

***Monterey/Santa Cruz Counties Building & Construction Trades Council***

3239 Imjin Road, Suite 103

Marina, CA 93933

831-883-1188

831-883-8112



# Monterey/Santa Cruz Counties Building & Construction Trades Council

3239 Imjin Road, Suite 103, Marina, CA 93933-5109

Phone 831.883.1188 • Fax 831.883.8112

Email: [Office@MSCBCTC.com](mailto:Office@MSCBCTC.com)

[www.MSCBCTC.com](http://www.MSCBCTC.com)

FPPC No. 850048

John Papa  
President

Mike Weltz  
Vice President

Paul Arsenault  
Treasurer

Recording Secretary  
Mario Maciel

Ron Chesshire  
CEO

May 22, 2012

Fort Ord Reuse Plan Reassessment Comment Form

FORA: [plan@fora.org](mailto:plan@fora.org)

In order to express some concerns we have regarding the BRP Assessment, we hereby submit these questions for consideration:

- Does the vision of FORA still hold? Are its' objectives, policies, and programs being carried out?
- What are FORA's powers and responsibilities? What are the jurisdictions (Seaside, Marina, D.R.O., County) responsibilities and powers?
- Can the jurisdictions act unilaterally to provide infrastructure needed for development or is some type of coordination needed? What would this be without FORA?
- How much land has BRAC conveyed to FOR A? Provide map.
- How much land has FORA conveyed to public entities or private groups? Provide map
- It was estimated that between \$500 - \$750 million dollars was lost because of the base closure in 1994. What is that in 2012 dollars? What percentage is that of the Monterey County Economy?
- What percentage of the economic engine that was lost has been replaced?
- What has FORA done to date? What remains to be done to meet the terms of the BRP? What is the actual cost to achieve this?
- What is the actual percentage of land to be developed for economic purposes? This is land utilized for buildings and roads not open space.
- What is the current and projected economic impact of CSUMB and UCSC (MBEST)? Education Institution only.
- What is the projected population of Monterey County over the next 20 years?
- Will the number of jobs created sustain the projected population? Must take into account average age of workers (18 to 65 years old).
- What would be the revenue impact to all entities within the FOR A jurisdiction collectively and individually if the BRP were completed? What would be the liabilities incurred? What would be the net effect in dollars?
- If fully developed what would be the economic impact of Eco-Tourism in dollars to the local economy? What would it involve and cost to accomplish this?
- Of the land to be developed for economic benefit what percentage has actually been completed?

Ron Chesshire MSCBCTC-CEO

Boilermakers #549  
Bricklayers #3  
Carpenters #505  
Carpenters #605  
Carpet, Lin. & Soft Tile #12  
Elevator Constructors #8  
Glaziers #1621  
IBEW #234  
Insulators & Asbestos #16  
Ironworkers #155  
Ironworkers #377  
Laborers #270  
Laborers #297  
Millwrights #102  
OP & CMIA #300  
Operating Engineers #3  
Painters & Tapers #272  
Plumbers & Steamfitters #62  
Roofers & Waterproofers #95  
Sheet Metal Workers #104  
Sprinklerfitters #669  
Teamsters #890

LAW OFFICES OF  
MICHAEL W. STAMP

Facsimile  
(831) 373-0242

479 Pacific Street, Suite One  
Monterey, California 93940

Telephone  
(831) 373-1214

May 24, 2012

Michael A. Houlemard, Jr., Executive Officer/Clerk  
Fort Ord Reuse Authority  
920 2nd Ave., Suite A  
Marina, CA 93933

Subject: FORA Base Reuse Plan Reassessment

Dear Mr. Houlemard:

We represent Keep Fort Ord Wild, a California unincorporated association. KFOR's members include residents from throughout Monterey County, all of whom are keenly interested in the public processes affecting decisionmaking at Fort Ord.

We understand that FORA is holding workshops on the reassessment of the Base Reuse Plan. We also understand that at the May 22 workshop, a member of the public asked whether the public comments at the workshops would be preserved and catalogued, and that the FORA representative did not give an affirmative answer.

This letter is to remind you that FORA has a duty to preserve public records, including the public records arising from the reassessment process, which is already controversial. The FORA Board has not adopted a records retention policy or a records destruction policy. In the current Public Records Act litigation titled Keep Fort Ord Wild v. FORA, it has already been shown that FORA has been destroying public records and that FORA is not aware of public records it does have. Unauthorized destruction of public records is a crime. (Gov. Code, §§ 6200, 6201.)

The public records that should be preserved include agendas, presentations, minutes and notes from the workshops, records of public comments, video and audio recordings of the workshops, summaries and notes prepared by FORA employees and consultants, and comments about the workshops and the public input. Because electronic data may be an irreplaceable source of discovery, it is your duty to preserve all potentially relevant electronic data. Please ensure that a proper litigation notification is issued and a litigation hold implemented. Consistent with that, we request that FORA's data be preserved and maintained in native format. This includes electronic data, online data storage, off-line data storage (including backups and archives), preservation of replaced data storage devices, fixed drives on network workstations and stand-alone personal computers (including laptops and home computers used for FORA business), and personal computers and all other devices used by employees, independent contractors and others under the control of FORA.


Please take the following steps with regard to all other relevant devices used by any custodian under FORA's control, whether it is internally, externally, physically

Michael A. Houlemard, Jr., Executive Officer/Clerk  
May 24, 2012  
Page 2

and/or remotely attached by wired or wireless access to any system used by FORA: All cellular phones, personal data assistants (e.g., Blackberry), voicemail messages, text messages (SMS or otherwise), instant messages and/or any other device that stores electronic information (e.g. RAM on printing devices or facsimile machines) and the like that existed before the delivery of this letter and that contain relevant data should be collected, maintained intact and kept available.

Any relevant records, including electronic data, created after receipt of this letter should be preserved.

Please inform all parties who might need to have this information, such as EMC and all other persons acting in conjunction with FORA in the Base Reuse Plan reassessment process. Feel free to contact me if you have any questions. Thank you.

Very truly yours,  
  
Michael W. Stamp

cc: David Balch

May 30, 2012

Board of Directors  
Fort Ord Reuse Authority

Dear Directors,

I am writing to express my support for the Monterey Downs and Monterey Horse Park projects. As a fourth generation resident of the Monterey Peninsula, I have observed Fort Ord in its full activity and watched the closure and subsequent plans for new uses for this incredible land. It does seem to me that the new mixed use plan is a brilliant way of preserving much of the land as open space while using a small portion for regional commercial and recreational purposes. The success of the development of the Presidio of San Francisco shows how such mixed use plans can enrich their communities.

I also am a life-long equestrian and fully understand that the plans for the Horse Park and Monterey Downs are well-thought out, will be well-financed, and will provide beautiful facilities for the whole West Coast equestrian community to enjoy. The economic benefits to the entire region should be obvious to everyone who examines the Fort Ord Reuse plan. To have these wonderful facilities available for all sorts of year-round athletic and cultural events for the region seems impossible to question.

My congratulations to FORA for managing to bring together the participants in this project.

Camille Stahl Penhoet  
Carmel Valley

May 30, 2012

Fort Ord Reuse Authority  
Board of Directors

Directors,

A few years ago, many hours of work by a great number of people went into developing a working plan to integrate the Fort Ord lands into our community, following the directives of Economic Development, Education and Environment. The result was an award winning plan to redevelop Fort Ord. You, as a guiding board, have addressed education with Cal State Monterey Bay, Golden Gate University, Marina High School and other educational programs. The 18,000 acres of the Fort Ord National Monument and other open space areas addresses the environmental aspects. Lacking is the third directive - Economic Development.

Monterey County was recently designated as the fastest growing county in the state, but the jobs are not growing at the same pace. Instead, businesses such as First Capital are moving out of the county, taking over 800 jobs with them. Welcome those who are willing to invest in the future of our county and our citizens.

A small, but vocal, self interest group wants all of the land to be used only as they wish and begrudge any other use. Our county is extremely diverse with many interests and this diversity should be reflected in the use of the Fort Ord Lands. There is room on these lands for more than one direction.

Fort Ord has been a part of my life – both sheep and soldiers – its history is important and its potential extraordinary. I am a native of Monterey County; my father was stationed at Fort Ord before heading to the South Pacific. Many of my peers, trained at Fort Ord prior to shipping out to Vietnam. The Veterans Cemetery is absolutely imperative to honor those who served here.

Were my father here, I know what he would say. “Let those who want to hike the National Monument land do so, I have already hiked many miles in full pack for my country. Give me a pleasant spot to sit with a cup of coffee (or a cold beer) and watch people, children, families, dogs, and horses enjoy the area.”

I ask that you make Fort Ord a place for many diverse interests, not just the interests of a select few.

Sincerely,

Connie Quinlan  
Salinas, California



May 30, 2012

To FORA Community Meeting:

As a almost life long resident of Monterey County, and the wife of a Navy Veteran, I am in total support of the proposed Veteran's Cemetery and I encourage FORA to support it as well. I also support reasonable development on the former Ft. Ord to provide needed economic stimulus to the county. As an equestrian, I also support both the Monterey Horse Park and Monterey Downs to provide economic stimulus, increased tourism and recreational opportunities for riders and non-riders alike.

I encourage you to support the above as well.

Sincerely,

Dawn Poston



REC'D  
JUN 14 2012  
FORA

J6  
SEL  
DM

5/30/12

Following are a collection of demands and considerations for the reassessment.

1. REVISE the Base Reuse Plan, using today's population and economic forecast data, to be consistent with the needs and interests of our region as they exist now.
2. Preserve the 3,340 acres surrounding the National Monument by means of a permanent open space designation.
3. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and Seaside).
4. Stop wasting taxpayer money on Roads to Nowhere such as the proposed Eastside Freeway.
5. Create the Veterans Cemetery at a location which may be incorporated into the National Monument.
6. Stop the blood sports horse racing and gambling proposal. This is not appropriate economic development near a Nat'l Monument and a university.

*These important considerations must be included in the Reassessment Report and recommendations made consistent with them.*

- The Army gave a functioning base to the public that has since become acres and acres of "urban blight" in the Army Urbanized Footprint. The overwhelming consensus of the community is a resounding DEMAND for development on the urbanized footprint—NOT ON OPEN SPACE.
- FORA was founded to provide an overview and a collective community vision. As can be seen from recent maps, it has been shattered into incoherence, a mish-mash of competing projects. We must return to an overarching vision and maintain compliance and consistency with a Master Plan concept.

5

- FORA and Monterey County have found themselves competing with the very cities FORA was created to help after base closure with ill-fated proposals such as an industrial park at Whispering Oaks while the Marina airport, groomed for business development, goes vacant.
- FORA's hostile takeover of the overleveraged Preston Park is harming the City of Marina, who will be deprived of rental income. The FORA Board voted against the interests of a City most impacted by base closure to force sale of a precious city asset, in its residents and steady income stream.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
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- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
- "Job replacement" is a fallacious argument for unnecessary building. The soldiers didn't lose their jobs - they took them with them to their next assignment. The 30,000 soldiers housed on the base barely had spending money. They were not buying cars, houses, looking for jobs, nor in most cases, supporting families on trainee pay. The university population, if allowed to expand, if the outdoor laboratory surrounding the campus does not become strangled with strip malls, hotels, housing, and an unimaginable horse race and betting track, is on its way to creating long term jobs lost now a generation ago.

- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
- More than a million square feet of vacant retail and commercial space vie for occupants. It is not in Monterey County's interests to build more empty office space and business parks.
- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.
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- Five public meetings between May 21 and June 2 exclude participation by a large contingency of stakeholders. CSUMB held its commencement ceremonies on May 19 and students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most affected groups and are excluded by the scheduling of these meetings. Many new public constituencies, such as the Sustainable community groups

active in 8 local cities, outdoor recreation promoters, user coalitions, student and preservation groups, active since the base closure have not been invited to the conversation. Share the list of those invited by EMC to participate fully in the conversation. Who is being invited in and who is being excluded?

- The same company that is doing the reassessment, EMC Planning Inc., also wrote the Base Reuse Plan, is managing Monterey Downs, the proposed Seaside Resort development, the Vet Cemetery, and did the CEQA for Fort Ord Transportation Network. This has the appearance of a serious conflict of interest. Can EMC do a fair reassessment of the Plan they wrote? Despite an EMC Principal's claim of misinformation, this was taken directly from their website index page.
- Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road. The posted sign on the barricade claims that the road is closed due to "illegal dumping." And is dumping a reason to *close* roads or a reason to *patrol* roads? FORA doesn't seem sensitive to the highly visible and continuous dumping going on right next door to the FORA offices.
- Open South Boundary Road to alleviate traffic on Highway 68.
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.

Luana Conley  
Keep Fort Ord Wild  
Marina resident  
luanaconley@gmail.com





MH  
8/5/6  
AM

## FRIENDS OF FORT ORD OPEN SPACE SOLUTIONS

May 31, 2012

Michael Houlemard, Executive Officer  
Fort Ord Reuse Authority  
920 2nd Avenue, Suite A  
Marina, CA 93933

RE: Comments on the re-assessment of the Base Reuse Plan.

Dear Mr. Houlemard:

The Friends of Fort Ord Open Space Solutions (FFOOSS) provides the following comments regarding the re-assessment of the Fort Ord Base Reuse Plan:

1. The Reuse Plan development areas conflict with the County's General Plan Policy OS-1.8 that states "*Programs to encourage clustering development in rural and agricultural areas to maximize access to infrastructure, protect prime agricultural land, and reduce impacts to designated visually sensitive and critical habitat areas shall be established.*" The Reuse Plan's proposed development areas are scattered through the native oak woodland/grassland areas rather than a preferred clustering in the existing disturbed areas of the base. FFOOSS urges FORA to revise the Reuse Plan accordingly.
2. The Reuse Plan development areas conflict with the County's General Plan Policy OS-1.9 that states "*Development that protects and enhances the County's scenic qualities shall be encouraged. All Routine and Ongoing Agricultural Activities are exempt from the viewshed policies of this plan, except as noted in Policy OS-1.12.*" The Reuse Plan's proposed development areas are located in scenic native oak woodland and grassland areas rather than in existing disturbed areas of the base. FFOOSS urges FORA to revise the Reuse Plan accordingly.

### Mission Statement

The mission of Friends of Fort Ord Open Space Solutions is to obtain the maximum dedication of permanent open space within the Fort Ord properties.

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3. The Reuse Plan development areas conflict with the County's General Plan Policy OS-5.5 that states "*Landowners and developers shall be encouraged to preserve the integrity of existing terrain and native vegetation in visually sensitive areas such as hillsides, ridges and watersheds. Routine and Ongoing Agricultural Activities shall be exempt from this policy.*" The Reuse Plan's proposed development areas are scattered through the scenic native oak woodland watersheds rather than clustering them in the existing disturbed areas of the base. FFOOSS urges FORA to revise the Reuse Plan accordingly.
4. The Reuse Plan development areas conflict with the County's General Plan Policy OS-5.11 that states "*Conservation of large, continuous expanses of native trees and vegetation shall be promoted as the most suitable habitat for maintaining abundant and diverse wildlife.*" The Reuse Plan's proposed development areas are scattered through the native oak woodland and grassland habitat areas rather than clustering them in the existing disturbed areas of the base. FFOOSS urges FORA to revise the Reuse Plan accordingly.
5. The Reuse Plan development areas conflict with the County's General Plan Policy OS-5.13 that states "*Efforts to obtain and preserve natural areas of particular biologic, scientific, or educational interest, and restrict incompatible uses from encroaching upon them, shall be encouraged.*" The Reuse Plan's proposed development areas intrude on and are incompatible with the unique biological values of the natural oak woodland and grassland areas of the base. FFOOSS urges FORA to revise the Reuse Plan accordingly.
6. The Reuse Plan development areas conflict with the County's General Plan Policy OS-10.3 that states "*Monterey County shall promote conservation of naturally vegetated and forested areas for their purifying functions.*" The Reuse Plan's proposed development areas will remove the native oak woodland and grassland areas rather than clustering them in the already-existing disturbed areas. FFOOSS urges FORA to revise the Reuse Plan accordingly and include discussion, if applicable, of utilizing a Transfer of Development Rights program to offset the acquisition challenges.
7. The Reuse Plan development areas conflict with the County's General Plan Policy OS-10.4 that states "*Monterey County shall encourage concentrating industrial and commercial development in areas that are more easily served by public transit.*" The Reuse Plan's proposed development areas are scattered through the native oak woodland areas rather than clustering them in the existing disturbed areas to improve transit linkages.

#### **Mission Statement**

The mission of Friends of Fort Ord Open Space Solutions is to obtain the maximum dedication of permanent open space within the Fort Ord properties.

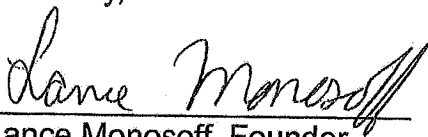
8. The Reuse Plan conflicts with the requirements of SB 375 in that the County and cities are not implementing a Sustainable Communities Strategy that demonstrates conformity with the Reuse Plan. The existing Reuse Plan is a map of broad-brush sprawl development without the associated population growth projections that must include the increased housing demand data caused by employment growth. The Reuse Plan must also include information on potential impacts to natural resources – requiring that they be gathered and considered, and must be the “best practically available scientific information” for evaluation.

Finally, the Reuse Plan must be integrated with a forecasted development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, will reduce the greenhouse gas emissions from automobiles and light trucks to achieve the greenhouse gas emissions reduction targets approved by the state Air Board. The Reuse Plan must contain a forecasted development pattern. That pattern must be integrated with the transportation network and other transportation measures and polices (parking, employer shuttles, etc.) of the County and cities.

FFOOSS urges FORA to revise the Reuse Plan to pursue minimal development on the Fort Ord property with an emphasis on passive recreational activities supported by lessees who would provide ongoing revenues to cover the operations and maintenance of the property. Approving more sprawl development is proven to be a cost-inducing black hole for local governments. Construction jobs for such projects are short term, while the costs for maintaining infrastructure and serving the new development will increase and go on forever. With traffic at peak-hour gridlock on Highway 1 and Highway 68, water supplies in crisis throughout Monterey County, and our school districts suffering, sprawl projects are obvious fiscal losers. We support sustainable jobs at Fort Ord without new cost impacts from sprawl development.

Thank you for the opportunity to comment on the re-assessment of the Base Reuse Plan. If you or your staff have any questions, please contact Michael Wellborn at (714) 928-8689.

Sincerely,



Lance Monosoff, Founder  
Friends of Fort Ord Open Space Solutions  
(831) 649-3700

#### **Mission Statement**

The mission of Friends of Fort Ord Open Space Solutions is to obtain the maximum dedication of permanent open space within the Fort Ord properties.





## SIERRA CLUB VENTANA CHAPTER

P.O. BOX 5667, CARMEL, CALIFORNIA 93921

CHAPTER OFFICE • ENVIRONMENTAL CENTER (831) 624-8032

MEMORANDUM FOR: Fort Ord Reuse Authority  
SUBJECT: Reassessment of the Base Reuse Plan  
DATE: June 1, 2012

VIA: [plan@fora.org](mailto:plan@fora.org)

The Ventana Chapter of the Sierra Club, FORA subcommittee, submits the following five recommendations for the reassessment, review and consideration of the Fort Ord Base Reuse Plan (BRP):

1. Develop a vigorous marketing plan based on the recommendations in BRP Volume 3, pages III-3 to III-6;
2. To the extent possible given the entitlements that have been granted as of June 1, 2012 ensure that no new entitlements are granted outside the Army urbanized footprint until that footprint is built out.
3. Do a rigorous analysis and implementation of the jobs/housing ratio required by the BRP and Chapter 8;
4. Promptly implement several mandated policies in the BRP;
5. Develop a consistent monitoring and evaluation process for measuring FORA's progress toward meeting the long-term goals of the base reuse plan.

### **1. A Vigorous Marketing Plan**

According to Volume 3 of the BRP, FORA, "...should create a comprehensive marketing strategy and plan for all Fort Ord sites and the surrounding environs, reflecting an overall vision and identity for the area."<sup>1</sup> It appears that this has never been done. Volume 3 of the BRP further states, "FORA should take a proactive approach to joint marketing with both CSUMB and UCMBEST."<sup>2</sup> We urge FORA to take both these actions and to also study the recommendation concerning the establishment of a nonprofit development corporation for marketing as described in Volume 3, page III-5 of the BRP.

At the very least, the non-profit development corporation should have the following goals:

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<sup>1</sup> Base Reuse Plan, Volume 3, page III-4.

<sup>2</sup> Ibid

- To attract businesses that serve recreational tourists coming to the former Ft. Ord and the Monterey Peninsula;
- To attract recreational tourists to the Monterey Peninsula; and
- To provide supplemental funding for the environmental conservation and maintenance activities that will be required as a result of the influx of tourists that the marketing campaign will attract.

The marketing program's accomplishments and budget should be evaluated annually at the same time that the Capital Improvement Program (CIP) is evaluated.

With the right marketing program, the former Fort Ord could become the "Recreational Capital of California." In the sport of bicycling, for example, the Sea Otter Classic is already an established event. In 2012, this event hosted nearly 10,000 athletes and 50,000 race fans. However, the Sea Otter Classic should not be the primary emphasis of the marketing program, but rather one of a host of year-round recreational events, programs and opportunities for people of all ages. The marketing program should attract grandparents, parents and children for family bicycle outings, senior citizens to rent recumbent, tandem, surrey style, and electric bicycles to use on bicycle lanes throughout the National Monument, State Beach and University Campus. There should be off-road bicycles for riding on the designated mountain bike paths throughout the Fort Ord National Monument. The Bureau of Land Management should establish and enforce a mountain bike policy such as Sierra Club's mountain bike policy at <http://sierraclub.org/policy/conservation/mtnbike.aspx>. We believe that this vision of bicycle-oriented, pedestrian-centered communities with an interconnected network of bicycle trails adjoining a college town will attract business owners who want their employees to work in an area that fosters healthy families and has affordable housing.

The creation of the new Fort Ord National Monument under the Bureau of Land Management ought to be one of the centerpieces of the marketing plan. Additionally, the impending Habitat Conservation Plan should be amended to require supplemental funding for environmental conservation within the National Monument's borders, which will be necessitated by the additional tourists who will be attracted to the area by the marketing program.

The BRP makes frequent references to equestrian trails and horse parks, in addition to a bicycle network. We note that Fort Ord was one of the last active cavalry posts in the U.S. Army; and is well suited for equestrian uses. This fact should be stressed in the marketing, along with a mention of the museum or museums to be established at in the Fort Ord area.

## **2. No New Entitlements Outside of the Army Urbanized Footprint**

We strongly urge the FORA board to adopt a policy that will postpone any developments outside of the Army Urbanized Footprint (except the Veteran's Cemetery) until the Footprint is built out or 20 years pass, whichever is sooner.

### **3. A Rigorously-analyzed and Implemented Jobs/Housing Ratio**

The jobs/housing ratio described on page 92 of Volume 1 of the BRP establishes a ratio of 2.06 jobs/household including CSUMB dwelling units or 2.67 jobs/household excluding CSUMB. Volume 1, Page 120 of the BRP explains the rationale underlying this requirement and Section 8.02.020(t) of the Master Resolution requires each land use agency to include policies and programs in their general plan to ensure compliance with the 1997 adopted ratio. We strongly recommend that the reassessment include an analysis to determine if there is an appropriate balance between the number of jobs in various salary/wage ranges and the number of dwelling units in various housing affordability categories.

For example, Seaside Highlands contains 380 homes that sold in the near-million dollar range, whereas the Dunes Regional Shopping Center contains mostly retail jobs whose wages appear to be \$20 per hour or less. One of the reasons for putting the jobs/housing ratio requirement in the BRP was to reduce travel demands on key roadways by reducing the length of commutes to work and/or shifting vehicle trips to alternate transportation modes. The jobs/housing ratio analysis should be rigorous enough to ensure that the jobs to be created will match the cost of the housing to be built.

We note that the Main Gate (shopping center) Project will be a 100% non-residential project with projected employment of 775 to 830 new service and professional positions. This should help achieve the jobs/housing ratio base-wide. However, we are unable to find the breakdown of projected lower-paid service jobs in the Main Gate Project compared to projected higher-paid professional positions. It is this lack of rigorous jobs/housing analysis that we recommend be corrected.

Probably the greatest disappointment of base reuse process occurred when the University of California Monterey Bay Education, Education and Technology Center (MBEST) failed to attract the projected 925,000 square feet of office and R&D space from Silicon Valley firms described in BRP Volume 3, page II-10. Instead of the thousands of high-paying R&D/office/business and industrial park jobs projected in Volume 1, page 45 of the BRP, MBEST in November 2011 acknowledged failure and greatly downsized its expectations (see the November 17, 2011 UC Monterey Bay Education, Science, and Technology Center Visioning Process prepared by Urban Design Associates). Perhaps a vigorous marketing plan created by FORA could have avoided this failure.

At this time when FORA is reassessing, reviewing, and considering the BRP, our subcommittee requests FORA to adopt and implement much more stringent standards for analysis and implementation of the jobs/housing ratio and to make the attraction of more plentiful and higher-paying jobs one of its most important priorities.

### **4. Failure to Implement Certain BRP Policies**

For travelers on State Highway 1 who view the former Fort Ord from the highway, the ugliest view is the westward facing back side of the Dunes Regional Shopping Center

at the Imjin Parkway interchange. There are many attractive design features of the Dunes project, but the fenced-in area of loading docks and dumpster enclosures above which tasteless big box store signs accost the traveler's eyes is antithetical to the aesthetic values long associated with the Monterey area. It is a visual blight that will repel visitors who arrive in expectation of an environmentally-sensitive community.

The visual blight could be mitigated by implementation of the mandated policy found on page 71 of Volume 1 of the BRP. This policy calls for establishment of an open space corridor which is a minimum of 100 feet wide along the entire eastern edge of State Highway 1. The policy further calls for this corridor to be landscaped via a master landscape plan to reinforce the regional landscape setting along the northern entryway to the Monterey Peninsula area. Apparently, such a master landscape plan was either never developed or not enforced because the area we refer is nearly devoid of trees. A series of tall trees growing close together in the corridor area just south of the Imjin Parkway interchange would help mitigate the visual pollution.

Another important policy that needs to be implemented is the requirement for FORA to develop regional urban design guidelines. This policy is described and referenced in Volume 1 of the BRP on pages 235, 240, 247, 251, 260, 261, 275, 276, 277 and 279. Although Highway 1 Design Guidelines were developed in 2005, they only apply to the Highway 1 corridor, not the remainder of the areas of the base for which development is planned. Furthermore, the Highway 1 Design Guidelines failed to prevent the visually ugly area in the vicinity of the Imjin Parkway interchange. In their response to our public record request for the regional urban design guidelines, FORA staff acknowledged that such guidelines do not exist. They should be developed promptly and implemented in such a way as to provide visual continuity when traveling between areas as diverse as CSUMB, the Dunes project, Seaside Highlands, etc. Finally, the creation of the Fort Ord National Monument has also made the creation of the FORA urban design guidelines imperative.

Our subcommittee believes that the commercial success of areas like Carmel, Pacific Grove and Monterey, where tasteful signage guidelines are encouraged, will serve as evidence to FORA, Marina, Seaside, Del Rey Oaks, Monterey and the County that tasteful regional urban design guidelines and implementation of a master landscaping plan would be more effective ways of increasing business profits than allowing the types of strip mall signage that currently blights the Imjin Parkway entranceway. Well-executed marketing materials might showcase some of the good design that is already included in the specific plans for the Dunes, East Garrison, and Marina Heights projects. Our Sierra Club FORA subcommittee believes that the ultimate economic benefits that will result from integrating the entire base into one aesthetically pleasing continuum will foster long-term financial success.

## **5. Consistent Monitoring of the Performance and Effectiveness of the BRP**

In 1996, the FORA board defined its missions in Volume 3 of the BRP. Among them was to, "Develop a process for monitoring conformance with the CIP and the Reuse

Plan (emphasis added) that maintains the integrity of the plan...”<sup>3</sup> The 1998 BRP contains six design principles,<sup>4</sup> eight goals,<sup>5</sup> 70 objectives,<sup>6</sup> 363 policies<sup>7</sup> and 582 programs.<sup>8</sup> For each of these there is at least one metric (and in some cases multiple metrics) that can help FORA board members and the public judge overall progress in achieving the principles, goals, objectives, policies and programs contained in the BRP. No comprehensive assessment of these principles, goals, objectives, policies and programs has ever been done. An evaluation of all of these items is an essential component of a complete reassessment of the BRP. However, given the short amount of time available for the reassessment process, it’s unlikely that all of these items can be evaluated prior to December 2012. Therefore FORA and EMC should determine which principles, goals, objectives, policies and programs are the most important and therefore should be given the highest priority for evaluation.

The purpose of this evaluation is to give the FORA board and the public a more accurate picture of:

- How much progress has been made in achieving the goals and objectives of the BRP.
- How well the design principles and policies of the BRP have been followed.
- The extent to which the programs have succeeded.

We further suggest that for some of the goals and objectives, it would be useful to do a retrospective analysis of progress over time towards these goals and objectives. The following broad measures of performance are of particular interest to us:

- The amount of progress toward the completion of the Habitat Conservation Plan.
- A graph and table showing the number of new, non-construction related jobs added to businesses on the former Fort Ord for each year from 1998 to the present, broken down by full time versus part-time/seasonal; and broken down by category of salary/wages.<sup>9</sup>
- A graph and table of the amount of development fees collected for each year from 1998 to the present.
- A graph and table of total land sales amounts collected for each year from 1998 to the present.

\* \* \*

Our subcommittee of the Ventana Chapter of the Sierra Club believes that it is not too late for the former Fort Ord to become a place of aesthetic beauty, environmental

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<sup>3</sup> Base Reuse Plan, Volume 3, page I-4.

<sup>4</sup> Base Reuse Plan, Volume 1, page 9.

<sup>5</sup> Base Reuse Plan, Volume 1, page 17.

<sup>6</sup> Base Reuse Plan, Volume 2, multiple pages.

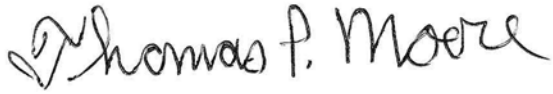
<sup>7</sup> Base Reuse Plan, Volume 2, multiple pages.

<sup>8</sup> Base Reuse Plan, Volume 2, multiple pages.

<sup>9</sup> i.e., minimum wage to \$50K; \$50K to \$100k and more than \$100K or a similar set of categories.

protection, with an abundance of new and well-paying jobs. We respectfully request your attention to our above-described recommendations for assessment, review, and consideration of the Base Reuse Plan.

Sincerely yours,



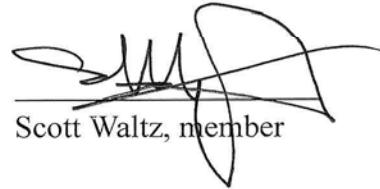
Tom Moore, Chair



Steve Zimak, member



Jane Haines, member



Scott Waltz, member



Post Office Box 1876, Salinas, CA 93902

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Website: [www.landwatch.org](http://www.landwatch.org)

Telephone: 831-759-2824

FAX: 831-759-2825

June 4, 2012

Michael Houlemard Jr.  
Executive Officer  
Fort Ord Reuse Authority  
920 2nd Ave., Suite A  
Marina, CA 93933

SUBJECT: REASSESSMENT OF FORT ORD REUSE PLAN

Dear Mr. Houlemard:

Please accept the following recommendations regarding issues to be reassessed as LandWatch's formal comments:

1. **Implementation of the Fort Ord Base Reuse Plan**
  - A. Review of all Consistency Determinations made by FORA.
  - B. Review of land use decisions by participating agencies that did not require FORA consistency determinations for consistency with the Plan.
  - C. Status of the Habitat Conservation Plan.
  - D. Status of mitigation measures adopted to address significant and unavoidable environmental impacts of the Plan.
  - E. Status of policies and mitigation measures identified in Attachment I.
  - F. Status of the Capital Improvement Project Program.
  - G. Status of job creation in relationship to goals in the Plan.
  - H. Status of removal of urban blight.
  - I. Status of ordnance removal and groundwater cleanup.
  - J. Identification of water allocation by jurisdiction and project.
  
2. **Economic Condition**
  - A. Impact of approved and unconstructed residential units on countywide and Monterey Peninsula housing market.
  - B. Impact of approved and unconstructed residential units on property tax revenues and redevelopment funding for Marina, Seaside and Monterey County.
  - C. Impact of the demise of redevelopment agencies on future sources of funding.
  - D. Impact of decline in local government revenue on plan implementation.
  - E. Impact of approved and unconstructed retail, commercial, and industrial projects on local economy.

3. **Population and Employment Forecasts**

- A. While we understand that your economic consultant plans to assess population and employment trends, we strongly recommend that formally adopted forecasts be those adopted by the AMBAG Board of Directors. This will assure that all regional planning efforts for air quality, water supply and transportation are consistent in terms of planning for future conditions.
- B. We also urge FORA staff to participate in development of the AMBAG forecasts.

4. **Role of Staff in Plan Implementation**

- A. Identification of process for responding to public record requests.
- B. Identification of role of staff as advocate for projects that have not been submitted to FORA Board for action.

We appreciate having participated in the meetings with the Sierra Club, LandWatch and FORA staff set up by Assemblymember Monning. These meetings were very helpful in clarifying issues related to FORA. Finally, thank you for your consideration of our formal submission of issues that we recommend be addressed in the reassessment process.

Sincerely,



Amy L. White  
Executive Director

Enc. Attachment I

cc: Assemblymember Bill Monning



## ATTACHMENT I

Fort Ord Reuse Plan Final EIR – certified June 13, 1997

### Water Supply (P. 4-49)

Two regional water management agencies have jurisdiction at former Fort Ord. The Monterey County Water Resources Agency (MCWRA) is responsible for regulation and supply of water from the Salinas Valley, and the Monterey Peninsula Water Management District (MPWMD) is responsible for regulation and supply of water from the Seaside Valley Basin. Through an agreement between the Army and MCWRA, 6,600 acre feet per year (afy) of water is available from the Salinas Valley groundwater basin for former Fort Ord land uses, provided that such provisions do not aggravate or accelerate the existing seawater intrusion. The Seaside Valley groundwater basin supplies an additional 400 afy of water, which is used for the City of Seaside golf course.

(P. 4-53, Section 2. Paragraph 3) By reason of an Army agreement with the Monterey County Water Resources Agency (MCWRA), a potable water supply of 6,600 afy is assumed to be assured from well water until a replacement is made available by the MCWRA (provided that such withdrawals do not accelerate the overdraft and seawater intrusion problems in the Salinas Valley groundwater aquifer). The 6,600 afy of well water could support the first phase of development of the proposed project to the year 2015.

Development to 2015 would result in a water demand of 6,469 afy; this figure accounts for a 10% distribution loss due to leaks and does not include an additional demand of 1,952 afy expected to be supplied by reclaimed water. However, given the existing condition of the groundwater aquifer, there is public concern over the ability of the water wells to “assure” even 6,600 afy.

(P. 4-54, paragraphs one and two) If groundwater wells were unable to supply the projected 2015 demand of 6,600 afy of water for former Fort Ord land uses, e.g., if pumping caused further seawater intrusion into the Salinas Valley aquifer, the desalination plant could be developed earlier than the year 2015. It is recommended that an alternate water supply source, such as on-site storage facilities, be considered.

In order to ensure the water supply issue is resolved and the proposed project does not aggravate or increase the seawater intrusion problem, policies and programs have been developed that would need to be adopted before development of the proposed project could proceed. The following policies and programs for the Cities of Marina and Seaside and Monterey County relate to water supply. [Also refer to the policies and programs related to groundwater recharge in Section 4.5.2].

(P.4-55) Hydrology and Water Quality Policy C-3: The MCWRA and the City/County shall cooperate with MCWRA and MPWMD to mitigate prevent further seawater intrusion based on the Salinas Valley Basin Management Plan, to the extent feasible.

Program C-3.1: The City/County shall continue work with the MCWRA and MPWMD to estimate the current safe yields within the context of the Salinas Valley Basin Management Plan for those portions of the former Fort Ord overlying the Salinas Valley and Seaside groundwater basins, to determine available water supplies.

Program C-3.2: The City/County shall work with the MCWRA and MPWMD appropriate agencies to determine the extent of seawater intrusion into the Salinas Valley and Seaside groundwater basins in the context of the Salinas Valley Basin Management Plan and shall participate in developing and implementing measures to prevent further intrusion.

These programs and policies serve to define the local jurisdictions' involvement in future water supply planning for former Fort Ord, identify potential water supply sources on- and off-site, and affirm the local jurisdictions' commitment to preventing further harm to the local aquifers. They also ensure that water supply remains the primary constraining factor for ultimate buildout of the proposed project, by limiting development in accordance with the availability of secured supplies. However, these programs and policies do not adequately address groundwater recharge; therefore, the following mitigation measures have been recommended for consideration.

Mitigation: Write a program to be adopted by the Cities of Marina and Seaside and the County of Monterey prior to implementing the proposed project that states: the City/County shall adopt and enforce a stormwater detention plan that identifies potential stormwater detention design and implementation measures to be considered in all new development, in order to increase groundwater recharge and thereby reduce potential for further seawater intrusion and augment future water supplies.

Mitigation: A Development and Resource Management Plan (DRMP) to establish programs and monitor development at Fort Ord to assure that it does not exceed resource constraints posed by transportation facilities and water supply shall be established by FORA.

See also the following:

Seawater Intrusion map - 180-foot aquifer:

<http://www.mcwra.co.monterey.ca.us/SVWP/01swi180.pdf>

Seawater Intrusion mpa - 400-foot aquifer:

<http://www.mcwra.co.monterey.ca.us/SVWP/01swi400.pdf>

Conclusion from a 2001 hydrogeologic report on the Marina and Fort Ord area [ Final Report: Hydrogeologic Investigation of the Salinas Valley Basin in the Vicinity of Fort Ord and Marina, Salinas Valley, California] .

[http://www.mcwra.co.monterey.ca.us/Agency\\_data/Hydrogeologic%20Reports/Salinas%20Basin%20Ft%20Ord%20Marina/SV\\_BASIN\\_FT\\_ORD\\_MARIN.HTM](http://www.mcwra.co.monterey.ca.us/Agency_data/Hydrogeologic%20Reports/Salinas%20Basin%20Ft%20Ord%20Marina/SV_BASIN_FT_ORD_MARIN.HTM)

"Seawater intrusion is continuing to migrate inland near the city of Marina and former Fort Ord areas, in addition to along the axis of the Salinas Valley. This intrusion is likely due to the continued production of groundwater from the 180-Foot and 400-Foot Aquifers in this area, despite a substantial transfer of pumping to the Deep Aquifer since the 1980's."

## 7.0 RECOMMENDATIONS

The following recommendations are made following the evaluation of lithologic, geophysical, ground water elevation, and ground water quality data available in the study area for the 180-Foot and 400-Foot Aquifers:

1. Continue monitoring ground water quality and elevations at the Fort Ord production wells (FO-29, FO-30, and FO-31) and wells to north (14S/2E-33P01 and 14S/2E-28C01). Measurement of elevations have not been possible at the Fort Ord wells for several years and maintenance may be required.
2. Continue monitoring ground water quality at wells 14S/2E-21N01 and 14S/2E-21E01 and collect additional lithologic and groundwater quality data from surrounding wells to determine the most likely path of seawater migration to this area.
3. Include the Beach and Airfield wells in MCWRA's ground water monitoring program and continue to search for early monitoring data collected by the U.S. Army.
4. Collect depth-specific samples for chloride analysis at the dually perforated Airfield well near Marina Airport to determine if elevated concentrations derive from the 180-Foot Aquifer or from the 400-Foot Aquifer.
5. Redefine the Pressure Zone to include the Marina and former Fort Ord area as defined by the extent of the SVA clay and underlying valley fill deposits (including the 180-Foot and 400-Foot Aquifers). This will clarify the potential for hydraulic interaction between the Salinas Valley and city of Marina/Fort Ord area.
6. If monitoring well data must be relied upon in lieu of production well data, the monitoring well should specifically be screened at the bottom of and also the most permeable zone of the subject aquifer to account for the higher density of seawater. Alternatively, depth specific samples should be collected to evaluate the potential for stratification within the monitoring well if possible.
7. Install an exploratory boring near well 14S/2E-28C01 to confirm the thickness of the SVA clay at this location. Knowledge of a 'hole' in the SVA has significant implications concerning potential for agricultural runoff migration to deeper aquifers.
8. Collect and analyze clay samples from the SVA beneath both former Fort Ord and the Salinas Valley to clarify the lithologic relationship between these two clay units. Possible analytical methods include radiocarbon dating, x-ray diffraction, or multi-spectral gamma analysis.
9. Reevaluate the lithologic contacts within the Paso Robles Formation and with underlying formations between 14S/1E-24L and the deep MCWD wells after the USGS report on 14S/2E-24L is available. A more in-depth correlation between these two areas will directly address features of the "Marina trough", if it exists.

10. Digitize geophysical logs available for wells in the study area for future evaluation. Most geophysical logs vary in scale and converting this data to an electronic format would allow for rapid comparison and inclusion into computer models.

June 5, 2012

Dear FORA Board Members:

I am a longtime Monterey Peninsula resident. Our family moved to Seaside after the war and during that time there were only three paved streets, Fremont, Del Monte Blvd and Broadway. I have witnessed many changes on the Peninsula over the years.

I have always been a supporter of Open Space projects and Public Parks and all types of outdoor venues. My neighbors and I were very involved with the process to establish Garland Park as a regional park here in Carmel Valley.

In the late 1990's friends of mine were volunteering out at Fort Ord as mounted Trail Marshalls on the weekends. They knew I was a carriage driver and suggested I contact the BLM office to obtain permission to use those same roads and trails with my carriage horses.

In 1996 or 19977 I contacted Steve Addington who was the manager of the BLM properties at that time. He invited me to go with him by jeep and tour the trails that would be available to drive my carriages on. He said that the staging area would be the BLM parking lot where there was plenty of room and water available.

Later the BLM parking lot was closed to the public and access to the trails was extremely limited. In fact for quite some time we parked on sandy side roads in shrub and brush covered areas to hide from the MPs so we could access the trails.

By 2001 I joined with other in support of the new Monterey Horse Park. It was established in hopes of being the equestrian venue for the Olympics if they were awarded to San Francisco. San Francisco was not chosen for the Olympics but by that time many west coast equestrians supported the continuation of this valuable project. They continued to donate time, efforts, energy and seed money to keep this important project alive.

After 12 years of work it still seemed like the Monterey Horse Park was still progressing but at a snail's pace. However, in August of 2011, another horse-themed development at Fort Ord was announced in the Monterey Herald and it was to be called Monterey Downs.

The developers of the Monterey Downs project offered to help us with our Monterey Horse Park project, help with the Veteran's Cemetery as well as provide additional housing for the City of Seaside.

Here on the Monterey Peninsula we have a fabulous conference center that provides outstanding facilities for any type of indoor group activity. Monterey Downs would be the perfect venue for any type of outdoor activity to be held here on the Peninsula.

Monterey Downs will provide world class facilities for concerts, athletic events, horse shows, car shows, dog shows, as well as providing recreation and competition areas for swimmers, tennis players, hikers bikers and equestrians. The horse race schedule is seasonal and would allow the facility to be used in many other ways to benefit the citizens and visitors of the Peninsula.

The combined facilities of Monterey Downs and Monterey Horse Park will occupy less than 2% of Fort Ord's 28,000 acres yet they will provide extensive trail access, safe staging areas, parking areas with water and restrooms. Both of these facilities will provide safe additional access to the visitors who come to experience the new Fort Ord National Monument.

Thanks to the hard work of Nick Nicholson and FORHA the Trail Master Plan meetings have been well attended. They have been attended by many types of outdoor enthusiasts all working side by side to help make a

wonderful trail network that will be accessible to everybody. Everybody includes the hikers, the bikers, the equestrians, the young, the old and the disabled.

I urge everybody to continue to work together to support the Monterey Horse Park and the Monterey Downs projects so they may become two more World Class destinations on the Monterey Peninsula.

Sincerely,

Judith Leavelle-King

400 West Carmel Valley Road  
Carmel Valley, Calif. 93924





**CSMC**

Communities for Sustainable Monterey County  
<http://sustainablemontereycounty.org>



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DM

June 10, 2012

Fort Ord Reuse Authority  
920 2nd Ave., Suite A  
Marina, CA 93933

To all concerned,

We are submitting this statement on behalf of Communities for Sustainable Monterey County (CSMC) in regards to the FOIA reassessment process.

Communities for Sustainable Monterey County is an organization comprised of eight groups in cities and communities in Monterey County that work together on local projects, leading toward our goal of creating sustainable communities. We are working collectively to make our communities more resilient to the effects of climate change and resource depletion. We have seen record participation and interest in our work; our activities have resulted in good local policy, and our opinion and voice is being heard in the local media. We are very proud of our productive collective actions.

In light of our mission, we are of the opinion that the FOIA plan must be revised with current population and economic figures. The old plan is outdated and no longer relevant to the realities or needs of our communities.

Our position is that the plan be revised, that the 3,340 acres surrounding the National Monument be annexed to BLM stewardship, and that open space on Ft. Ord land should not be considered for development until the derelict areas that reflect it's former use by the Army have been repurposed.

We find that the public process was flawed in that it was rushed unnecessarily. Public meetings provided only a small amount of time for public input and were dominated by developers and their representatives. Although the plan was originally formed to find a regional solution by involving jurisdictions and stakeholders across the Monterey Bay region, those who will be greatly affected by what happens on this public land, the reassessment process included no meetings in Carmel, Carmel Valley, or Pacific Grove. The plan has devolved into complex and expensive jurisdictional competition over hotels, shopping malls, freeways, theme parks, casinos, and massive subdivisions, exactly what

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FORA was instituted to prevent. It has been inconsistent in its protection of environmental habitat, and the rare species protection the plan demands.

Implementation of the proposed developments will destroy our chance for the promotion of eco-tourism, particularly in relation to our new National Monument, and decrease the potential benefits of CSU Monterey Bay. Both are described as primary drivers for new jobs by the Monterey County Economic Development Commission and other economic reports.

Sincerely,

A handwritten signature in cursive script that reads "Densye Frischmuth". The signature is written in black ink and is positioned above the typed name.

Denyse Frischmuth  
Communities for Sustainable Monterey County  
Board President

JUN 15 2012

**Ohlone/Costanoan-Esselen Nation**



Previously acknowledged as  
The San Carlos Band of  
Mission Indians  
The Monterey Band  
And also known as  
O.C.E.N. or Esselen Nation  
P.O. Box 1301  
Monterey, CA 93942

SB  
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JM

www.ohlonecostanoanesselenation.org.

June 12, 2012

FORA  
920 2<sup>nd</sup> Avenue  
Suite A  
Marina, CA 93933

To Whom It May Concern:

I am an enrolled member of Ohlone/Costanoan-Esselen Nation. With this letter I request that FORA honor the original promise of 45 acres on Fort Ord to Ohlone/Costanoan-Esselen Nation. It is our desire to build a Cultural Center where we can be together as a people and share our culture.

Now with the Fort Ord Reuse Plan Reassessment it is our understanding that additional land is available to the Community. Therefore, Ohlone/Costanoan-Esselen Nation would hope to be allocated an equal or better allotment of land to have a Cultural Center if the original allocation is not available.

Please contact me with any questions.

Sincerely,

Cari Herthel  
Signature

Print Name Cari Herthel

Address: 508 forest avenue Pacific Grove . Ca.9395-

EMAIL TO: [plan@fora.org](mailto:plan@fora.org)

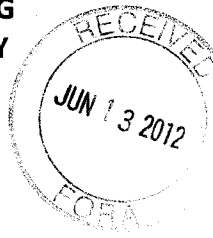
[COB@co.monterey.ca.us](mailto:COB@co.monterey.ca.us)

[officeofthesecretary@ios.doi.gov](mailto:officeofthesecretary@ios.doi.gov)

Alec J. Arago, For Senator Sam Farr [alec.arago@mail.house.gov](mailto:alec.arago@mail.house.gov)

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**RESOLUTION OF THE COLLEGE COUNCIL OF MONTEREY PENINSULA COLLEGE AFFIRMING  
SUPPORT FOR THE COLLEGE'S DEVELOPMENT OF ITS PARKER FLAT AND MOUT FACILITY  
PARCELS AS PART OF THE COLLEGE'S REGIONAL PUBLIC SAFETY TRAINING CENTER**



WHEREAS, the guiding principles of the Fort Ord Reuse Authority's Base Reuse Plan are economic recovery, education, and environmental protection; and

WHEREAS, Monterey Peninsula College is designated in the Fort Ord Base Reuse Plan as one of the three primary higher education institutions participating in reuse; and

WHEREAS, the Fort Ord Base Reuse Plan recognizes Monterey Peninsula College's role as a significant catalyst to the economic development of the region; and

WHEREAS, Monterey Peninsula College has successfully completed construction and opened two higher education facilities on the former base, the Education Center at Marina, and the Seaside Public Safety Training Center; and

WHEREAS, Monterey Peninsula College will receive additional property in the Parker Flats area, including the MOUT (Military Operations on Urbanized Terrain) facility, from the Fort Ord Reuse Authority as an economic development conveyance; and

WHEREAS, Monterey Peninsula College plans to construct training facilities on the Parker Flats and MOUT parcels to provide hands-on training in job skills required by law enforcement, fire technology, and emergency responder personnel; and

WHEREAS, the Monterey Peninsula College public safety training facilities will serve the needs of the local area and the central California coast region; and

WHEREAS, the Fort Ord Base Reuse Plan is currently undergoing a reassessment;

NOW THEREFORE, BE IT RESOLVED THAT THE COLLEGE COUNCIL OF MONTEREY PENINSULA COLLEGE affirms support for the Fort Ord Base Reuse Plan's emphasis on education's role in the reuse of the base; and

BE IT FURTHER RESOLVED THAT THE COLLEGE COUNCIL expresses support for the College's development of the Parker Flats and MOUT parcels to provide necessary public safety training facilities to meet the job training needs of the region and assist economic development and reuse of the base.

PASSED, AND ADOPTED this 12<sup>th</sup> day of June, 2012.

COLLEGE COUNCIL OF MONTEREY PENINSULA COLLEGE

By *S. Perkins*  
Co-Chair

By *Alan J. M. Haffner*  
Co-Chair

May 30, 2012

Fort Ord Reuse Authority  
Board of Directors

Directors,

A few years ago, many hours of work by a great number of people went into developing a working plan to integrate the Fort Ord lands into our community, following the directives of Economic Development, Education and Environment. The result was an award winning plan to redevelop Fort Ord. You, as a guiding board, have addressed education with Cal State Monterey Bay, Golden Gate University, Marina High School and other educational programs. The 18,000 acres of the Fort Ord National Monument and other open space areas addresses the environmental aspects. Lacking is the third directive - Economic Development.

Monterey County was recently designated as the fastest growing county in the state, but the jobs are not growing at the same pace. Instead, businesses such as First Capital are moving out of the county, taking over 800 jobs with them. Welcome those who are willing to invest in the future of our county and our citizens.

A small, but vocal, self interest group wants all of the land to be used only as they wish and begrudge any other use. Our county is extremely diverse with many interests and this diversity should be reflected in the use of the Fort Ord Lands. There is room on these lands for more than one direction.

Fort Ord has been a part of my life – both sheep and soldiers – its history is important and its potential extraordinary. I am a native of Monterey County; my father was stationed at Fort Ord before heading to the South Pacific. Many of my peers, trained at Fort Ord prior to shipping out to Vietnam. The Veterans Cemetery is absolutely imperative to honor those who served here.

Were my father here, I know what he would say. “Let those who want to hike the National Monument land do so, I have already hiked many miles in full pack for my country. Give me a pleasant spot to sit with a cup of coffee (or a cold beer) and watch people, children, families, dogs, and horses enjoy the area.”

I ask that you make Fort Ord a place for many diverse interests, not just the interests of a select few.

Sincerely,

Connie Quinlan  
Salinas, California

**Ohlone/Costanoan-Esselen Nation**

www.ohlonecostanoanesselenation.org.

June 12, 2012

FORA  
920 2<sup>nd</sup> Avenue  
Suite A  
Marina, CA 93933

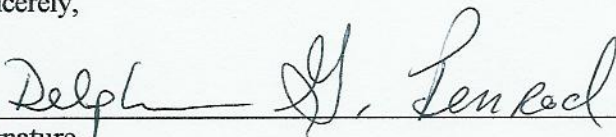
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Please contact me with any questions.

Sincerely,

  
Signature

Print Name Delphina G Penrod

Address: P.O. BOX 91, Old Station, Ca. 96071

EMAIL TO: [plan@fora.org](mailto:plan@fora.org)

[COB@co.monterey.ca.us](mailto:COB@co.monterey.ca.us)

[officeofthesecretary@ios.doi.gov](mailto:officeofthesecretary@ios.doi.gov)

Alec J. Arago, For Senator Sam Farr [alec.arago@mail.house.gov](mailto:alec.arago@mail.house.gov)

MEMORANDUM

City of Seaside  
Office of the City Manager

**Date:** June 12, 2012  
**To:** FORA  
**From:** John Dunn, Interim City Manager, City of Seaside  
**Subject:** Fort Ord Reuse Plan

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I was fortunate to have participated in the Seaside workshop on May 30, 2012.

I appreciate that the Fort Ord Reuse Plan was established as a three-legged stool of the environment, education and economics. It was and should remain a balanced plan. We should all applaud the establishment and growth of California State University Monterey Bay, as we should the environmental protection efforts that have taken place, particularly the recent designation of a major portion of the former Fort Ord, as a National Monumental, dedicated to the preservation of plant and animal life and the creation of outdoor recreation opportunities.

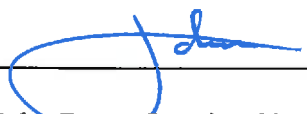
My concern, for the future, is that the originally envisioned balance between the three elements is in danger of being disturbed. In particular, we have to preserve designated portions of the former Fort Ord for business activity and economic opportunity.

For the City of Seaside, and I presume for the City of Marina, which cities together constitute a major portion of the Monterey Peninsula, and which are the two places with major populations of lower income people, it is critical that we retain the ability to create well-paying jobs and critically needed municipal revenue. These citizens and cities deserve to have the same bright future as other areas of the Monterey Peninsula.

Just as our environmental and educational assets need to be protected, so do our economic opportunities. It is not an either/or, one of the other situation, but, as earlier determined, should be a skillful blending of the three elements as can be accomplished through careful planning and through project review processes.

In conclusion, I urge you to keep the balance of the three elements in the forefront as was earlier determined through a very thorough public review process. In this way we will accomplish the best for the Former Fort Ord, and for the citizens we serve.

Thank you.

  
\_\_\_\_\_  
John Dunn, Interim City Manager  
City of Seaside

University Advancement  
100 Campus Center  
Seaside, CA 93955-8001  
831-582-3366  
Fax 831-582-4117

June 12, 2012

Dave Potter  
Chair  
Fort Ord Reuse Authority  
920 2nd Ave., Suite A  
Marina, CA 93933

Dear Supervisor Potter,

On behalf of California State University, Monterey Bay (CSUMB), I am writing to submit comments to the Reassessment of the Fort Ord Reuse Plan being completed by the Fort Ord Reuse Authority (FORA). This letter highlights the success of CSUMB, a signature component of the reuse of Fort Ord. The letter also discusses challenges of the Reuse Plan that need to be addressed in its reassessment.

### **Highlighting CSUMB: A Base Reuse Success Story**

CSUMB is a success story of the Reuse Plan. Established in 1994, CSUMB is a comprehensive university with 23 undergraduate majors and 8 master's degrees. The University is a diverse, accessible, and affordable education option for postsecondary education. CSUMB is a Hispanic Serving Institution (HSI), with 31 percent Hispanic/Latino enrollment. In addition, 51 percent are first generation college students and 45 percent are Pell Grant recipients.

The economy has delayed several projects on the former Army base, but the university keeps moving ahead — in enrollment, employment, facilities and housing. With a payroll of nearly 900, CSUMB is one of the county's 20 largest employers and a key player in its vital economic sector of higher education. The University's annual financial impact of over \$270 million sustains an additional 1,400 jobs across the region and state.

The university will enroll close to 5,300 students in Fall 2012, over 50 percent of who will live on campus. Maximum enrollment is forecast to reach 10,000 students over the next 15 to 20 years. The University could feasibly grow beyond this goal, but is hindered by several factors. CSUMB is limited by growth in the short-term due to the State budget crisis. The CSU System's budget has been cut by \$750 million over the last two fiscal cycles and stands to be further reduced by an additional \$250 million if the tax ballot initiative is not passed in November.



CSUMB's growth is limited in the long-term by off-site mitigation, related to traffic impacts, and water allocation.

A third of our students come from Monterey, San Benito and Santa Cruz counties. Almost 30 percent of our 8,000 alumni remain in the tri-county area, working in professions ranging from business, science and education to technology and public service. Many of our faculty and staff also live on campus in 1,219 former Army town homes and apartment units converted into housing for the university community and our educational partners.

Last year, our students contributed 65,000 hours of community service as part of our acclaimed Service Learning program. They completed internships in such fields as agribusiness, computer science, social work and communications. Our faculty experts receive external funding from various sources including federal, state and county agencies as well as private businesses and foundations to conduct applied research to address challenging policy issues in our region. The university's Small Business Development Center has served hundreds of clients along the Highway 101 corridor since 2009, helping to create dozens of new jobs. Our new Institute for Innovation and Economic Development, a partnership with the Monterey County Business Council, will draw on university expertise to support local entrepreneurs. At CSUMB throughout the year, lectures, athletic events, performing arts, conferences and the Osher Lifelong Learning Institute (OLLI) offers tremendous enrichment to our surrounding communities. We are the new home for CSU Summer Arts, which will enhance the region's vibrant arts scene, and we operate KAZU radio, one of the most listened-to stations in this market.

At a time of severe financial crisis, the university's wide-ranging impact is evidence of the value and importance of publicly funded higher education. Unlike private industry that may close or relocate, CSUMB will be an enduring asset for decades to come.

**As the Reuse Plan is reassessed, we encourage FORA staff and consultants to continue to meet with university officials to collect further details and to gain a better understanding on the demographics, housing, employment, economic impact, and build out of the campus. We also encourage this information be highlighted throughout the scoping report that is to be shared with the FORA Board and that the campus be allocated time at a future board meeting to update FORA on the growth and progress of CSUMB.**

### **Promoting Mutually Beneficial Development Projects**

The Reuse Plan noted that CSUMB would be the centerpiece of Fort Ord. It also describes the importance of the local jurisdictions (Marina, Seaside, and Monterey County) supporting, building around, and integrating development with CSUMB. This is addressed in the community development strategy of the Business and Operations Plan, Design Principle 1, Design Principle 3, Development Pattern, Commercial Land Use Objectives, and Institutional Land Use Objectives sections of the plan. CSUMB supports

these land use elements of the Reuse Plan, but is concerned over how they are being implemented by FORA and the local jurisdictions.

CSUMB supports mutually beneficial development projects adjacent to the campus. Generally, our students, faculty, and staff want to see restaurants, retail shops, entertainment, mixed housing types, job- and internship-creating intellectual opportunities that utilize CSUMB's strengths, and other similar types of development created. For example, the University community is excited about the prospects of a movie theatre opening in 2013 in the Dunes on Monterey Bay complex. The University is also excited about the potential connection for our kinesiology and nursing students with the new VA Clinic to be built in the Dunes. Similarly, we are pleased that the City of Marina has entered into exclusive negotiating rights with Amcal Equities LLC to develop off campus student housing in an area north of campus. There have also been a handful of projects proposed next to CSUMB that the University has struggled to understand how they meet various reuse policies, objectives, plans and promote land use consistency with the campus.

**In reassessing the Reuse Plan, CSUMB recommends the following:**

- **The assessment and analysis of the compatibility of projects should not only look at those that were reviewed by FORA for consistency purposes, but should also evaluate those projects proposed by the jurisdictions that have yet or never made it to the FORA Board for consideration.**
- **The assessment and analysis of compatibility of projects adjacent to the campus should address how such projects align with the goals and objectives of CSUMB and its Master Plan.**
- **The assessment should reinforce how CSUMB is the core of the redevelopment of Fort Ord and reiterate how projects should align and support the function of the University and its further growth. This should include identifying potential job- and internship-creating intellectual opportunities that speak to CSUMB's academic and research strengths and the economic priorities of Monterey County's Economic Opportunity Committee, including hospitality, eco-tourism, recreation, agriculture, business, environmental studies, and marine science.**
- **The assessment needs to look at the economic conditions and fiscal stability of the land use jurisdictions and explore how they are impacting development decisions by the jurisdictions.**
- **The assessment should examine the ability and responsibility complete unfinished projects on surrounding jurisdictions (such as 8<sup>th</sup> Street between 3<sup>rd</sup> and 4<sup>th</sup> Avenues and storm drainage removed from CSUMB campus that was never mitigated by the Dunes project) when economic conditions worsen.**
- **The assessment should identify and reinforce the types of long-term economic sustainable projects needed on the former Fort Ord.**
- **The assessment should address potential mechanisms to incentivize and encourage the jurisdictions to invest in long-term, economically compatible and sustainable projects.**

## **Investing in Roadways**

The Reuse Plan addresses both regional and local roadways. It notes that it is important to build on the existing transportation network, as it will prolong the creation of expensive regional roadways. This is directed under the circulation and infrastructure strategies of the Business and Operations Plan. The Growth Management Principle states that properties within FORA's jurisdiction will have access to infrastructure on a first-come, first-served basis, based on an adopted Capital Improvement Program (CIP). The plan also discusses the need to monitor transportation improvements so that it will prevent development from exceeding FORA's level-of-service-standards. The plan acknowledges how the roads should be maintained and designed to guarantee the safety of Fort Ord residents, as outlined in the Transit Objectives. CSUMB supports these circulation elements of the Reuse Plan, but is concerned how FORA and the local jurisdictions are implementing them.

CSUMB roads are not included as projects in the FORA CIP or those of Seaside, Marina, or Monterey County. However, CSUMB has had to pay fair share costs for improvements in other jurisdictions, and serves as a major cut-through for regional traffic. Up to 72% of traffic on certain campus roadways and intersections is non-CSUMB related. The University anticipates non-CSUMB traffic to increase with the opening of East Garrison Road. The University does not receive state funding to make road improvements on campus. Additionally, there is no state funding to make improvements to deter traffic or maintain roads caused by this regional traffic flow.

The closure of part of 8<sup>th</sup> Street and the poor pavement conditions of the open section promotes General Jim Moore Blvd as a major regional north-south alternative through CSUMB. Based on CSUMB traffic data, it appears that opening 8<sup>th</sup> Street between 3<sup>rd</sup> and 4<sup>th</sup> Avenues could eliminate a minimum of 25% of all campus traffic. The opening could also reduce safety concerns. Several years ago a student was struck by a non-CSUMB related vehicle while crossing General Jim Moore near 5<sup>th</sup> Street, resulting in the threat of a claim against the campus. The re-opening and completion of 8<sup>th</sup> Street will provide a safe and valuable route around the periphery of the campus.

The University requested that FORA reprioritize the scheduling for the 8<sup>th</sup> Street improvements as part of the CIP at the February 3, 2010 joint Administrative Committee/Capital Improvement Committee meeting. University staff noted to members of these committees that such improvements would improve safety on the campus. Unfortunately, the 8<sup>th</sup> Street improvement remains scheduled as planned and is obviously contingent on funding.

### **In reassessing the Reuse Plan, CSUMB recommends the following:**

- **Adequate operation and condition of existing roadways before allocating funding for future roadway developments.**

- **Provide an update on the assessment of the existing condition and service level of roads consistent with the intent of AB 1358 Complete Streets legislation, especially arterial and local roads, due to recent development or pending development (not proposed development). The update should identify necessary roadway improvements required due to recent development or pending development (not proposed development), and include measures for multi-modal functionality, potentially based on multi-modal Level of Service (LOS) analysis and other conditions to meet the intent of AB 1358. Such update should also examine in particular a build/financially constrained or no build model, where regional roadways will not exist in the near future.**
- **Include CSUMB roadways in any future quantitative CEQA required traffic analysis. Evaluate and mitigate any impacts on vehicle level of service and bike and pedestrian safety.**
- **Prevent projects from using “Significant and Unavoidable” for CEQA related traffic impacts by proposing additional alternative transportation mitigation measures (especially for Highway 1) with greater emphasis on multi-modal improvements that mitigate significant impacts to the maximum extent practicable, and require infrastructure and programmatic transportation demand management mitigation consistent with the intent of AB 1358 Complete Streets Act, AB 32 Global Warming Solutions Act, and SB 375 Transportation Planning and Sustainable Communities Strategic Planning.**
- **Also consistent with the legislation mentioned above, particularly SB 375, revise land use designations throughout the Reuse Plan to maximize proximity of goods and services to population centers.**
- **Examine the funding mechanisms used to pay for CIP roadway projects, including the Communities Facilities District/Development fees, evaluate if these mechanisms are able to adequately address the cost of the infrastructure improvements, and if necessary make recommendations to alter the funding mechanisms to address any identified shortfalls. Consider mechanisms for funding transportation improvements that mitigation impacts on CSUMB roadways, due to the legal inability for CSUMB to collect impacts fees regardless of fair share impact contributions.**
- **Examine FORA’s CIP priority list for roadway projects and evaluate if this process aligns with the objectives and goals of the Reuse Plan. Make recommendations to amend the process and reprioritize projects, to not only prioritize funding for infrastructure to serve industrial and commercial development, but to maintain and enhance the off campus supporting infrastructure of CSUMB and other educational institutions which rely on safe bike and pedestrian connections and facilities. For example, page 175 of the Reuse Plan refers to integrating “Intergarrison Road corridor into the campus as a major recreational trail” which is important in the plan as a General Development and Design Objective, but which is not programmed for funding and construction in the CIP.**

- **Amend the circulation elements of the Reuse Plan to address the importance of distributing vehicle traffic to appropriate roadways that adequately serve facility demand and avoid significant safety problems of major thoroughfares routed through places like and including the CSUMB campus with its pedestrian and bicycle character, as it is currently not mentioned in the existing plan.**
- **To uphold the intent of the Reuse Plan, ensure maximum non-vehicle and public transit connectivity consistent with the intent of AB 1358 throughout Fort Ord, and particularly as it affects movement of non-vehicle and transit traffic throughout and through the former Fort Ord area to internal and external destinations, with particular attention to the major education, entertainment, residential and employment uses designated throughout the Reuse Plan (existing or future land use designations). Provide alignments and require infrastructure for bicycle commuter traffic and additional pedestrian and bicycle facilities for more amateur and recreational users of varied ages and capabilities.**
- **Require multi-modal Level of Service analysis for all projects, with a requirement to update the analysis if it is greater than 5 years old and the project is being initiated or reinitiated, and update roadway improvement requirements based on existing conditions and not conditions projected in analysis that is greater than 5 years old. Include the proposed fixed guideway rail system in the analysis and/or as mitigation to the level at which it is an effective mitigation measure or an important consideration in future buildout conditions for regional traffic patterns and volumes.**
- **Consider roadway speed for inter-connected roadways throughout Fort Ord to allow safer conditions for bicycles and other types of non-motorized or electrified vehicles. Neighborhood electric vehicles (NEV's) are not allowed on roads greater than 35 miles per hour. The land use pattern of the Base Reuse Plan provides appropriate conditions for bicycles and NEV's as a viable transportation option with value-add for compliance with AB 32, and roadway speeds are a crucial aspect.**

### **Removing Former Military Structures**

The Reuse Plan identifies eight priority areas, one of which is environmental quality. Under this category, the plan describes that it is imperative to focus on base clean up first and foremost. Hazardous and toxic waste site remediation on the former base includes buildings and storage facilities. The plan also includes an objective under its policies and programs that seeks to protect and ensure public safety during remediation of hazardous and toxic materials sites on the former Fort Ord. This includes clearance, treatment, transport, disposal, and/or closure of buildings with asbestos and/or lead based paint.

CSUMB is committed to sustainability and is currently reusing 66 former Army buildings for academic and administrative purposes and 1,219 apartment units for student, staff, faculty and university partner housing. Already, approximately 218 structures have been

removed, and 90% of the building materials by weight have been recycled which include metals, concrete, and wood.

Despite multiple efforts, it has not proven to be financially viable to renovate and reuse the approximately 95 remaining structures to meet current structural, accessibility, and energy efficiency standards or remediate their environmental contaminants.

The approximately 95 remaining structures pose the following challenges:

- **Safety Hazard** – These buildings continue to attract vandals, copper metal thieves, squatters, illegal and hazardous waste dumping, curious students, and are a challenge for the University and local cities' Police Departments to continually patrol and maintain secured. The buildings are structurally unsound and contain hazardous materials, broken glass, sharp metal, animal droppings and graffiti.
- **Environmental Hazard** – They contain hazardous materials such as lead-based paint and asbestos, which are increasingly exposed to the elements and vandalism.
- **Aesthetics** – Abandoned buildings undermine city and university efforts to attract and retain employees and students, welcome visitors and attract private support.
- **Sustainable Reuse Plans for the Former Fort Ord** – The cost to remove disintegrating buildings is preventing CSUMB from implementing its 2007 Master Plan. The plan was founded on principles of sustainability and the university aims to be a leader among military base reuse communities and universities. A key element of CSUMB's Plan is to create a centralized campus core within a 10-minute walking distance. This will allow the campus to reduce green house gas emissions associated with vehicle travel (70% of all emissions) and meet its obligations under the American College & University Presidents' Climate Commitment it signed to become a carbon neutral campus. The campus recently installed 3,900 solar panels on 6.4 acres, which will meet 16% of all of its electricity needs. With the removal of more abandoned buildings within the campus core CSUMB will be able to construct more buildings like it's new LEED Silver Library and pursue more green house gas emissions reducing projects.
- **Financial Drain** – As these structures disintegrate over time, remediation, regulatory compliance, removal and security costs continue to mount. Past attempts to reuse these buildings have been marginally successful, as it often costs more to update and retrofit them than to deconstruct and build new buildings.

Marina, Seaside, and Monterey County also have a number of former military buildings that need to be removed. These buildings pose similar challenges to those on CSUMB's property. Visitors to the former base often are unable to distinguish which buildings belong to CSUMB versus the local jurisdictions.

**In reassessing the Reuse Plan, CSUMB recommends the following:**

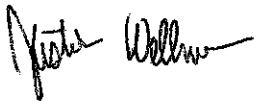
- **Collect information and evaluate the efforts of FORA, CSUMB, Marina, Seaside, and Monterey County to remove military structures and the costs associated with these efforts. Such information should address the number of**

**buildings removed, number of buildings remaining, who is responsible for removal, hazardous materials remaining in the buildings, timetable for removal, and safety and maintenance measures utilized.**

- **Examine how these remaining buildings should be specifically addressed in the hazardous and toxic materials safety policies and programs and objectives of the Reuse Plan and update and expand these policies and programs and objectives as needed.**
- **Analyze how the remaining military structures on Marina, Seaside, and Monterey County's lands adjacent to the campus impact the goals and objectives of CSUMB and its Master Plan.**
- **Examine the funding mechanisms used to pay for the removal of military structures on Marina, Seaside, and Monterey County lands, including land sales proceeds funds, evaluate if these mechanisms are able to adequately address the cost and timeliness of removal, and discuss alternative funding strategies.**
- **Examine the opportunity for large, cross-jurisdictional and cooperative building removal projects to gain economies of scale as well as the opportunity for reusing building materials in future Fort Ord projects such as roads.**

CSUMB supports the framework of the Fort Ord Reuse plan and looks forward to working with you throughout this reassessment process. We strongly urge you to incorporate our recommendations into the scoping report and eventual action items presented to the FORA Board to adopt. Please feel free to contact me if you have questions regarding the information or recommendations provided in this letter.

Sincerely,



Justin Wellner  
Director of Governmental and External Relations

## Ohlone/Costanoan-Esselen Nation



Previously acknowledged as  
The San Carlos Band of  
Mission Indians  
The Monterey Band  
And also known as  
O.C.E.N. or Esselen Nation  
P.O. Box 1301  
Monterey, CA 93942

MH

June 12, 2012

[www.ohlonecostanoanesselenation.org](http://www.ohlonecostanoanesselenation.org)

Supervisor Dave Potter, Chair  
Michael a. Houlemard, Jr  
Executive Officer  
Fort Ord Reuse Authority  
920 2<sup>nd</sup> Avenue Suite A  
Marina, CA 93933



Saleki Atsa Sirs,

I am the Tribal Chairperson for the Ohlone/Costanoan-Esselen Nation. I am the legal spokesperson for the OCEN Tribe and the OCEN Tribal Council.

In 1993 former Chairwoman, Loretta Wyer began the process of advising Government Officials of Esselen Nations Aboriginal claim on Fort Ord. Through these letters Ms. Wyer attended FORG (Fort Ord Reuse Group) meetings and in March 1998 the National Park Service approved an application for the transfer of a 10.45 acre parcel on behalf of the Esselen-Hoopa Redevelopment Authority only to find that earlier in 1998 the requested parcel had been designated for residential development by the Fort Ord Reuse Authority (FORA) for the City of Seaside.

In December 1998, Mr. Jay Verett advised Ms. Wyer of the possible relocation of the Esselen Nation PBC parcel. It is stated that the southern boundary would end on the fire road shown as a line between the 2 tree lines. He estimated the parcel to be about 40 to 45 acres. Stating that the trail through the middle of the parcel, the trail/road forming the southern edge of the property, Barloy Canyon Road and the 110 KV PG&E towers, you can locate the proposed parcel and parts of BLM's boundary. (Map attached)

Since this time Ms. Wyer resigned as Tribal Chairwoman and Rudy Rosales was elected as Tribal Chair. In speaking with Mr. Rosales he attended FORA meetings acknowledging our claim on the 45 acres.

On August 4, 2002, Patricia Collins, OCEN Tribal Administrator wrote a letter to the FORA Board of Directors. In this letter Ms. Collins wrote, "Now, we anticipate having communal land in this area (East Garrison) as part of the Fort Ord Reuse plan."

In September 2005 Ms. Cari Herthel was elected as Tribal Chairwoman. On March 17, 2006 Ms. Herthel called David Siegenthaler with the National Parks Service and was advised that Mr. Siegenthaler was replaced by Gary Munsterman. Mr. Munsterman agreed to update current status and files. On April 3, 2006, Ms. Herthel again tried to contact Mr. Munsterman about letter dated December 28, 1998, she did not receive a response.

S



In October 2006 I was appointed by the OCEN Tribal Council as Interim Tribal Chair. On April 12, 2007 I spoke with Mr. David Siegenthaler about the 45 acres at Fort Ord. I also emailed Mr. David Siegenthaler sending him a possible map of the 45 acres and documentation titled OCEN WHO ARE WE; I did not receive any additional information. On January 16, 2008, I emailed Mr. Munsterman as advised by Kathleen Clark tribal attorney about OCEN's claim at Fort Ord. I also informed him that the OCEN Tribal Council met with Mr. Jim Cook and Mr. Nick Nichols from Monterey County Planning Dept. and were advised that neither knew of the land promised OCEN. I met with Fred Pierce (who also had a claim on land) and Ken Woodrow in March 2010 to walk the land, the next day I contacted Laura Baldwin to ask if the 45 acres were still available. I was advised that all FORA land was taken.

**The information above was listed to document that we have continuously questioned the status of the promised 45 acres. Each Chairperson has questioned FORA in order to continue the process, and were stopped by FORA, National Parks and Monterey County Planning Dept.**

**With this letter we claim the 45 acres and request to continue with plans to build a Cultural Center for our community. Plus, now with the Fort Ord Reuse Plan Reassessment it is our understanding that additional land is available to the Community. Therefore, Ohlone/Costanoan-Esselen Nation hopes to be allocated an equal or better allotment of land to have a Cultural Center if the original allocation is not available.**

Please contact me at (408) 629-5189 with any questions.

Nimasianexelpasaleki



Louise J. Miranda Ramirez  
OCEN Tribal Chairwoman

Cc: Jim Cook, Monterey County Planning Dept.  
OCEN Tribal Council

Alec J. Arago, District Director  
For Senator Sam Farr's [alec.arago@mail.house.gov](mailto:alec.arago@mail.house.gov)

**ESSELEN NATION  
UNITED TRIBAL FAMILIES  
OF THE CENTRAL COAST  
OF CALIFORNIA**

Descendants of:

Anthony T. Escobar  
(BIA Documented)  
Augustine Escobar  
(BIA Documented)  
Edith Rose  
Piazzoni-Escobar  
(BIA Documented)  
Alice Piazzoni-  
Varian  
Florence Piazzoni-  
Forzani

March 22, 1993

The Honorable Robert Dole  
Minority Leader  
U.S. Senate  
Washington, D.C. 20515

The Honorable Robert Dole,

Chairwoman

Loretta Escobar-Wyer  
P.O. Box 464  
Palo Alto, CA 94302  
Office: 408-924-1572  
Home: 415-390-9919

As Chairwoman of the Esselen Nation I am informing you of the Esselen Nations' intent on enacting our Aboriginal claim on Fort Ord and the Monterey Presidio.

We have petitioned for federal recognition and are proceeding with plans with our right of claim on vacated federal lands as landless Indians. We have spoken with Joseph Cavanaugh, with the Fort Ord Reuse group, to personally express our intent toward the communities in this regard.

Tribal Elders

Lawrence Escobar  
Edward Escobar  
Stanley S. Escobar  
Alice McNulty

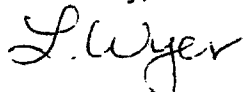
We seek to enhance the community in which we live and we are concerned about its future. Petitioning Fort Ord, and the Monterey Presidio, as reservation lands to be held in trust, we believe can help the communities bring in much needed business to this depressed area. We are concerned with education and welcome the CSU and UC systems. We are working to establish a Cultural Center that will mutually benefit Native American students and the University system.

Council Members

Clifford G. Escobar  
Doug Forzani  
Wolf Logan  
Tyrone T. Escobar  
Louis E. Escobar  
Richard G. Cominos Sr.  
Lorraine Head

The Esselen Nation invites questions and comments. My office number is 408-924-1572.

Sincerely,



Loretta Escobar-Wyer  
Chairwoman of the Esselen Nation



DEPARTMENT OF THE ARMY  
OFFICE OF THE ASSISTANT SECRETARY  
WASHINGTON, DC 20310-0110



May 10, 1993

Ms. Loretta Escobar-Wyer  
Chairwoman of the Esselen Nation  
Post Office Box 464  
Palo Alto, California 94302

Dear Ms. Escobar-Wyer:

Thank you for your March 22, 1993, letter to Secretary of Defense Aspin, concerning the Esselen Nation's interest in making an aboriginal claim to Fort Ord.

Please keep me advised of the results of your petition for Federal recognition and the process of your aboriginal claim on Fort Ord. I share your concern about the future of Fort Ord and the surrounding communities.

Sincerely,

Paul W. Johnson  
Deputy Assistant Secretary of the Army  
(Installations and Housing)  
OASA(I,L&E)

# FORT ORD REUSE GROUP

445 Reservation Road, Suite E, Marina, California 93933  
(408) 384-0605 (408) 424-1356 FAX (408) 384-6232



Joseph A. Cavanaugh  
Project Coordinator

June 21, 1993

Loretta Wyer, Chairwoman  
Cliff Escobar, Vice Chairman  
Esselen Nation  
P.O. Box 464  
Palo Alto, CA 94302

Dear Loretta and Cliff:

Thank you for attending our June 17, 1993, meeting of the FORG Managers' Group. Your presentation and responses to questions were clear and direct. We appreciate your efforts to help us understand more about your objectives and current situation.

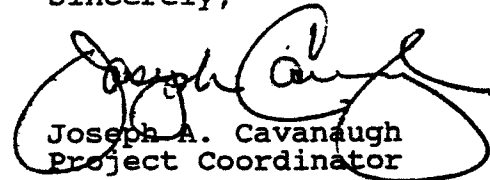
We encourage you to continue your claim with the US Government. We feel that the decision on your aboriginal claim to Fort Ord is a federal decision. We understand that this will not be a decision which will be made by local governments.

We want to work with you to come up with an appropriate way to include you as part of the local planning efforts. We have appointed a subcommittee to work with you to design the best way to accomplish this.

The subcommittee consists of myself, Dennis Potter from the City of Seaside, and Veronica Ferguson from Monterey County. We would like to meet with you to have a working session as soon as we can schedule it.

Please contact me at your earliest convenience to set up a time and place. Again, thank you for including us in your planning.

Sincerely,



Joseph A. Cavanaugh  
Project Coordinator

JAC/am  
cc: Stephanie A.E. McFarland



---

4 August 2002

FORA Board of Directors  
Fort Ord Reuse Authority  
100 12<sup>th</sup> Street, Building 2880  
Marina, California 93933

Dear Members of the FORA Board:

This letter expresses the Ohlone/Costanoan-Esselen Nation's support for Representative Sam Farr's efforts to promote low-income housing in the plans for Fort Ord reuse.

As you know, the Monterey Peninsula is part of the traditional homeland of the Esselen Nation people (formerly known as the "Monterey Band" of California Indians). Many people in our tribe find it difficult (or impossible) to live in our ancestral region due to the very high cost of housing.

Representative Farr has proposed increasing the percentage of housing affordable by those with incomes below \$150,000 to approximately 50%. We believe that this *balanced* mix of "affordable" housing and higher-cost housing is in the best interest of the local communities and the responsibilities of the FORA Board.

Prior to the development of Fort Ord, the Esselen people had communal land and rancherias in that area. It was disheartening for the tribe to lose rights to our homeland once Fort Ord was developed. Now, we anticipate having communal land in this area (East Garrison) as part of the Fort Ord Reuse plan.

While we highlight the potential benefit to members of our tribe through an improved balance in availability of affordable housing, we support Representative Farr's initiative on its merits and overall benefits to the Monterey Peninsula. Please support Representative Sam Farr's proposal for affordable housing in the Fort Ord Reuse plan.

Sincerely,

Patricia Collins,  
Ohlone/Costanoan-Esselen Nation Tribal Administrator

---

Ohlone/Costanoan Esselen Nation  
P.O. Box 1301  
Monterey, California 93942

---

March 17, 2006

called (Cari  
Merrill)

David Siegenthaler

510-817-1324

National Parks Service

replaced Gary Munderman

will update w/ current status of file

He will be out of office for one week

April 3, 2006

(voice mail)

left message in regards to letters

Dec. 28, 1998 L3217 (PSSO PP)

Calls  
made

# YAHOO! MAIL

Print - Close Window

**From:** esselelnation46@aol.com  
**Date:** Mon, 22 Jan 2007 17:50:43 EST  
**Subject:** Fwd: Esselen Nation/Jim Cook meeting  
**To:** lqramirez132@sbcglobal.net

## Forwarded Message

**Subject:** Esselen Nation/Jim Cook meeting  
**Date:** Fri, 19 Jan 2007 08:54:25 -0800  
**From:** "Cook, Jim 755-5384" <cookj@co.monterey.ca.us>  
**To:** "Rudy Rosales (E-mail)" <esselelnation46@aol.com>

## HTML Attachment

**When:** Friday, January 26, 2007 1:00 PM-2:00 PM (GMT-08:00) Pacific Time (US & Canada); Tijuana.  
**Where:** Starfish Room Government Center 3rd floor

\*~\*~\*~\*~\*~\*~\*~\*~\*~\*

Rudy possibly bringing two other persons.

Core office lead agent  
coordinator Liz Eastley  
916 557-6858

Juliette Sager 831 242 7905  
Dept of Interior 242 7900

Disbanded not on hold  
Health & Human Service

Rob Robinson  
Dept of Army

Transfer  
Property  
Block office  
Cook

Monteufrey

VP Mr McClatchie

Dan Johnson 831 582 3398  
Fort Ord 4430 FAX  
VP Admin & Fin

Nick Chulous  
Mrs Fulton

Jim Cook

Dr. Tibbitts  
Bob Grant 831 755-5840



Jim Cook 1831 755 5390  
~~1831 755 5115~~  
NICK Nichols 755 5386

Fort Ord Reuse Authority  
100 12th St. Building 2880  
Marina, Ca 93933  
831 883 3672  
831 883 3675 FAX

Jim Cook, Director Redevelopment  
At Nick Nichols Assist. Director

Jim Cook  
Are you set on 45 acres?

Louise - No, we will take more

Chapel EAST GARRISON  
John Pinon  
"USE" Building



Print - Close Window

Date: Thu, 12 Apr 2007 16:15:35 -0700 (PDT)  
From: "Louise Ramirez" <lqramirez132@sbcglobal.net>  
Subject: Fort Ord  
To: "David Siegenthaler" <david\_siegenthaler@nps.gov>

Saleki Itsu David,  
Good Evening

Thank you for taking the time to speak with me. I have included a sheet giving you information on O.C.E.N. I don't know if this map is old and if it's for the 45 acres, if not I will look for another.

Thank you again, I look forward to working with you.

Sincerely,

Kawatin,  
I go


Louise J. Miranda Ramirez  
Helel-ki Tukunumpsha Masanax Taxawipisi  
O.C.E.N. Tribal Chairwoman

**Attachments**

**Files:**

 **OCEN\_WHO\_ARE\_WE.doc** (42k) [[Preview](#)]

**Photos:**



**Map.jpg** (303k) [[View](#)]



Previously acknowledged as  
The San Carlos Band of  
Mission Indians  
The Monterey Band  
Also known as  
OCEN or Esselen Nation  
P.O. Box 1301  
Monterey, CA 93942  
1 (408) 629-5189

We are Ohlone Costanoan Esselen Nation (OCEN) the legal successor of the Previously Federally Recognized Tribe, historically identified by the Bureau of Indian Affairs as the San Carlos Mission Band (Helen Hunt Jackson Special Indian Agent for California—1882-1885) and later as the Monterey Band of Monterey County (recognized under Congressional Acts of 1906, 1908 and later years, and Charles Kelsey, Special Indian Agent – 1905-1913, and later BIA Superintendents). OCEN enrolled membership, which is composed of approximately 600 members, are either living members or direct descendants of members of the Previously Federally Recognized Tribal entities, The San Carlos Band of Mission Indians, and the Monterey Band of Monterey County.

Current members of Ohlone Costanoan Esselen Nation (OCEN) are direct historical descendants from aboriginal villages and districts of Monterey County. Tribal members are either living members, or descendants of members, who comprised the previously Federally Recognized Tribal group historically under the jurisdiction of the Indian Service Bureau and identified as the San Carlos Band of Mission Indians (by Special Indian Agent Helen Hunt Jackson in 1883) and then later the Monterey Band of Monterey County (by Special Indian Agent Charles E. Kelsey 1905-1913, and by James Jenkins, Superintendent, Reno Agency 1923.

OCEN is not a self-ordained tribe; OCEN is a tribe that enrolled in the census of 1905. OCEN is a culturally affiliated tribe – whose affiliation is directly linked to aboriginal peoples of Monterey County. OCEN was recognized by Helen Hunt Jackson as mentioned in the above paragraph. OCEN is organized under the Indian Reorganization Act (1934). The Congress of the United States also recognized the Monterey Band (Carmel Mission Tribe) pursuant to Chapter 14 of Title 25 of the United States Code, which was affirmed by the United States Court of Claims in the Case of Indians of California v. United States (1942) 93 Ct. Cl.583.

The Court of Claims case judgment instructed the identification of the Indians of California with creation of Indian rolls. The direct ancestors of the present-day OCEN participated in and enrolled under the 1928 California Indian Jurisdictional Act and the ensuing Claims Settlement of 1944 with the Secretary of the Interior approving all of their enrollment applications. As a result from the legal actions brought on behalf of the California Indians in the court of law, OCEN tribal members also enrolled during the 1948-1955 (2<sup>nd</sup> BIA enrollment) and during the 1968-1970 (3<sup>rd</sup> enrollment period) as well. All of their BIA applications were approved by the Secretary of Indian Affairs.

As the aboriginal Previously Federally Recognized Tribe of the Monterey region, as a Tribe that has never been terminated from their relationship with the federal government, as a tribe currently waiting for clarification of that status, we request that we are kept fully apprised of the activities of your office. Ohlone Costanoan Esselen Nation for example, has had an historical use of Fort Ord that existed before the transfer of the land to the US Army in 1917. Several studies have been conducted to verify this fact; for example, the report prepared by Lucy A. Whalley (1994) in the service of the United States Army, titled *Consultation with Native American groups concerning properties of cultural significance at Fort Ord*. Castroville is included in our ethno linguistic territory.

**Subject:** Fwd: Mr. Gary Munsterman  
**From:** Louise Ramirez (lramirez132@sbcglobal.net)  
**To:** ramirez.louise@yahoo.com;  
**Date:** Wednesday, January 16, 2008 12:46 PM

----- Forwarded Message -----

Note: forwarded message attached.  
Saleki Itsu Mr. Munsterman,  
Good Evening

I received your name from Ms. Kathleen P. Clack advising that you are our contact for information about the National Park Service being our Federal Sponsor for land in trust at Fort Ord, Monterey, CA. As the newly appointed Chairwoman, I am researching information about the land since so much is being developed at Fort Ord. The Ohlone Costanoan Esselen Nation Tribal Council met with Mr. Jim Cook and Mr. Nick Nichols, who both say they know nothing about the land promised us.

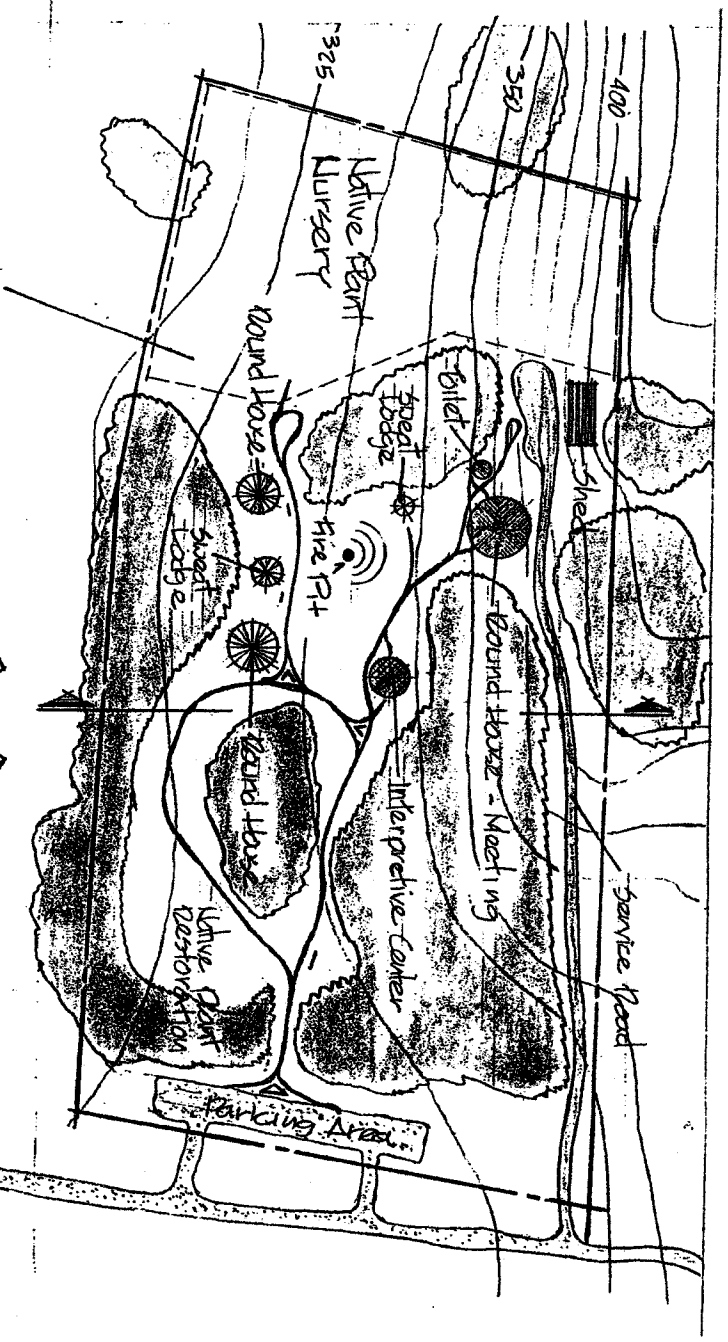
I would appreciate if you could contact me at (408) 629-5189. I would also appreciate any written material you could provide, so I could provide to the Tribal Council.

Thank you in advance for your assistance.

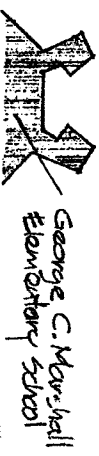
Kawatin,

Louise J. Miranda Ramirez  
Tribal Chairwoman  
Ohlone Costanoan Esselen Nation

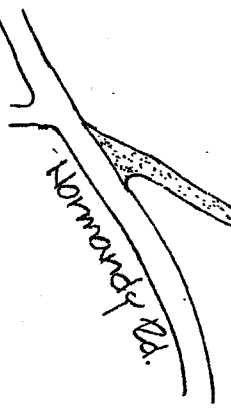
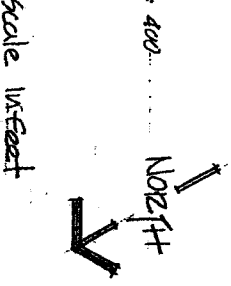
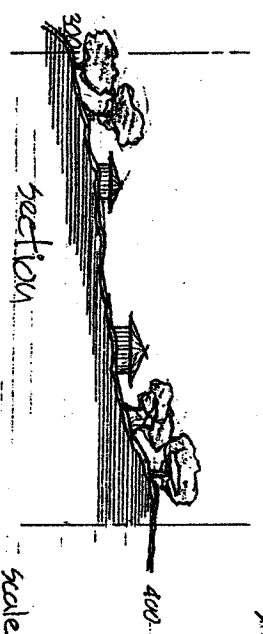
ATTACHMENT 2



FOR OLD SUBPLOT II PARCEL FIVE



George C. Marshall  
Elementary School



JKE 1/20/97

Legend

- Repair Line
- Gravel Road
- Live Oak
- Round Houses
- ~ Signs
- - - Fence

EHRDA

PARCEL 5  
INTERPRETIVE  
CENTER  
WITH  
NATIVE PLANT  
NURSERY



# United States Department of the Interior

## NATIONAL PARK SERVICE

Pacific West Regional Office  
600 Harrison Street, Suite 600  
San Francisco, California 94107-1372

IN REPLY REFER TO:  
L3217(PGSO:PP)

December 28, 1998

Ms. Loretta Wyer  
Tribal Chair of the Esselen Nation  
P.O. Box 7383  
Spreckels, CA 93962

Subject: Parcel and Sponsorship Amendments - Public Benefit Conveyance for Park and Recreation Use ✓

Dear Ms. Wyer:

In an April 1998 phone conversation, we discussed your efforts to provide for the possible relocation of requested acreage approved by the National Park Service for a public benefit conveyance for park and recreation purposes. In March 1997 NPS approved an application for the transfer of a 10.45 acre parcel on behalf of the Esselen-Hoopa Redevelopment Authority. Earlier this year we learned that the requested parcel had been designated for residential development by the Fort Ord Reuse Authority (FORA). ✓

We understand from recent phone conversations with you and Dennis Whittlesay that the Esselen Nation is no longer affiliated with the Hoopa Tribe, however is seeking to enter into an agreement with the Koruck Tribe for the purposes of acquiring surplus property at Fort Ord. As you know, the interpretation of authorizing legislation by the Bureau of Indian Affairs permits the transfer of surplus federal property through a public benefit conveyance only to federally recognized tribes. In order to effect a change in sponsorship, NPS requests that you provide a letter of intent which binds the sponsoring tribe to receive title to requested property and make it available to the Esselen Nation for the uses disclosed in your approved application. A more detailed agreement between the tribes, subject to NPS review and approval under the terms of application and deed transfer, may be prepared later.

We understand that Monterey County has expressed a willingness to relinquish approximately 40-45 acres in the East Garrison Area, a portion of Parcel E11.b.6. If the Esselen Nation wishes to pursue the acquisition of this area as an alternative to the original requested location, we request that the Esselen Nation and the sponsoring tribe indicate the same in a letter of amendment. A revised requested tract will require the preparation of a survey and legal description. NPS requests that you provide for the submission of the letter of intent and application amendment request by February 8, 1999.

If you have any questions, please do not hesitate to contact me at (415) 427-1445.

Sincerely,

*151*  
Gary Munsterman  
Pacific West Region Coordinator  
Federal Lands to Parks Program

✓ C Jay Verett, USACE

# FACSIMILE TRANSMITTAL HEADER SHEET

For Use of this form see AR 25-11; the proponent agency is OGISCA

| COMMAND/<br>OFFICE                                                             | NAME/<br>OFFICE<br>SYMBOL                | OFFICE TELEPHONE<br>NO.<br>(AUTOVON/Comm.)        | FAX NO.<br>(AUTOVON/Comm.) |       |      |                      |
|--------------------------------------------------------------------------------|------------------------------------------|---------------------------------------------------|----------------------------|-------|------|----------------------|
| FROM: Army Corps of Engineers,<br>Sacramento District,<br>Real Estate Division | Jay Verett<br>CESPK-RE-F<br>Fort Ord, CA | (408) 394-1676, Ext. 222<br>(831)<br>DSN 878-7618 | (408) 394-5849<br>(831)    |       |      |                      |
| TO: <u>DOI</u><br>National Park Service                                        | <u>Gary</u><br>Munsterman                | (415) 427-1445                                    | (415) 744-4043             |       |      |                      |
| CLASSIFICATION                                                                 | PRECEDENCE                               | NO. PAGES<br>(Including<br>Header)                | DATE-TIME                  | MONTH | YEAR | RELEASER'S SIGNATURE |
|                                                                                | Routine                                  | 6                                                 | 8                          | Dec   | 98   | <i>Jay</i>           |

**Mailing Address:**

U.S. Army Corps of Engineers  
Monterey Project Office  
Presidio of Monterey, CA 93944-5000

**UPS/FEDEX Deliveries:**

U.S. Army Corps of Engineers  
Monterey Project Office  
Building 1A-136  
Fort Ord, CA 93941

Space Below for Communications Center Use Only

CA FORM 3918-R, JUL 90 (FAXHDR.WPD)

Gary,

Received the letters to the Parks District & the City of Seaside. With the change in Mayor & City Manager in Seaside, Nancy Tanno may have better luck getting them to survey the multi-use courts. At the present, it is included in the <sup>EDC</sup> negotiations between FORA & the Army. We meet again on the 16th of December & I will bring up the status of the Esselen parcel & the Seaside Parks Parcel,

Following is the latest on the Esselen Parcel. If there is going to be a problem with the Esselen's sponsorship by another tribe, would appreciate your pushing the Esselens to finalize the sponsorship. I retire in May & I most likely will not be replaced so my uncomplete work will be spread to others,

# FACSIMILE TRANSMITTAL HEADER SHEET

For Use of this form see AR 25-11; the proponent agency is OOISCA

|                                                                                |                                          |                                                   |                            |
|--------------------------------------------------------------------------------|------------------------------------------|---------------------------------------------------|----------------------------|
| COMMAND/<br>OFFICE                                                             | NAME/<br>OFFICE<br>SYMBOL                | OFFICE TELEPHONE<br>NO.<br>(AUTOVON/Comm.)        | FAX NO.<br>(AUTOVON/Comm.) |
| FROM: Army Corps of Engineers,<br>Sacramento District,<br>Real Estate Division | Jay Verett<br>CESPK-RE-F<br>Fort Ord, CA | (408) 394-1676, Ext. 222<br>(831)<br>DSN 878-7618 | (408) 394-5849<br>(831)    |
| TO: City of<br>Seaside                                                         | Rich<br>Guillen                          | 899-6200                                          | 899-6227                   |
| CLASSIFICATION                                                                 | PRECEDENCE<br>Routine                    | NO. PAGES<br>(Including<br>Header) 7              | DATE-TIME<br>9             |
|                                                                                |                                          | MONTH<br>Dec                                      | YEAR<br>98                 |
|                                                                                |                                          | RELEASER'S SIGNATURE<br>Jay                       |                            |

**Mailing Address:**  
U.S. Army Corps of Engineers  
Monterey Project Office  
Presidio of Monterey, CA 93944-5000

**UPS/FEDEX Deliveries:**  
U.S. Army Corps of Engineers  
Monterey Project Office  
Building 1A-136  
Fort Ord, CA 93941

Space Below for Communications Center Use Only

DA FORM 3918-R, JUL 90 (FAXHDR.WPD)

Following for your information is the latest I know on the Esselen Nation Surplus II PBC in the event you are not aware of it.

Also following is a Department of Interior letter to Nancy Towne if you have not seen it yet. Originally in Seaside's Surplus II PBC request, Seaside requested from the Department of Interior the Shea Gym area and also a multipurpose court area southwest of the Gym. Mayor Jordan and Tim Brown decided not to survey the multipurpose court parcel and only provide a survey of the Gym area because the FORA Reuse Plan showed the multipurpose court area to be in the Neighborhood Retail area of the University Village, a higher and better use. If Seaside received the parcel from the Department of Interior, the deed would forever restrict development of the land and limit use to only recreation purposes.

Since both of the parcels affect the EDC acreages, request you resolve the issues as soon as you can. We will need a survey soon of the multipurpose area soon if you decide you still want it as a PBC. If you do not, please inform the Department of Interior that you have withdrawn your PBC request for that area.

Jay



# FACSIMILE TRANSMITTAL HEADER SHEET

For Use of this form see AR 23-11; the proponent agency is OOISCA

|                                                                                |                                          |                                                     |                                    |
|--------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------------------|------------------------------------|
| <b>COMMAND/<br/>OFFICE</b>                                                     | <b>NAME/<br/>OFFICE<br/>SYMBOL</b>       | <b>OFFICE TELEPHONE<br/>NO.<br/>(AUTOVON/Comm.)</b> | <b>FAX NO.<br/>(AUTOVON/Comm.)</b> |
| FROM: Army Corps of Engineers,<br>Sacramento District,<br>Real Estate Division | Jay Verett<br>CESPK-RE-F<br>Fort Ord, CA | (408) 394-1676, Ext. 222<br>(831)<br>DSN 878-7618   | (408) 394-5849<br>(831)            |
| TO: Loretta<br>Escobar-Wyer                                                    |                                          | 924-3131                                            | 924-3135                           |
| <b>CLASSIFICATION</b>                                                          | <b>PRECEDENCE</b><br>Routine             | <b>NO. PAGES</b><br>(Including Header) 5            | <b>DATE-TIME</b><br>8              |
|                                                                                |                                          | <b>MONTH</b><br>Dec                                 | <b>YEAR</b><br>98                  |
|                                                                                |                                          | <b>RELEASER'S SIGNATURE</b><br><i>Jay</i>           |                                    |

**Mailing Address:**

U.S. Army Corps of Engineers  
Monterey Project Office  
Presidio of Monterey, CA 93944-5000

**UPS/FEDEX Deliveries:**

U.S. Army Corps of Engineers  
Monterey Project Office  
Building 1A-136  
Fort Ord, CA 93941

Space Below for Communications Center Use Only

DA FORM 3918-R, JUL 90 (FAXHDR.WPD)

LORETTA, *Redacted*

Sent messages to Rich Guillen (the new acting City Manager of Seaside) and Jim Colangelo of Monterey County asking the status of the possible relocation of the Esselen Nation PBC parcel. Perhaps you have heard that Mayor Jordan of Seaside lost his ~~attempt to be re-elected and the~~ City Manager, Tim Brown, resigned a few days later.

**The Army is in negotiations** with FORA to sell the remainder of Fort Ord to FORA and we hope to conclude negotiations in the near future. FORA has included the 11.7 acres you have requested in its negotiations. We need to resolve your location as soon as possible and get a survey of whatever area you, the National Park Service and FORA work out.

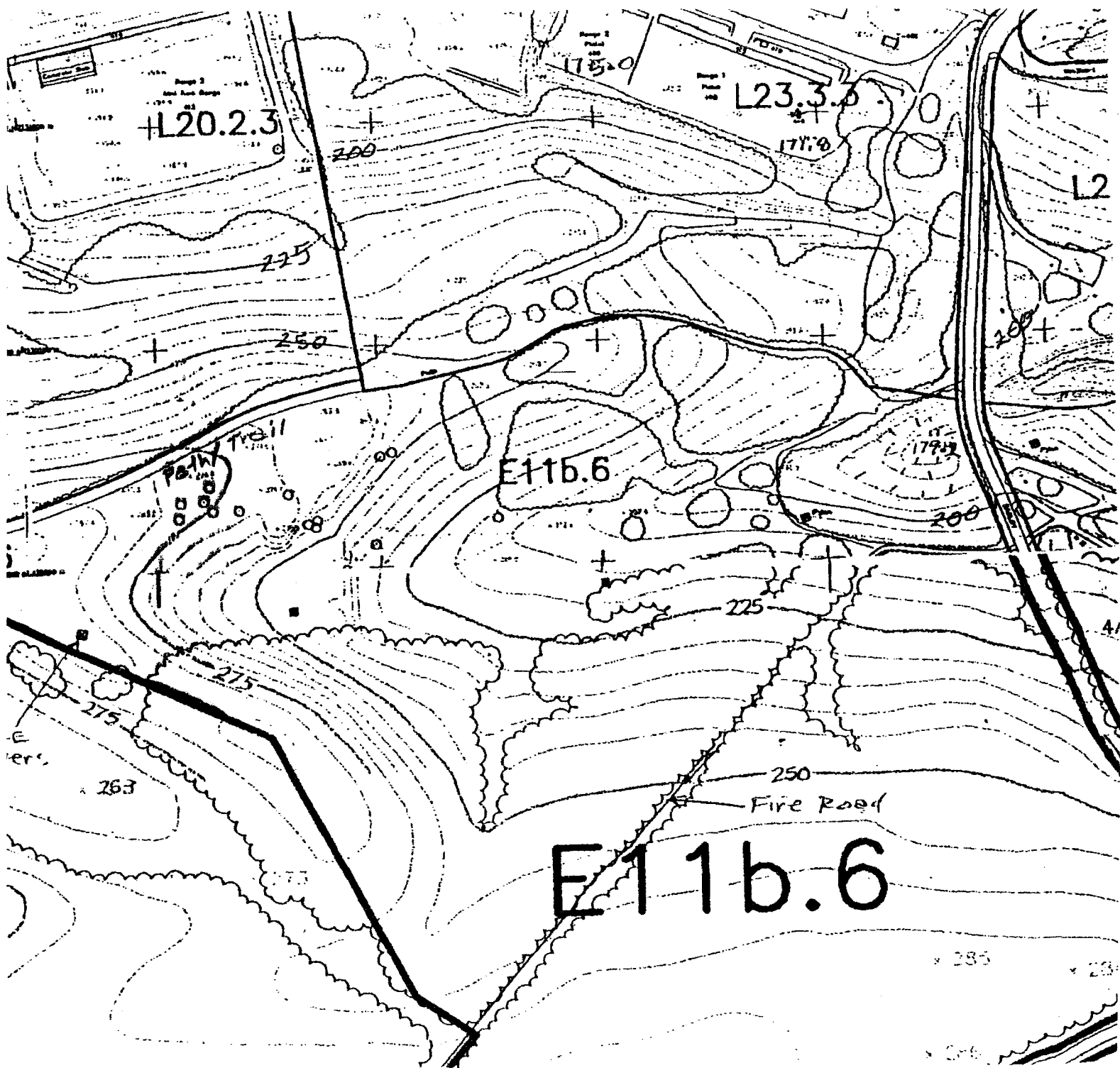
I have not heard back from Seaside yet and it could be a while as Seaside is having to regroup and get everyone up to speed with the change in mayor, some city counsel members and the City Manager.

Jim Colangelo called me back and said the reason he had not gotten back to you is that he has been unable to get digitized drawings of the area (half of the area is on 1"=100' drawings and half is on 1"=200' drawings) and their digitized drawing person has been transferred to another department. I volunteered to put together a small composite drawing and sent it to him mark up the location. Following is what he sent back.

If I understood him correctly, the southern boundary would actually end on a fire road that is shown on the drawings as a line between the 2 tree lines. I roughly estimated this parcel to be about 40 to 45 acres. Using the trail through the middle of the parcel, the trail/road forming the southern edge of the property, Barloy Canyon Road and the 110 KV PG&E towers, you can pretty well locate the proposed parcel and parts of BLM's boundary.

I am also sending a cleaner drawing of the area for you designer to examine to help you determine if the location is suitable. I tried to make the contour elevation numbers easier to read. If your designers need more details and information, have them give me a call or come by.

Jay



**MONTEREY COUNTY**

**COUNTY ADMINISTRATIVE OFFICE**

**INTERGOVERNMENTAL AFFAIRS**

(831) 755-5065, PO BOX 180, SALINAS, CA 93902

**FACSIMILE TRANSMITTAL**

**TO: Jay Verett**

**AGENCY/BUSINESS: Army COE**

**FAX NUMBER: 394-5849**

**DATE: December 7, 1998**

**FROM: JIM COLANGELO**

**FAX NUMBER (408) 755-5081**

**NUMBER OF PAGES INCLUDING THIS SHEET: 2**

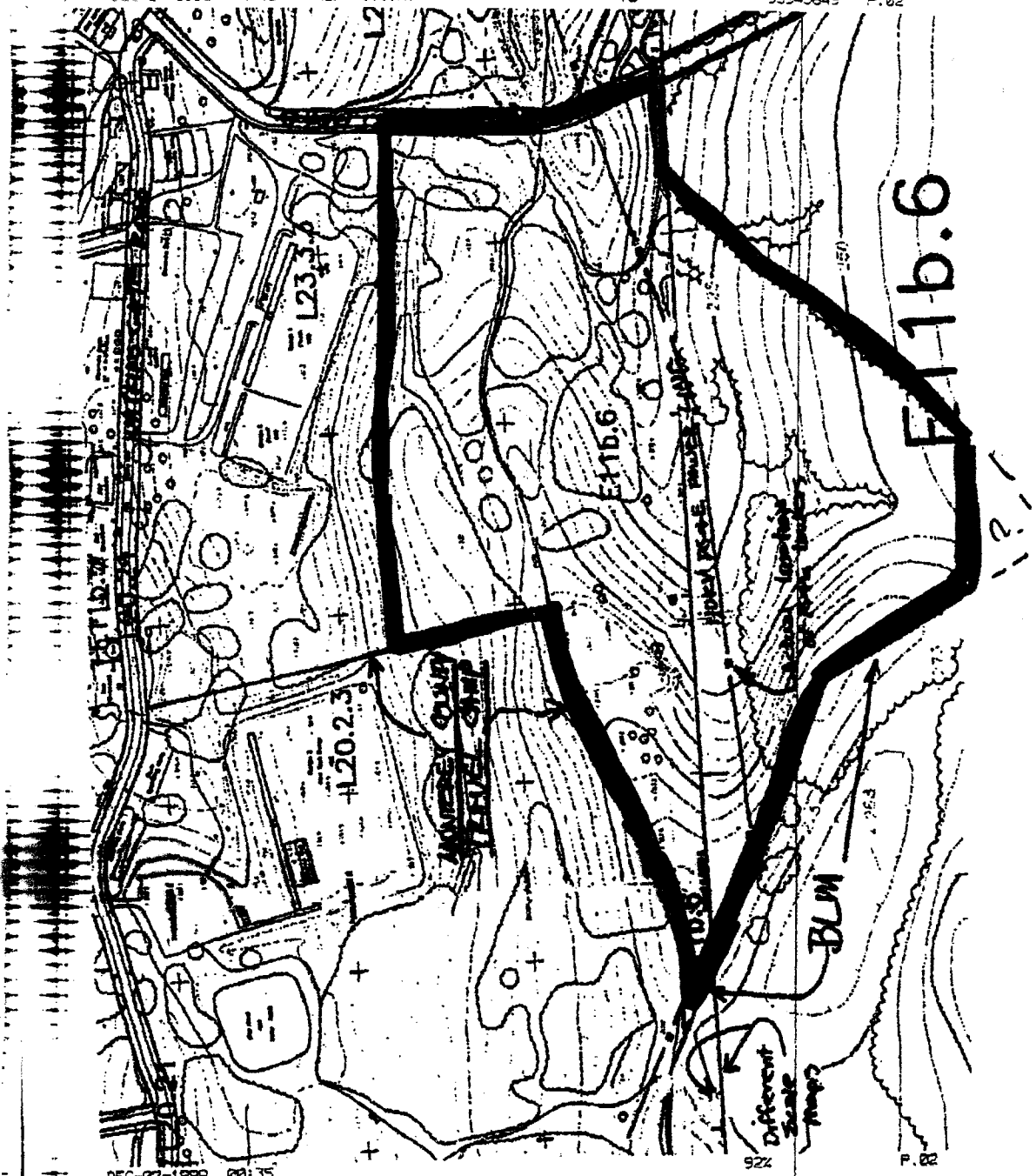
**COMMENTS:**

Jay-

I have outlined the general area they are considering. As you can see, it is much larger than the parcel they requested in Seaside. It does go a little further to the south, down to about where the fire road meets the BLM boundary.

Although the details of the transfer have not been formalized by anyone, Lorretta and I have discussed a direct PBC transfer to the Esselens.

Jim



DEC-07-1998 00:35

922

P.02

TOTAL P.02

# FACSIMILE TRANSMITTAL HEADER SHEET

For Use of this form see AR 25-11; the proponent agency is OOISCA

|                                                                                |                                          |                                                   |                            |                     |                   |                                    |
|--------------------------------------------------------------------------------|------------------------------------------|---------------------------------------------------|----------------------------|---------------------|-------------------|------------------------------------|
| COMMAND/<br>OFFICE                                                             | NAME/<br>OFFICE<br>SYMBOL                | OFFICE TELEPHONE<br>NO.<br>(AUTOVON/Comm.)        | FAX NO.<br>(AUTOVON/Comm.) |                     |                   |                                    |
| FROM: Army Corps of Engineers,<br>Sacramento District,<br>Real Estate Division | Jay Verett<br>CESPK-RE-F<br>Fort Ord, CA | (408) 394-1676, Ext. 222<br>(831)<br>DSN 878-7618 | (408) 394-5849<br>(831)    |                     |                   |                                    |
| TO: <i>Loretta<br/>Escobar-Wyer</i>                                            |                                          | <i>924-3131</i>                                   | <i>924-3135</i>            |                     |                   |                                    |
| CLASSIFICATION                                                                 | PRECEDENCE<br>Routine                    | NO. PAGES<br>(Including<br>Header) <i>4</i>       | DATE-TIME<br><i>13</i>     | MONTH<br><i>Oct</i> | YEAR<br><i>98</i> | RELEASER'S SIGNATURE<br><i>Jay</i> |

**Mailing Address:**

U.S. Army Corps of Engineers  
Monterey Project Office  
Presidio of Monterey, CA 93944-5000

**UPS/FEDEX Deliveries:**

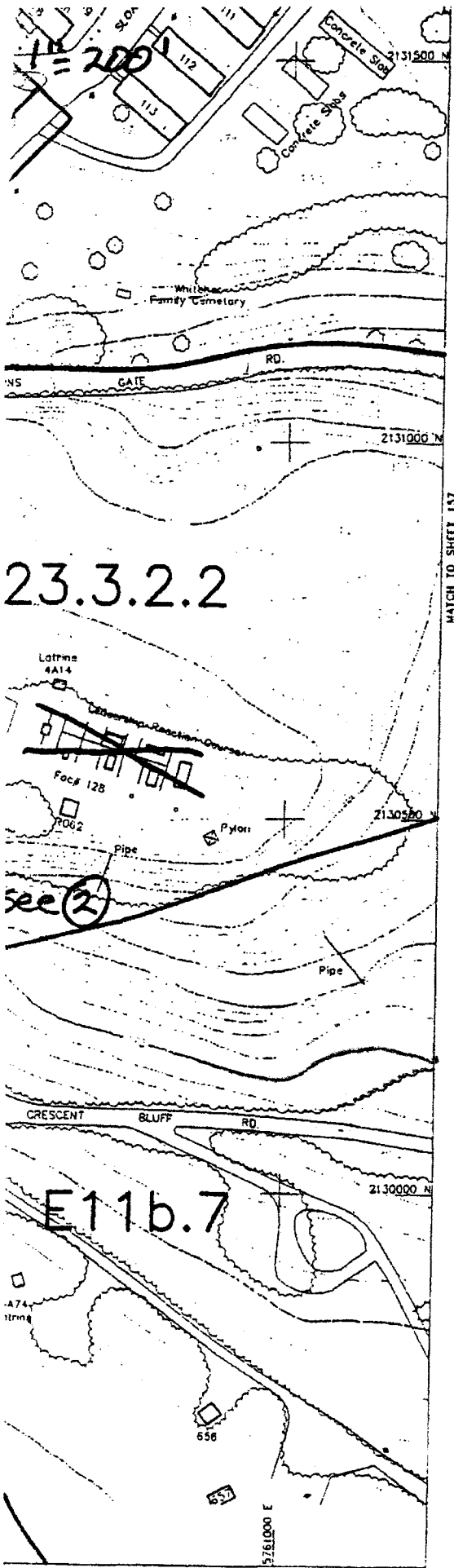
U.S. Army Corps of Engineers  
Monterey Project Office  
Building 1A-136  
Fort Ord, CA 93941

Space Below for Communications Center Use Only

DA FORM 3918-R, JUL 90 (FAXHDR.WPD)

*Hope this is helpful, I sent you 2 different  
scale drawings.*

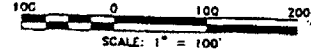
*26 Oct*



MATCH TO SHEET 137

|   |   |   |   |   |   |   |   |   |    |
|---|---|---|---|---|---|---|---|---|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---|---|---|---|---|---|---|---|---|----|

SHEET INDEX



GENERAL LEGEND

- FENCE
- RETAINING WALL
- SMALL SIGN
- LARGE SIGN
- MANHOLE
- HYDRANT
- ELECTRIC POLE
- TRAFFIC SIGNAL
- SIGNAL ON ARM
- LIGHT POLE
- ELECTROUER
- DOUBLE ELECTROUER
- TREE SYMBOL
- SPOT ELEVATION

DERIVATION OF COORDINATES:

THE COORDINATES LISTED ARE NOT STATE PLANE COORDINATES. THEY ARE GROUND COORDINATES COMPUTED BY SCALING THE STATE PLANE COORDINATES BY THE RECIPROCAL OF A MEAN PROJECT COMBINATION FACTOR OF .999933089. TO OBTAIN GRID DISTANCES, MULTIPLY THE GROUND DISTANCES BY THE MEAN PROJECT COMBINATION FACTOR. NO ROTATION WAS APPLIED WHEN THE STATE PLANE COORDINATES WERE SCALED. THEREFORE, THE BEARINGS SHOWN ARE GRID BEARINGS BASED ON THE LAMBERT PROJECTION FOR CALIFORNIA STATE PLANE ZONE 4.

**BESTOR ENGINEERS, INC.**  
 CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
 9701 BLUE BISHOP LANE, MONTEREY, CALIFORNIA 93940

**HAMMON  
 HANSEN  
 WALKER**

8407 Edgewater Drive  
 Oakland, CA 94621  
 (510) 638-6122

THIS MAP WAS PREPARED PHOTOGRAMMETRICALLY  
 BY HJV & ASSOCIATES, OAKLAND, CALIFORNIA  
 USING AERIAL PHOTOGRAPHY DATED 08-08-94.

|                                                                                       |                |                                                                                                      |                         |                                          |    |
|---------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------|-------------------------|------------------------------------------|----|
|                                                                                       |                | 6-10-97                                                                                              | Added parcel boundaries | CB                                       | BB |
| REVISION                                                                              | DATE           | DESCRIPTION                                                                                          |                         | BY                                       | BY |
| <b>JONES &amp; STOKES ASSOCIATES</b><br>2800 V STREET<br>SACRAMENTO, CALIFORNIA 95818 |                | <b>DEPARTMENT OF THE ARMY</b><br>SACRAMENTO DISTRICT<br>CORPS OF ENGINEERS<br>SACRAMENTO, CALIFORNIA |                         | Fort Ord Military Reservation California |    |
| DESIGNED:                                                                             | J. HACKER      |                                                                                                      | TOPOGRAPHIC MAPS        |                                          |    |
| DRAWN:                                                                                | B. BOYD        |                                                                                                      | reduced to 1"=200'      |                                          |    |
| CHECKED:                                                                              | B. BOYD        |                                                                                                      | SCALE: 1" = 100'        |                                          |    |
| SUBMITTED:                                                                            | DATE APPROVED: | 56                                                                                                   | SPEC. No. XXXX          | 186-13-997                               |    |
|                                                                                       |                | 38                                                                                                   |                         |                                          |    |

1



1/700

2

L23.3.3

E11b.6

see 1

see 3

PG+E 110EV

L20.19

5759000 E

5759500 E

5760000 E

5760500 E



7131500 N

1" = 200'

T-416 Latrine

3

Concrete Slab

Range 3  
Mini Tank Range  
412

L20.2.3

Range 2  
Pistol  
408

7131000 N

7130500 N

Mont. Co.  
TRAVEL CAMP

Path (Dirt Road)

E11b.6

see 2

PG&E 110KV  
Power Towers

Pylon

Pylon

Pylon

F1.2 BLM

7130000 N

5758500 E

5759000 E

5759500 E

MATCH TO SHEET 155

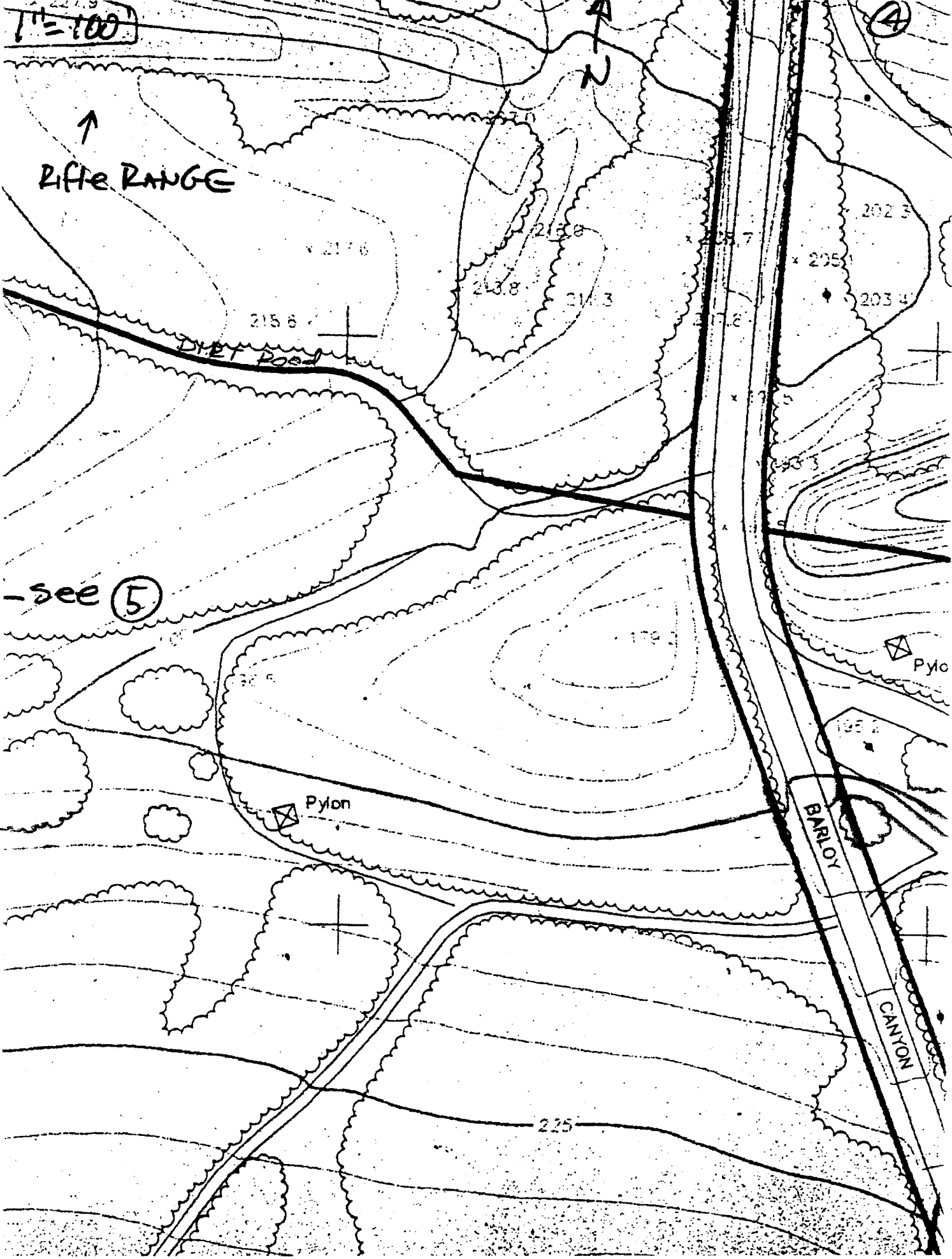
5758500 E

Range  
Pis  
40

1" = 100'

(4)

↑  
RIFLE RANGE



- see (5)

DIET ROAD

BARROY  
CANYON

Pylon

Pylon

225

135

179

2156

2138

2133

2025

2051

2034

1" = 100'

FISH POND

North ↑

Rifle Rang.

Monte TRAVEL CAMP

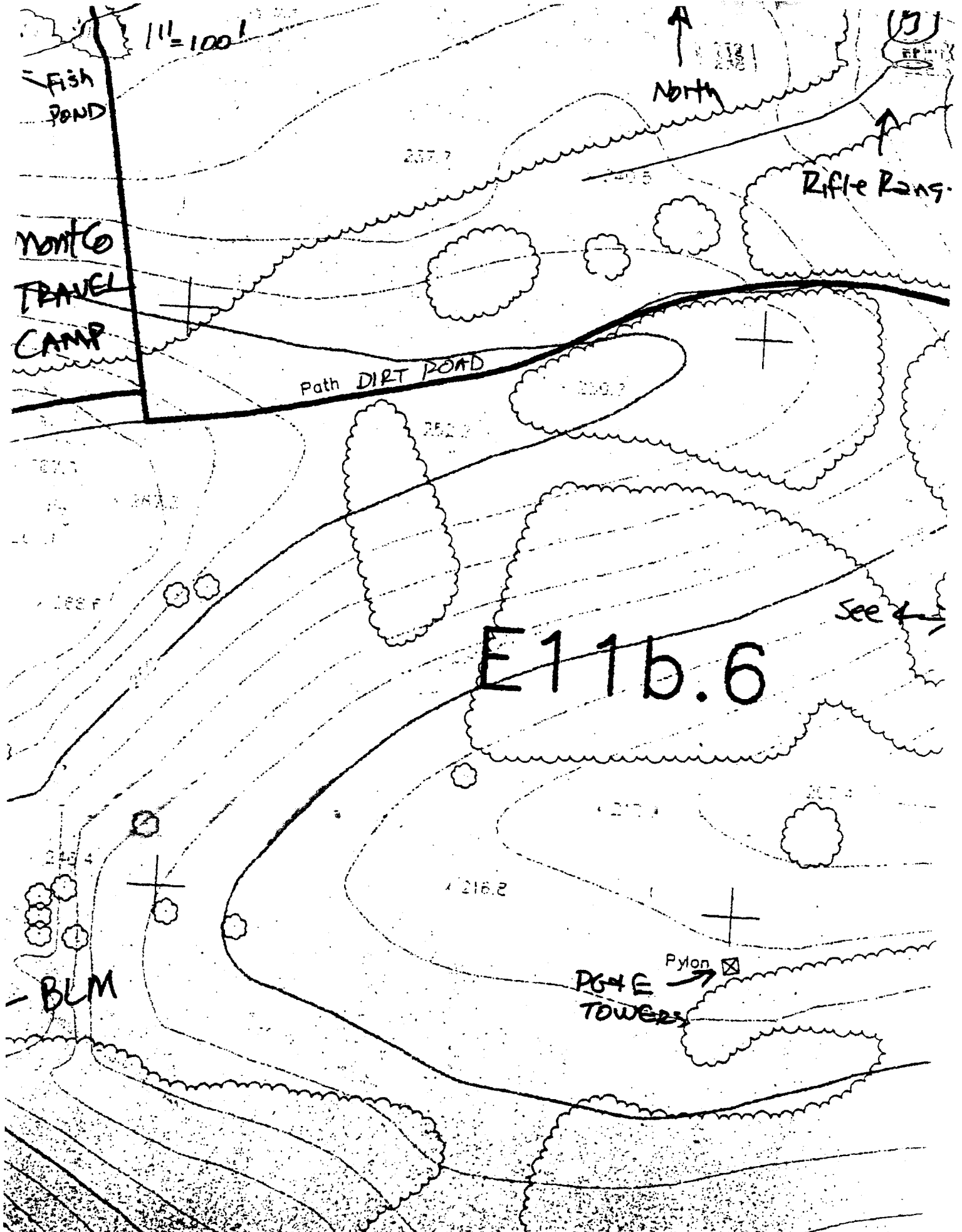
Path DIRT ROAD

E11b.6

See 4 →

BLM

Pylon   
PG+E  
TOWERS



**From:** "Bobby Ritter" <britter@baysierra.com>  
**To:** "Darren McBain" <Darren@fora.org>; <COB@co.monterey.ca.us>; <officeofthesecretary@ios.doi.gov>; <alec.arago@mail.house.gov>  
**Sent:** Wednesday, June 13, 2012 2:28 PM  
**Subject:** Ohlone/Costanoan-Esselen Nation



*Previously known as  
The San Carlos  
Mission Indians  
The Monterey  
And also known as  
O.C.E.N. or Esselen  
P.O. Box 1  
Monterey, CA*

[www.ohlonecostanoanesselen.com](http://www.ohlonecostanoanesselen.com)

June 12, 2012

FORA  
920 2<sup>nd</sup> Avenue  
Suite A  
Marina, CA 93933

To Whom It May Concern:

I am an enrolled member of Ohlone/Costanoan-Esselen Nation. With this letter I FORA honor the original promise of 45 acres on Fort Ord to Ohlone/Costanoan-I. It is our desire to build a Cultural Center where we can be together as a people and our culture.

Now with the Fort Ord Reuse Plan Reassessment it is our understanding that additional land is available to the Community. Therefore, Ohlone/Costanoan-Esselen Nation would like to be allocated an equal or better allotment of land to have a Cultural Center if the original land is not available.

Please contact me with any questions.

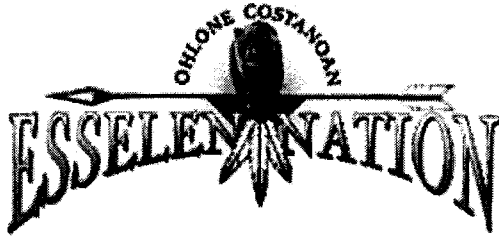
Sincerely,

  
\_\_\_\_\_  
Signature

Print Name Robert Ritter

Address: 1762 Waltzer Rd., Santa Rosa CA 95403

*Ohlone/Costanoan-Esselen Nation*



*Previously acknowledged as  
The San Carlos Band of  
Mission Indians  
The Monterey Band  
And also known as  
O.C.E.N. or Esselen Nation  
P.O. Box 1301  
Monterey, CA 93942*

[www.ohlonecostanoanesselenation.org](http://www.ohlonecostanoanesselenation.org)

June 12, 2012

FORA  
920 2<sup>nd</sup> Avenue  
Suite A  
Marina, CA 93933

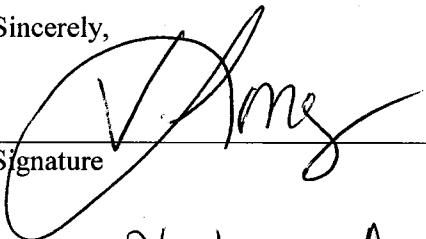
To Whom It May Concern:

I am an enrolled member of Ohlone/Costanoan-Esselen Nation. With this letter I request that FORA honor the original promise of 45 acres on Fort Ord to Ohlone/Costanoan-Esselen Nation. It is our desire to build a Cultural Center where we can be together as a people and share our culture.

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Please contact me with any questions.

Sincerely,

  
\_\_\_\_\_  
Signature

Print Name Victoria Anne Long

Address: 20748 Willow Springs Dr. West  
Soulsbyville CA 95372

EMAIL TO: [plan@fora.org](mailto:plan@fora.org)

[COB@co.monterey.ca.us](mailto:COB@co.monterey.ca.us)

[officeofthesecretary@ios.doi.gov](mailto:officeofthesecretary@ios.doi.gov)

Alec J. Arago, For Senator Sam Farr [alec.arago@mail.house.gov](mailto:alec.arago@mail.house.gov)

June 13, 2012

JG  
SK  
BM



**Fort Ord Reuse Authority**

**920 2nd Ave., Suite A**

**Marina, CA 93933**

**To all concerned,**

**You might not think that people who live in Pebble Beach are concerned about what you do with the Fort Ord land not included in the new National Monument. You would be mistaken if that is the case. My wife and I are, and we know many others who live in Pebble Beach who<sup>are</sup> very much concerned that the remaining land be used wisely for the environment of the area and future generations.**

**We therefore believe that the remaining 3,340 acres surrounding the National Monument be annexed to BLM stewardship. Any new development should be on the blighted areas that are left over from its former use by the Army. We do not need or want a race track, hundreds of new houses when there is an enormous over supply of houses already in the area, nor any new shopping centers when there are so many businesses closed down in the ones we already have. We believe the areas abutting Seaside and Marina should be primary accesses to the National Monument.**

**Furthermore, we thought the process at the FORA public meetings was deeply flawed, both in the presentations--very biased, overly long--and in the so-called small groups which did not allow for any real conversation or dialogue.**

**The real future of this marvelous piece of nature should be for the well-fare of the earth, for the creatures and plants and trees that live there, and for the people who in great numbers will come to this place to enjoy the wonders of creation.**

**Sincerely yours,**

*George M. Wilson & Betty Ann Wilson*  
**George M. Wilson and Betty Ann Wilson**

**2852 Forest Lodge Road, Pebble Beach, CA 93953**

5

*City of Marina*



**Marina Police Department**

211 HILLCREST AVENUE  
MARINA, CA 93933  
831- 884-1210; FAX 831-384-5321  
www.ci.marina.ca.us

JUN 14 8 2012

JTG  
DM  
SC

June 14, 2012

Fort Ord Reuse Authority  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93933

**RE: Fort Ord Reuse Plan Reassessment**

The Fort Ord Reuse Authority is currently conducting a reassessment of the 1997 Fort Ord Base Reuse Plan. A priority of the reuse plan has been a focus on education in the reuse and economic development of the former Fort Ord. The Marina Police Department supports the emphasis on education's role in the reuse plan and in particular, Monterey Peninsula College (MPC) plans to build public safety training facilities in Parker Flats and at the MOUT facility. These facilities include an Emergency Vehicle Operations Course (EVOC) and a multi-story fire tower to provide training in job skills needed by students entering fire technology, law enforcement, or emergency responder careers.

MPC has already successfully renovated former military buildings on the base at its Colonel Durham location to provide classroom facilities and offices for its public safety training programs. The facilities envisioned at Parker Flats and the MOUT will enable students to receive hands-on training and experience to augment their classroom work. For example, the fire tower will allow instructors to create or simulate fires under controlled conditions to provide students with a variety of training scenarios similar to what would be experienced in a real fire. Currently, the college lacks these facilities and often, students must travel outside the Central Coast region to access this training.

The college has consulted with representatives of local fire and law enforcement agencies during the planning process to ensure the facilities meet the training needs of both basic academy recruits and fire fighting and law enforcement professionals. We look forward to completion of these facilities and the job training opportunities that will result for local residents as well as for agency personnel. In addition to providing a pool of local applicants to fill public safety positions on the Monterey Peninsula, we believe MPC's Public Safety Training Center, including the planned facilities in the Parker Flats area and at the MOUT, will be an educational resource for the entire region.

Sincerely,

Edmundo Rodriguez  
Chief of Police

ER:de

S

*City of Marina*



**MARINA FIRE DEPARTMENT**

211 HILLCREST AVENUE

MARINA, CA 93933

831- 884-1210; FAX 831-384-5321

[www.ci.marina.ca.us](http://www.ci.marina.ca.us)

June 14, 2012

Fort Ord Reuse Authority  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93933

**RE: Fort Ord Reuse Plan Reassessment**

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Sincerely,

A handwritten signature in blue ink, appearing to read "Harald Kelley", is written over a light blue horizontal line.

Harald Kelley  
Fire Chief





FORTfriends

**FORT Friends**  
Fort Ord Recreation Trails Friends  
PO Box 1349  
Marina, CA 93933  
[www.fortfriends.net](http://www.fortfriends.net)

June 14, 2012

via e-mail at: [plan@fora.org](mailto:plan@fora.org)

Board of Directors  
Fort Ord Reuse Authority  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93933

**SUBJECT: Comments on Reassessment of Fort Ord Base Reuse Plan**

Dear FORA Board Members:

I am writing on behalf of the Fort Ord Recreation Trails Friends ("FORT Friends"), which represents hundreds of bikers, hikers, equestrians, dog-walkers and local residents who regularly use the trails at the former Fort Ord. We are an umbrella organization for several special-interest trail groups, as described on our website. Our mission focuses on:

- Preserve and expand public access to Fort Ord trails in light of the Fort Ord Base Reuse Plan (as amended) and habitat protection requirements;
- Work with agencies and landowners to implement an integrated Fort Ord Trails System;
- Enable Fort Ord to become a hub of regional recreation and bike commuting;
- Support sustainable economic development that benefits local residents, businesses and the environment.

FORT Friends supports actions that are consistent with our passion for the Fort Ord trails. We support creative, win-win solutions and cooperative problem solving. FORT Friends urges FORA to not only reassess the current Base Reuse Plan, but also revise it based on updated market data, current trends and new opportunities. Specifically, FORA should:

- (1) Reaffirm commitment to the "3 E's – Education, Environment and Economic Development" in a complementary, unified vision, not disjointed or poorly coordinated planning. For example, a quiet, respectful Veteran's Cemetery should not be located next to a noisy commercial area.
- (2) Adopt the basic philosophy of first requiring redevelopment on the urban (blighted) footprint and minimizing development on open space and trail areas. This includes a commitment by FORA to provide leadership and vision to help member jurisdictions and developers work cooperatively to achieve this goal for the benefit of all. Redevelopment of decrepit blighted areas will provide much-needed jobs, and replace ugly, barren areas with beautiful new homes and businesses that will have higher property values, attract people and employers (jobs) willing to pay more for land near trails and open space, and generate more tax revenue for the cities/County.
- (3) Consider open space and trails as economic assets, especially in light of the new Fort Ord National Monument and Monterey County's economic development strategy that includes recreation-based tourism as a cornerstone. National studies have shown that natural resource areas generate billions of dollars in jobs and revenue annually. Studies commissioned by the Conservation Lands Foundation have shown economic benefit to cities and towns near National

Monuments if they plan correctly. Thus, FORA should provide leadership in proposing land uses along the boundaries of the National Monument that are appropriate. We suggest particular attention to multiple gateways and safe access points to the National Monument along with trailheads (parking, bathrooms and other amenities), interconnected bike commuting trails, bus stops and other features, keeping the needs of residents of adjacent homes, CSUMB students, Monterey Peninsula residents, and visiting tourists in mind.

- (4) The County's effort to prepare a draft Fort Ord Recreation Habitat Area (FORHA) Master Plan was a first step toward an important larger goal -- an integrated Fort Ord Trails System that includes all jurisdictions and the BLM Monument roads and trails. An integrated Trails System should be an important part of any revised Base Reuse Plan. This should include the "Beach to BLM" corridor identified in the original BRP that connects the Fort Ord Dunes State Park to the BLM National Monument. A well-sited visitor center along this corridor could be a wonderful asset for locals and tourists alike, and highlight the many recreational opportunities available in the Fort Ord area. Many types of jobs could be associated with one major visitor center alone.
- (5) The need for the Eastside Parkway should be reconsidered given the current housing situation and trends, especially in light of its adverse effect to access to the National Monument and the trail-based economic assets described above. The need for the Parkway is based on assumptions that are clearly outdated and likely not to occur for at least a decade. This road should not be pursued for many years and its design should be based on more accurate information. The trail access and safety issues described above must be considered.
- (6) In general, continue an open, transparent process with extensive public participation.

In conclusion, please carefully and respectfully consider the input of your constituents. Please act in such a way to channel the energy of the thousands of people who deeply care about the future of Fort Ord in a positive way to meet the shared goals of all who are involved—that is, healthy communities, plentiful jobs and a vibrant, sustainable economy in this beautiful area. Working together, we can accomplish so much good and a positive legacy for generations to come.

Thank you for your consideration.

Sincerely,



Henrietta Stern  
President

cc: FORT Friends Board of Directors



**2012 BOARD OF DIRECTORS**

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CALIFORNIA STATE UNIVERSITY  
AT MONTEREY BAY

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**LAURA DAVIS**

LAW OFFICES OF LAURA DAVIS

**MATTHEW HOHMAN**

MONTEREY CREDIT UNION

**JEANETTE KERN**

JEANETTE M. KERN, D.D.S., INC.

**BARRY KILZER**

KILZER WEALTH MANAGEMENT

**ALAN RICHMOND**

NAVAL POSTGRADUATE SCHOOL

**JODY HANSEN**

MPCC PRESIDENT/CEO

30 RAGSDALE DRIVE, STE. 200  
MONTEREY, CA 93940  
PH. (831) 648-5350  
FAX (831) 649-3502  
WWW.MPCC.COM

June 14, 2012

The Honorable Dave Potter

Chair of the Board

Fort Ord Reuse Authority

920 2<sup>nd</sup> Avenue, Suite A

Marina, CA 93933

**Re: Public Comments – Fort Ord Base Reuse Plan Reassessment**

Dear Supervisor Potter:

The Monterey Peninsula Chamber of Commerce (MPCC)—representing over 800 businesses in the region—supports the framework of the Fort Ord Base Reuse Plan, in concept, as it was originally adopted to balance the interests of Habitat and Open Space Preservation, Commercial and Light Industrial Development, Visitor Serving Hospitality Development, Residential Development, and Established Areas for Recreation. The Chamber also supports the extension of the Fort Ord Reuse Authority (FORA) to continue the work of the Base Reuse Plan.

The business community recognizes the importance of a healthy economy and the need to continue to improve the business climate. MPCC generally supports broad economic development that maintains the area's quality of life. The Chamber supports policies and legislation that foster opportunities for existing businesses to prosper and that attract new business wishing to locate here. Specifically, land use planning should encourage opportunities to increase international and domestic tourism, along with providing appropriate locations for other compatible commercial and light industrial uses.

With the recent loss of redevelopment funding from the state of California, it is now more important than ever to leverage economic development opportunities within the boundaries of the Fort Ord Reuse Authority (FORA) to create job growth. FORA must not lose sight of its promise and purpose to create jobs lost in the base closure. The jobs component is key to our community's successful recovery. We support public-private partnerships to achieve the goals of the plan.

MPCC is concerned that special interests have already derailed planned developments designated for job sites by unraveling the original Fort Ord Settlement Agreement with the Sierra Club that preserved a majority of property for open space. When such a small portion of the base property has been designated for development, it is critical for the community's economic future to preserve space designated for commercial and light industrial use. If a parcel is not approved for development due to environmental concerns, there should be a means of mitigation to replace it with another FORA property, of like size and of more suitable environmental condition, so that developmental opportunities



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CALIFORNIA STATE UNIVERSITY  
AT MONTEREY BAY

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**BRET SILVESTRI**  
OTTO CONSTRUCTION

VICE CHAIR OF ECONOMIC VITALITY

**NEAL HECKMAN**  
PALACE OFFICE INTERIORS

VICE CHAIR OF EDUCATION

**MITCH MATTHEWS**  
HOSPICE OF THE CENTRAL COAST/  
COMMUNITY HOSPITAL OF THE  
MONTEREY PENINSULA

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**MATTHEW HOHMAN**  
MONTEREY CREDIT UNION

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NAVAL POSTGRADUATE SCHOOL

**JODY HANSEN**  
MPCC PRESIDENT/CEO

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Fort Ord Base Reuse Plan Reassessment  
June 14, 2012  
Page Two

for job sites are not lost. Jobs creation is essential to restart the economic engine of Fort Ord and assure the overall success of the Fort Ord Base Reuse Plan.

The Chamber supports incorporating sustainability in all projects, such as green building practices, reuse of non-hazardous materials from demolition of structures, transit-oriented development, water conservation, energy efficiency, walk-ability, and accessibility.

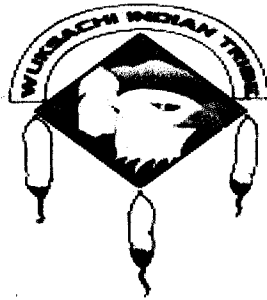
Recognizing the importance California State University Monterey Bay (CSUMB) to our local economy, we urge FORA to work closely with CSUMB to coordinate with its efforts, and those of other local jurisdiction, to reduce costs associated with clean-up and reconstruction. In addition, because of the influx of students and workers to the University, coordinating traffic and circulation planning will help alleviate congestion and improve quality of life in the surrounding areas.

In conclusion, the Monterey Peninsula Chamber of Commerce urges you to maintain the balance that was inherent in the original framework of the Fort Ord Base Reuse Plan. It is an award winning plan that should be updated, not uprooted, with the express intent of fulfilling the promise of replacing the economic capital of the 18,000 jobs that were lost in the base closure. With the creation of only 1,600 new jobs so far, we need to assure that commercial and light industrial development has every advantage to succeed.

Thank you for including these comments in your scoping report.

Best regards,

Jody Hansen  
President and CEO



6/14/12  
JWS



6-14-2012

FORA  
920 2<sup>nd</sup> Avenue  
Suite A  
Marina, CA 93933

To Whom It May Concern:

The Wuksachi Indian tribe supports the Ohlone/Coatanoan-Esselen Nation to Build a Cultural Center on the former Fort land.

There is a need for a place for Native American citizens of the Monterey Bay and surrounding Areas to have a specific site to gather to perpetuate our culture and educate the children in Traditional values

The Culture Center would be easily assessable teaching and research opportunity for Native American culture and mores for students and instructors in the K-12, through the university graduate level.

Sincerely

Ken Woodrow

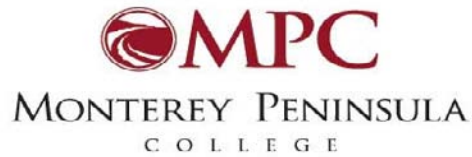
Chair Wuksachi Indian Tribe

1179 Rockhaven CT Salinas Ca

93906

831-443-9702

S



June 14, 2012

Fort Ord Reuse Authority  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93933

**RE: Fort Ord Reuse Plan Reassessment**

The 1997 Fort Ord Base Reuse Plan is currently undergoing reassessment by the Fort Ord Reuse Authority. As Dean of Instruction at Monterey Peninsula College, I provide administrative oversight for MPC's Fort Ord Education Center, and I write in support of MPC's planned development of public safety training facilities in Parker Flats and at the MOUT (Military Operations on Urbanized Terrain) facility.

The Fort Ord Education Center is currently comprised of two primary sites on the former base: the Education Center in Marina, and the Public Safety Training Center (PSTC) in Seaside. The mission of the Education Center in Marina is to serve as a gateway center by providing students access to initial basic skills and general education courses, as well as discreet skills training opportunities. The mission of the PSTC is to provide public safety training programs in both fire and law enforcement, as well as a variety of re-certification training courses for public safety personnel in fire training and technology, law enforcement and Emergency Medical Technician (EMT) training. Both of these facilities reflect the college's successful reuse and redevelopment of former Fort Ord property to provide educational opportunity and job training to our local communities.

MPC intends to expand the scope of public safety training in the future to include the new facilities at Parker Flats and the MOUT when they are operational. Parker Flats will include a four-story fire tower training facility and EVOC (Emergency Vehicle Operations Course) offering a collision avoidance area, urban street grid, and 0.4 mile driving loop. The MOUT is a highly specialized venue designed for urban warfare training with firing ranges. All of these specialized training facilities will be used by MPC's own public safety training programs. In addition, the facilities are planned to serve outside (local, regional and statewide) public safety training organizations.

The training facilities at Parker Flats and the MOUT are essential to MPC's public safety programs; the lack of adequate training facilities for emergency vehicle operations, weapons handling, and firefighting have created a number of logistical challenges for these programs. Off-site facilities must be used, requiring advance scheduling, transportation, travel time, and additional cost. The college has been providing training in law enforcement, fire technology, and emergency responders for numerous years. Graduates of these programs are now employed at all of the local police and fire agencies in the area and

throughout the state of California. EMT enrollments are currently at capacity, and fire and police enrollments are expected to ramp up as the economy improves and jobs become available. To be able to meet these training needs and serve local public safety needs, MPC requires the facilities at Parker Flats and the MOUT. MPC has secured state Chancellor's Office approval for its plans and the college has budgeted local bond funds to construct these facilities when the land is conveyed and state matching funds become available.

In the 1997 base reuse plan, MPC was designated as one of the three primary higher education institutions involved in reuse of the former Fort Ord; and MPC was recognized as a catalyst to economic development of the region. I am confident the reassessment of the base reuse plan will confirm that MPC has successfully fulfilled its role in the redevelopment of the former Fort Ord by serving as a local employer in addition to providing job training and educational services to residents of Marina, Seaside, and north Monterey County, the areas most affected by the closure of the base in 1994.

With expansion of its public safety training at the Parker Flats and MOUT sites, the college will continue to enhance local economic growth as the MPC Public Safety Training Center draws not only regional training demand from California, but from the western region of the U.S. and beyond. To ensure these positive economic impacts occur and to safeguard MPC's future, it is important that the base reuse plan continues to recognize and support MPC's planned facilities at Parker Flats and the MOUT.

Sincerely,



Laura Franklin  
Dean of Instruction

June 14, 2012

To: Fort Ord Reuse Authority

Re: Reassessment and Base Reuse Plan

Twenty years ago, the community and those representing government and organizations, e.g., Leon Panetta and the Sierra Club, supported the Base Reuse Plan for the development of Fort Ord lands. Now a small, vocal, in-your-face group are trying to have their way with the plan, imposing their personal agenda on the entire peninsula.

We are blessed to have such an incredible windfall, as is Fort Ord, to provide recreation, and so much more, for the population of the peninsula and thousands of yearly visitors. However, there needs to be a money base to support and maintain the facilities that will benefit us all. Developments such as Monterey Downs and the Monterey Horse Park are ecologically sound and promise to contribute hundreds of thousands of dollars to the economy of the peninsula yearly.

Fort Ord is vast and has room to accommodate a multitude of uses. There is plenty of room for hikers, campers, bikers, horsemen, and wildlife. There is room left over for small-compared-to-the-total-base-size developments that will bring in the funds to keep the wild areas safe for years to come.

Please keep the diverse interests of the community in mind as you work toward decisions on this vital matter. Please work toward the multi-use redevelopment out lined in the Base Reuse Plan.

Sincerely,

Marilyn W. Evans



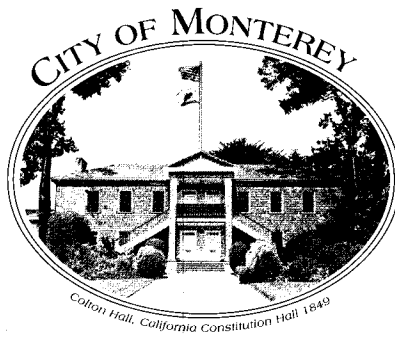
## FORT ORD REUSE PLAN REASSESSMENT COMMENT

My primary interest in the Ft. Ord Reuse Plan is the quickest possible construction of the proposed Central Coast Veterans Cemetery. My major concern concerning the Fort Ord Reuse Plan Reassessment is the efforts to prevent the construction of a veterans' cemetery in the location that has been already designated. The cemetery is a time sensitive project that is overwhelmingly supported by the community. The current location is perfect for the creation of a fitting monument to this nation's veterans. I am concerned about efforts, voiced both at the Reuse Plan meetings and in the press, that state support for expediting building the cemetery but at a different location. People making this suggestion are, at best, naïve, or blatantly disingenuous. There is no way to both accelerate the cemetery process and put it in a new location.

- The current cemetery parcel is on land donated by the City of Seaside and the County of Monterey. A new site would require finding a new jurisdiction willing to donate the land. The process of finding a new land donor could take years, if one could be found at all.
- Most of the remediation work needed to begin construction has been completed. A new site will, in all likelihood, require additional years to be cleared and declared to be in compliance with environmental requirements.
- The suggestion that the cemetery would be more properly located near the newly designated Ft. Ord National Monument is, in my opinion, a covert attempt to kill the cemetery project altogether. There are no existing roads, nor planned roads, in the area of the National Monument capable of handling the traffic that appropriate access to a cemetery would require. Similarly, the infrastructure required to maintain a cemetery does not exist at a suitable location in the National Monument area. The same people who claim to support the cemetery "in principle", but want it moved, are the same people who would, unquestionably resist the construction required to provide adequate access to and maintenance infrastructure for a project the size of a veterans' cemetery.

The delays incumbent in finding a new land donor, meeting use standards and resolving the inevitable lawsuits over access to and development of a new cemetery location would, in effect, kill the cemetery project altogether. World War II veterans are dying at a rate of 1000 per day. Korean War and Vietnam veterans are almost all senior citizens. The years it would to relocate the cemetery would mean that the vast majority of veterans that the cemetery is intended to honor would be dead. I can already hear the cries of "*They are all dead. Why do we need a cemetery now?*" as part of an effort to shelve the project permanently.

Richard F. Garza  
Prunedale



JUN 8 2012

JG  
DM  
SB

June 15, 2012

MONTEREY FIRE DEPARTMENT

Fort Ord Reuse Authority  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93933

**RE: Fort Ord Reuse Plan Reassessment**

The Fort Ord Reuse Authority is currently conducting a reassessment of the 1997 Fort Ord Base Reuse Plan. A priority of the reuse plan has been a focus on education in the reuse and economic development of the former Fort Ord. The Monterey Fire Department supports the emphasis on education's role in the reuse plan and in particular, Monterey Peninsula College's (MPC) plans to build public safety training facilities in Parker Flats and at the MOUT facility. These facilities include an Emergency Vehicle Operations Course (EVOC) and a multi-story fire tower to provide training in job skills needed by students entering fire technology, law enforcement, or emergency responder careers.

MPC has already successfully renovated former military buildings on the base at its Colonel Durham location to provide classroom facilities and offices for its public safety training programs. The facilities envisioned at Parker Flats and the MOUT will enable students to receive hands-on training and experience to augment their classroom work. For example, the fire tower will allow instructors to create or simulate fires under controlled conditions to provide students with a variety of training scenarios similar to what would be experienced in a real fire. Currently, the college lacks these facilities and often, students must travel outside the Central Coast region to access this training.

The college has consulted with representatives of local fire and law enforcement agencies during the planning process to ensure the facilities meet the training needs of both basic academy recruits and fire fighting and law enforcement professionals. We look forward to completion of these facilities and the job training opportunities that will result for local residents as well as for agency personnel. In addition to providing a pool of local applicants to fill public safety positions on the Monterey Peninsula, we believe MPC's Public Safety Training Center, including the planned facilities in the Parker Flats area and at the MOUT, will be an educational resource for the entire region.

Sincerely,

Andrew Miller  
Fire Chief

S

FORA Staff  
920 Second Avenue  
Marina, Ca. 93940



Gentleman,

Please fulfill the goals and objectives of the Reuse Plan. We have waited a long time to have replacement jobs around the Base. The Horse Park will provide long overdue due relief to many of us. Don't let the people who have already received the majority of the Base in permanent open space deprive the rest of us from economic recovery. Stick to the original mission and finish what you started.

*Cynthia J. Tenney*  
Cynthia J. Tenney



Fort Ord Reuse Authority  
920 2<sup>nd</sup> Ave.  
Suite A  
Marina, CA 93933

RE: Land Use Plan Reassessment

Thank you for the opportunity to comment on the proposed reassessment of the FORA Land Use Plan (“the Plan”). MCHA represents the hospitality industry throughout Monterey County. Hospitality generates \$2,000,000,000 in direct visitor spending and \$40,000,000 in local taxes. The hospitality industry employs more than 20,000 people. Economic success and growth in Monterey County is essential to the security and growth of our industry. We believe FORA is an essential element to that success. MCHA recognizes there may be Plan deficiencies that need to be identified and addressed. We, as an industry, are prepared to help. Our comments are summarized below:

Purpose: The reassessment should address FORA’s initial mission, quantitatively measure FORA’s accomplishments against that mission and clearly identify the work remaining to fulfill that mission.

The initial mission of FORA and the Plan was to help in the Peninsula’s economic recovery from the closure of the former Fort Ord. Economic recovery was the focus then and should be the focus now. FORA has done an admirable job in many respects in furthering its mission. But the mission is not complete. Many factors, including maneuvering through the complexities of base closure and land transfer, munitions clean-up, and the recession of the last several years has delayed much of the progress that was anticipated.

Land Use Planning: The reassessment should review the Plan and policies as a complete living document that provides for the general direction and principals for the development of the former Fort Ord.

Land use plans need to provide for a range of land uses, the basic policies for the implementation of the plan and provide sufficient flexibility to adjust to market forces and public participation in fulfilling the Plan’s purpose. The reassessment should focus on how the Plan has functioned to meet its mission, address whether or not there has been a significant change in circumstances or facts upon which the plan was based and suggest modifications where needed to adjust to those changes while keeping the overall mission of economic recovery in mind.

The reassessment should also identify significant changes in land use policy in the County and surrounding cities from the time the Plan was adopted. The reassessment should identify potential issues with changes in those plans, examine Plan consistency with those changed policies and discuss the effect those changes may have.

Jobs and Economic Development: Economic recovery was a driving force behind FORA. That should not change. For a number of reasons, physical and political, there are very limited opportunities to locate areas or projects that could provide a stimulus for the area’s economic recovery and growth. The reassessment should quantify what the economic benefit of the Plan has been, what that benefit will be in the future with the implementation of the current Plan and the potential chilling effect on the local economy if there is a significant change in the Plan’s direction.

ADMINISTRATIVE OFFICE

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Habitat Management, Open Space, Recreation:

The reassessment should clearly enumerate and quantify what has been accomplished in these areas through the implementation of the current Plan. Open space that has been dedicated needs to be fully mapped and quantified. Future open space areas that are slated to be dedicated under the Plan should likewise be identified. Policies that require open space within developments should be identified. The cumulative effect of the current permanent open space, planned open space dedications and open space requirements for new development should be quantified and discussed. The reassessment should also clearly identify the additional key components of habitat management, open space and recreation that will be accomplished as the Plan continues to be implemented and discuss the potential loss of those opportunities should there be a significant shift in the focus and direction of the Plan.

The impact of the National Monument designation needs to be discussed. This is a major change in circumstances that may lead to broader protection for the current open space areas and be an impetus to add more areas.

Public Services, Infrastructure and Utilities: The reassessment should clearly enumerate and quantify what has been added or built in these areas through the implementation of the current Plan. Any planned improvements that are committed and funded pursuant to the Plan should be listed. The potential loss of added services, infrastructure and utilities should there be a significant change in the Plan should also be quantified.

Water: Much has changed relative to water in the last several years. CSIP and the Salinas Valley Water Project have been implemented. Water supplies are being enhanced through conservation, ASR, and planned GWR. Cal Am is proposing to build a desalination facility. Marina Coast has built a desalination facility.

The reassessment should determine if the Plan's overall water use assumptions and estimates remain valid or if the water demand figures for the Plan need to be adjusted. The effect the changing water supply factors may have also needs to be discussed.

FORA's Economic Commitments: We understand that FORA has committed to and in some areas contracted to perform certain services and duties for the next several years. The reassessment should enumerate and quantify those commitments and contracts and then discuss FORA's ability to meet those commitments if there is a substantial change in the Plan. The reassessment should also discuss what will potentially happen should a Plan change adversely impact FORA's ability to meet those commitments and the potential for other local government agencies to fill FORA's role.

FORA is to be commended for initiating the reassessment. MCHA recognizes it is a substantial commitment of resources and the results will have a major role in shaping the future of the former Fort Ord, the Monterey Peninsula and the County. We believe it is essential that the Plan continue to be a major cog in the future of the Peninsula's economic recovery.

Sincerely,



Dale Ellis, Government Affairs Director  
Monterey County Hospitality Association

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**From:** "Darius Rike" <darike01@gmail.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 10:09 AM  
**Attach:** FORA\_Reassessment\_Comments.pdf  
**Subject:** MORCA Comments regarding the Base Reuse Plan review and assessment

Please include the attached comments from the Monterey Off Road Cycling Association (MORCA) in the appendix to the Scoping Report to be provided to the FORA Board in August/September 2012.

Regards,

Darius Rike  
President  
MORCA a chapter of IMBA  
831-596-9102

--



MORCA a chapter of IMBA  
P.O. Box 1742  
Marina, CA 93933

June 15, 2012

Board of Directors  
Fort Ord Reuse Authority  
920 2<sup>nd</sup> Ave Suite A  
Marina, CA 93933

SUBJECT: Comments on Reassessment of Fort Ord Base Reuse Plan

Dear FORA Board Members,

I am writing on behalf of the Monterey off Road Cycling Association (MORCA) a chapter of the International Mountain Bicycling Association (IMBA). We are a nonprofit grass roots organization which advocates for responsible mountain biking in Monterey County. We represent hundreds of local residents who enjoy spending time outdoors in relatively undeveloped areas on our mountain bikes. We have been building our relationship with the local land managers and community leaders for over six years. Our love of the trail has made us eager to show up on trail days, encouraged us to promote responsible riding, foster a healthy cooperation between trail user groups and to seek out legal ways to gain and maintain access to local trails for mountain bike riders.

Our members cover a wide variety of viewpoints on development and the Fort Ord Base re-use plan but we have some common areas of agreement.

1. We believe that developments, when they occur, should happen on the “Army urbanized footprint” (the areas with abandoned building and parking lots) first. It makes no sense to any of us that relatively wild stands of Coast Live Oak be bulldozed when we have to drive by obviously blighted areas that have not yet been developed.
2. We support a multi-use trail corridor that will connect the Fort Ord National Monument to the Fort Ord Dunes State Park. We have members in all the communities surrounding the Fort Ord National Monument as well as members from outside the area. Bicycle access must be incorporated into any planned developments that occur. This should include access via bicycle from the communities as well as access via multiple trail heads that include adequate parking and facilities to support the thousands of mountain bikers that use the Fort Ord trail system each year.

3. The informal trail system that exists on the relatively undeveloped lands between the communities of Marina and Seaside and the Fort Ord National Monument is an ideal learning ground for youth and inexperienced mountain bikers. These mountain bikers include parents trying to introduce their children to mountain biking and adults trying to start a fitness regime to help maintain their health and get outdoors. These trails are easy to maintain, very scenic and a huge asset that draws many people from outside our community.
4. The informal trail system that exists on the relatively undeveloped lands between the communities of Marina and Seaside and the Fort Ord National Monument is a perfect pathway into the Fort Ord National Monument from the local communities. Visitors from outside our area (some 25+ percent of our members are from outside of the Monterey/Salinas area) spend money at local businesses and contribute to the local economy. Consideration of the economic impact of mountain biking and other outdoor recreational activities should be taken into consideration when reviewing the Fort Ord Base re-use plan. Any destruction of these trails should be carefully considered for its negative impact and action must be taken to mitigate any negative impact on this trail system.
5. The proposed development of the East Side parkway will restrict or reduce access to the trail system linking the local communities and the Fort Ord National Monument. This development will also increase the danger to cyclists and other trail users crossing the parkway. An environmental impact report (EIR) should be required for the development of any such high traffic corridor through this largely undeveloped area.
6. The Base Reuse Plan must be updated based on the current population, economic and recreation realities since these have changed significantly since the original plan was developed some 15 years ago.

Sincerely,

Darius Rike  
President  
MORCA a chapter of IMBA  
831-596-9102  
president@morcamtb.org  
[www.morcamtb.org](http://www.morcamtb.org)  
[www.imba.com](http://www.imba.com)





June 15, 2012

Re: FORT ORD REASSESSMENT

Dear EMC Planning Group Team and Fort Ord Reuse Authority Board:

Gentlepersons:

Pursuant to Chapter 8 settlement with the Sierra Club, FORA has the discretion to review the Reuse Plan periodically. A single "full assessment, review, and consideration of the Reuse Plan and all mandatory elements" is mandated by either triggering events, or the passage of time. It is clear the parties intended a reevaluation that would identify both necessary and appropriate changes to reuse of the land.

This letter is written on behalf of Fort Ord Rec Users (forU) for inclusion and consideration in the reassessment. ForU is an affiliation of individuals and groups with the shared vision to preserve and enhance recreational use and the natural habitat of the former Fort Ord for the benefit of all. Our affiliate groups are named in the list accompanying this letter.

Attached are 53 letters from members of the public for inclusion and consideration in the reassessment. These letters are personalized; with highlighted provisions about which the writer is most passionate, comments, and recommendations.

#### THE REASSESSMENT PROCEDURE

The Fort Ord Reuse Authority's press release dated April 13, 2012, announced the "kick-off presentation at its regular monthly Board meeting on April 13. The following statement is made concerning public workshops.

FORA staff and the consulting team will conduct a series of public workshops about the reassessment process to encourage input from the region on moving ahead with base reuse in the coming decade. Workshops are expected to take place beginning in May. Members of the public are invited to attend and participate.

The format and notice for the public forums did not work well. The format was prohibitive to receipt of true public input for reassessment of the Base Reuse Plan for multiple reasons.

1. Lack of effective notice: reliance on once weekly newspaper ads; lack of public service announcements on radio and television; and lack of posting in "public calendars" in the media. Members of the community were specifically asked to do the outreach through their email connections at the Marina meeting, the second in the series.

2. The meeting format focused on presentations by speakers. There was no identification or study matrix provided for the "mandatory elements." Public was not asked to comment on the elements.
3. Multiple and inconsistent definitions of "full reassessment, review and consideration" provided by consultants, FORA speakers, and facilitator.
4. The time allocated at the meetings for public input was inadequate and therefore rushed and limiting.
5. EMC Planning Group Team has a conflict of interests preventing an impartial reassessment: (a) The Reuse Plan, which is the subject of critical analysis, is its earlier work product; and (b) EMC currently functions as a paid project manager in the employ of the City of Seaside for the Monterey Downs Project on lands within the scope of the reassessment. While the City of Seaside pays EMC, the compensation source is Monterey Downs.
6. There are no public meetings scheduled after preparation of its "draft recommendations." The work product must be subject to public review prior to being submitted for FORA Board action.
7. Five public meetings held after CSUMB commencement ceremonies on May 19, after students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most impacted groups and are excluded by the scheduling of these meetings.

## REASSESSMENT RECOMMENDATIONS

Plan reassessment requires recognition of the changed demands and interests of those who live here today. Nearly 18,000 Monterey County voters opposed the needless development of a 58-acre oak woodland on former Fort Ord. This community movement secured a National Monument designation for the BLM property on former Fort Ord. The community is demanding a different vision for the Reuse Plan.

A material change requiring an **update of the Reuse Plan** is the change of the BLM lands from a regional park to a National Monument. The Reuse Plan currently in effect is a **regional** plan. Any reuse plan for Fort Ord must consider its changed character and serve the national interests, not simply regional interests. Re-evaluation of the use and designs of the contiguous properties and the means to serve visitors from around our nation and the world were not previously part of the Reuse Plan.

National Monuments attract interest, tourism and revenues. The National Monument is a new source of prosperity not previously part of the Reuse Plan. The National Monument is to be recognized and valued as the keystone of former Fort Ord. To implement a plan that provides for less will be a travesty.

The 1997 Base Reuse Plan is premised on forecasted increases in population of 1% per year in Monterey County through 2015. Plans for expansion and build out of Fort Ord were projected based upon this increased need. The increase in population did not occur and there is no need for the build out of this land. The assumptions made in the

writing of the Reuse Plan have proven erroneous by hindsight. Build out of the Reuse Plan as written in the next ten years is meritless.

With the national economic downturn, demand for additional residential and commercial development does not exist today. Values of existing homes have declined significantly and will further decline if the supply is increased by new subdivisions. Entitled developments on Fort Ord and the surrounding areas remain unbuilt. These developments are not built because there is insufficient demand.

Review of the numbers of foreclosures, notices of default on home loans where homeowners remain in possession, bank held properties, and unpaid real estate taxes reveal the vulnerability of home values in Monterey County. Monterey County has a large inventory of homes for sale in all price ranges. We currently have more homes than buyers. There is no demand for new residential projects, be they located in Marina, Seaside, or the County.

In 1997 there was a lack of low income or affordable housing. Today, affordable housing is available throughout the County. Foreclosures have produced a supply greater than demand and driven down home prices for non foreclosures. There is no demand for ADDITIONAL low income housing.

Smart urban planning favors distribution of low income housing throughout the community, as compared to plans which concentrate low income homes in a single development or community. Areas with a high density of low income housing often become the seeds for slum-like conditions and gang activity. Foreclosures have resulted in the availability of affordable housing in a multiplicity of neighborhoods.

There is no demand for commercial space. Currently there is more than a million square feet of vacant, and "approved, but not built commercial space" in our county vying for purchasers and occupants. It does not serve Monterey County to build more empty commercial establishments. Additional units simply lower the values of those already available.

There is inadequate water for further developments.

There is no need for an Eastside Parkway. Consider the "overdeveloped" General Jim Moore Boulevard. It is expansive and empty. The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is mandatory.

The debacle created by inadequately designed freeway ramps at Imjin Parkway and Highway 1 is not redressed by an expressway located in the interior of Fort Ord. A "T-intersection" is a defective design for ingress and egress from and to an expressway and freeway. Fix this improperly designed intersection and traffic will flow appropriately. The backup on Imjim Parkway is the inability to get on a freeway efficiently.

Traffic abatement during commute hours on Imjin Parkway is achieved with widening of the road through to Reservation Road. Neither of these problems is fixed by the addition of another road; nor do these problems serve as proof for need of another road.

Build on the urban-blight first. The Army gave a functioning military base to the public that has since become acres and acres of urban blight under the oversight of FORA. The overwhelming consensus of the community is a resounding demand for development on the urban blighter areas. There is no need for development to expand into the open space.

When the base closed it was anticipated Monterey County would incur a loss of 18,000 jobs on the Army base. Of those, 13,500 were soldiers relocated to Fort Lewis. This was not 13,500 persons left unemployed. While it was anticipated closure of the Army base would result in the loss of 4,500 civilian jobs, net job losses were 3,700. As of today, these jobs have been replaced with a similar number of new jobs on former Fort Ord. The current unemployment problem in Monterey County is *not* the result of a base closure, and it is not the result of failed redevelopment plans. Unemployment is a national problem. Unemployment is not solved by "short-term" construction jobs.

Allow CSUMB to achieve its intended growth before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that have relocated. Student demand on resources, such as water, is similar in kind to the demand made by soldiers. High occupancy residences and communal amenities do not have the same impact as placement of the same number of persons in individual homes. Replacement of soldiers with students is smart usage. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet its goals.

Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside). The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan. See Map 3.6-1. A total of 75 acres within Seaside is designated as Community Park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50 acre park just south of Gigling Road adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed and enhanced in all development decisions. The connections from the Coastal Rec trail to the National Monument must be prominent, scenic, and useable by all.

**forU** *Fort Ord Rec Users*

ForU incorporates by reference and reaffirms the position, arguments, and recommendations made by LandWatch Monterey County in its letter of June 4, 2012, to Michael Houlemard, Jr.

Please include an analysis of the issues and recommendations made herein in the full reassessment.

Very truly yours,

  
GAIL MORTON  
Fort Ord Rec Users

## forU Affiliates

### Friends of the Fort Ord Warhorse (FFOW)

PO Box 1168  
Marina CA 93933  
(831)224-4534  
[fortordhistory@gmail.com](mailto:fortordhistory@gmail.com)  
Contact: Margaret Davis

### Sustainable Seaside

[www.sustainablemontereycounty.org/sustainablegroups.google.com/group/sustainable-seaside](http://www.sustainablemontereycounty.org/sustainablegroups.google.com/group/sustainable-seaside)  
Contact: Kay Cline [kecline@sbcglobal.net](mailto:kecline@sbcglobal.net)

### Citizens for Sustainable Marina (C4SM)

[www.sustainablemontereycounty.org/citizens-for-sustainable-marina.html](http://www.sustainablemontereycounty.org/citizens-for-sustainable-marina.html)  
Contact: Luana Conley [c4smarina@gmail.com](mailto:c4smarina@gmail.com)

### Monterey Off Road Cycling Association, a Chapter of IMBA (MORCA)

[www.morcamb.org](http://www.morcamb.org)  
Contact: Gary Courtright [gacourtright@sbcglobal.net](mailto:gacourtright@sbcglobal.net)  
Jason Campbell [camprain@sbcglobal.net](mailto:camprain@sbcglobal.net)

### Citizens for Sustainable Monterey County

[www.sustainablemontereycounty.org](http://www.sustainablemontereycounty.org)  
Contact: Denyse Frischmuth [Frischmuth@prodigy.net](mailto:Frischmuth@prodigy.net)

### Backcountry Horsemen

[www.bchcalifornia.org](http://www.bchcalifornia.org)  
Contact: Lisa Deas [muledaze@yahoo.com](mailto:muledaze@yahoo.com)

### Santa Cruz County Horsemen's Association

Graham Hill Showground 1145 Graham Hill Road  
Santa Cruz CA 95060  
[www.2.cruzio.com](http://www.2.cruzio.com)  
Contact: Claudia Goodman [manedance@baymoon.com](mailto:manedance@baymoon.com)

### US Army Veterinary Corp Historical Preservation Group

Contact: Greg Krenzelok [gregkrenzelok@msn.com](mailto:gregkrenzelok@msn.com)

### California Historical Artillery Society (CHAS)

[warhorse.org](http://warhorse.org)  
Contact: Ted Miljevich [chaselduce@aol.com](mailto:chaselduce@aol.com)

### US Cavalry Association

[www.uscavalry.org](http://www.uscavalry.org)  
Contact: Fred Klink [fredklink@comcast.net](mailto:fredklink@comcast.net)

### Marina Volunteer Firefighters Association

(831) 277-1630  
[mvffa@sbcglobal.net](mailto:mvffa@sbcglobal.net)

To: EMC Planning Group Team & Fort Ord Reuse Authority



My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Build on urban-blighted areas first.
  2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
  3. Require an Environmental Impact Report for the Eastside Parkway.
  4. REASSESS and MODIFY the Base Reuse Plan--consistent with the needs and interests of our region as they exist now.
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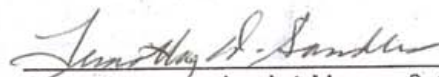
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- ~~• A ten year extension of FORA is not needed.~~
- Other:

*Well thought through!  
I support all the points.  
Thank you!*

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated: 6-11-12



Signature, and print Name & Contact Information

TIMOTHY D. SANDERS  
EAS@oxy.edu





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Abandon  
Eastside  
Parkway

5

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- A ten year extension of FORA is not needed. - unless focus shifts to
- Other: *preservation & community needs - away from development.*

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated: 6/11/2012

VICKY PEARSE  
Signature, and print Name & Contact Information  
vpearse@gmail.com



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S

Blight before Cor exists instead of Open Space

To: EMC Planning Group Team & Fort Ord Reuse Authority

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- Other:

A sensible plan needs to be developed for roads, especially for access into CSUMB and the blighted area that does not encroach on the open space. Imjin Road, Intergarrison, General Jim Moore are not connected as needed within the blighted area and to Highway 1. The Eastside Parkway would only add to the confused roadways and is not needed -

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated:

11 June 2012

 John Pearse  
Signature, and print Name & Contact Information

pearsester@gmail.com



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- Other:

*I can't emphasize enough the need to develop first on blighted areas, not open space - once destroyed, it's destroyed forever.*

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated: June 11-2012 *Demise Frischmuth* DEMISE FRISCHMUTH  
Signature, and print Name & Contact Information  
*demise.f@att.net*



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- ~~A ten year extension of FORA is not needed.~~
- Other:

*An extension of FORA is needed so there is an entity to bring about the above highlighted items. But it needs to have more enlightened leadership.*

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated:

*Jane Z. Sanders* Jane Sanders 6254324 Caltech  
Signature, and print Name & Contact Information JZS@Caltech.edu





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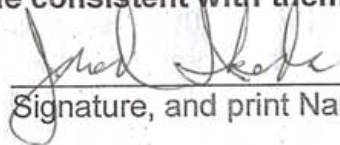
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Dated:

  
Signature, and print Name & Contact Information  
Jared Ikeda  
jwikeda@earthlink.net

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\* Most Important

Recommendations for the REASSESSMENT of the BASE REUSE PLAN

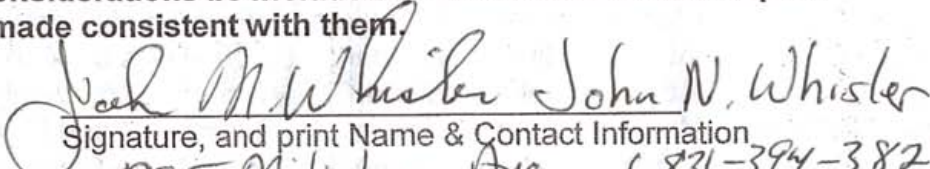
5

To: EMC Planning Group Team & Fort Ord Reuse Authority

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- A ten year extension of FORA is not needed.
- Other: An accurate and honest water <sup>use</sup> assessment for any development, taking into consideration the reduced drawing of water from the Carmel River.

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated: 6/11/12

  
Signature, and print Name & Contact Information  
1985 Military Ave } 831-394-3823  
Seaside, CA 93958 } email  
johnwhisler@comcast.net

Recommendations for the REASSESSMENT of the BASE REUSE PLAN

To: EMC Planning Group Team & Fort Ord Reuse Authority



My recommendations for the REASSESSMENT of the Base Reuse Plan:

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- A ten year extension of FORA is not needed.
- Other: *the communities that surround Fort Ord are expanding. This is a perfect opportunity to turn Fort Ord's open lands into a region park for the surrounding communities.*

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated: *June 11, 2012*

*Bonnie Whisler*  
Signature, and print Name & Contact Information

*Bonnie Whisler*  
*johnwhisler@comcast.com*  
*831-394-3823*

Recommendations for the REASSESSMENT of the BASE REUSE PLAN

*1985 Military Ave. Seaside, CA*  
*93955*

To: EMC Planning Group Team & Fort Ord Reuse Authority



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- Other:

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated:

June 16, 2011

Diana Walter

Signature, and print Name & Contact Information

375-7226





My recommendations for the REASSESSMENT of the Base Reuse Plan:

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- A ten year extension of FORA is not needed.
- Other: The population growth has not occurred.

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated:

Nancy Selbridge  
Signature, and print Name & Contact Information

Nancy Selbridge  
nancys15@att-blackberry.net

Recommendations for the REASSESSMENT of the BASE REUSE PLAN

224-9692



My recommendations for the REASSESSMENT of the Base Reuse Plan:

- Army Urbanized Footprint*
1. Build on ~~urban blighted~~ areas first. *and the resulting brown fields.*
  2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
  3. Require an Environmental Impact Report for the Eastside Parkway.
  4. REASSESS and MODIFY the Base Reuse Plan--consistent with the needs and interests of our region as they exist now:
  5. *Infrastructure already in place in previous areas developed by the Army*
    - The Army gave a functioning base to the public that has since ~~become~~ *not utilized* acres of "urban blight." The overwhelming consensus of the community is a resounding DEMAND for development on the ~~urban blighted~~ *Army urbanized footprint* OPEN SPACE.
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*Army Urbanized Footprint*

To: EMC Planning Group Team & Fort Ord Reuse Authority

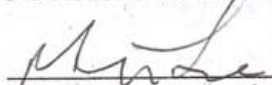
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- A ten year extension of FORA is not needed.

• Other:

Development on ~~already built~~ <sup>Army urbanized</sup> ~~land~~ <sup>Foot print</sup> is good land use planning that promotes infill <sup>development</sup> use and good connection to transportation via Highway 1 and the proposed rail system.

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated: 6/11/12

  
\_\_\_\_\_  
Signature, and print Name & Contact Information  
Robin Lee Landgaze@hotmail.com  
(831) 443-9242

To: EMC Planning Group Team & Fort Ord Reuse Authority



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- Other:

*Let's keep Fort Ord Wild, make maps of trails, get rid of mess, support National Monument.*

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated: 6-11-12

*Diane Flescher* diane.flescher@aol.com  
Signature, and print Name & Contact Information



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- A ten year extension of FORA is not needed.
- Other:

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated:

6/11/12

*Patricia Hamilton*

Signature, and print Name & Contact Information

Lynn Hamilton

(831) 206-0032

lynham@sbcglobal.net

Recommendations for the REASSESSMENT of the BASE REUSE PLAN



To: EMC Planning Group Team & Fort Ord Reuse Authority



### My recommendations for the REASSESSMENT of the Base Reuse Plan:

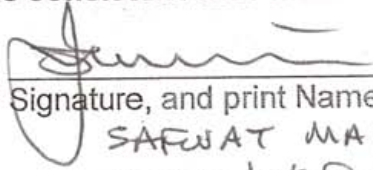
- yes 1. Build on urban-blighted areas first.
- yes 2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
- yes 3. Require an Environmental Impact Report for the Eastside Parkway. NOT NEEDED!
- yes 4. REASSESS and MODIFY the Base Reuse Plan--consistent with the needs and interests of our region as they exist now.
  - The Army gave a functioning base to the public that has since become acres and acres of "urban blight." The overwhelming consensus of the community is a resounding DEMAND for development on the urban blighted areas--NOT ON OPEN SPACE.
  - The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan. See yellow "Trail/Open Space Link" in approved Map 3.6-1. A total of 75 acres within Seaside is designated as Community Park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50 acre park just south of Gigling Road adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
  - The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
  - The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
  - With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
  - More than a million square feet of vacant, and "approved, but not built, commercial space" vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
  - Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.

To: EMC Planning Group Team & Fort Ord Reuse Authority

- yes
- Need DEO leadership of FORA
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Dated: 6/11/12

  
Signature, and print Name & Contact Information

SAFWAT MALEK  
samalek@aol.com

To: EMC Planning Group Team & Fort Ord Reuse Authority



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To: EMC Planning Group Team & Fort Ord Reuse Authority

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FORA has lost the ability to lead positive change in our community. FORA should not be renewed without significant leadership change.

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated:

11 June 2012

Camelia Binkley  
Signature, and print Name & Contact Information  
213 Seely Rd  
Seaside CA 93955

To: EMC Planning Group Team & Fort Ord Reuse Authority



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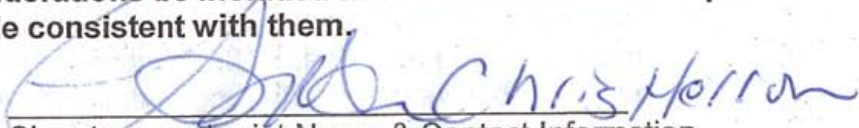
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- Other:

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Dated:

  
Signature, and print Name & Contact Information

633-8919  
Sparkysmom64

@yahoo.com

Recommendations for the REASSESSMENT of the BASE REUSE PLAN



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- Other:

① Investigate FORA for misuse of public funds - proceed with criminal charges, if appropriate.

Perhaps not → ② Eliminate FORA? ... or revise it!

③ Find an alternative to FORA: efficient, effective, accountable.

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated:

Bill Leone  
Signature, and print Name & Contact Information

831-521-1055, [bleone2@juno.com](mailto:bleone2@juno.com)



To: EMC Planning Group Team & Fort Ord Reuse Authority



### My recommendations for the REASSESSMENT of the Base Reuse Plan:

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ALL BIKE PATHS NEED EXTRA  
100' OFFSET FOR HORSES &  
EQUESTRIANS. MAINTAIN OUR  
WESTERN HISTORIC HERITAGE &  
RIGHT TO RIDE !!

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated:

6/11/12

Rosalinda Lisa A Deas

Signature, and print Name & Contact Information

muledaze@yahoo.com

To: EMC Planning Group Team & Fort Ord Reuse Authority



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\* GREEN MARKET COMMIT BOTH TALKING POINTS

• MORE ATTENTION TO WILDLIFE CORRIDORS

\* REMOVE NATIONAL CEMETARY FUNDING BASED ON MONTEREY RACE TRACK - ALLOWING HOUSING AREA; IMPLEMENT OTHER FUNDING SOURCES FOR THE CEMETERY

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated:



Signature, and print Name & Contact Information

1015 SCOTT CT  
MARIANA, CA. 93933  
831-582-9568 (H)  
831-760-2557 (C)

Recommendations for the REASSESSMENT of the BASE REUSE PLAN

SEVERSO AOL.COM  
FORT FRIENDS

To: EMC Planning Group Team & Fort Ord Reuse Authority



6/11/12

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9

To: EMC Planning Group Team & Fort Ord Reuse Authority

- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a "regional park." Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
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- ~~Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road. *No mitigation in place for multiple wildlife crossings/trails*~~
- ~~Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that have relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals. *only after water sources stabilized.*~~
- A ten year extension of FORA is not needed.
- Other:

*Remove National Cemetery funding based on Monterey Downs Race Track and adjoining housing area; implement other funding sources for the cemetery*

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated:

*Philomene R Smith*  
Signature, and print Name & Contact Information  
*Philomene R. Smith (philsmith@aol.com)*  
*BLM/FO Nat. Hon and Board Member Fort*

To: EMC Planning Group Team & Fort Ord Reuse Authority



### My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Build on urban-blighted areas first.
  2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
  3. Require an Environmental Impact Report for the Eastside Parkway.
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- Other:

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated: 6/11/12

  
Signature, and print Name & Contact Information

CARA WILSON

1865 LUXTON

Seaside CA 93955

Recommendations for the REASSESSMENT of the BASE REUSE PLAN



To: EMC Planning Group Team & Fort Ord Reuse Authority



### My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Build on urban-blighted areas first.
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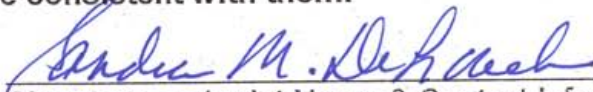
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**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated: 6-12-12

  
Signature, and print Name & Contact Information  
Sandra M. Dehaach  
(831) 402-4727



My recommendations for the REASSESSMENT of the Base Reuse Plan:

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5

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Dated: 6-11-2012

ANONYMOUS  
Signature, and print Name & Contact Information

To: EMC Planning Group Team & Fort Ord Reuse Authority



*Jeff Zerk*  
6/11/12

My recommendations for the REASSESSMENT of the Base Reuse Plan:

Yes

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- Other:

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\_\_\_\_\_  
Signature, and print Name & Contact Information

To: EMC Planning Group Team & Fort Ord Reuse Authority



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S

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- ~~A ten year extension of FORA is not needed.~~

2  
Other: Change FORA to be responsive to public concerns and to focus on development on the military-developed footprint.

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated: 6/11/12

William W. Brown  
Signature, and print Name & Contact Information

William W. Brown  
220 Ardennes Circle (Ft. Ord)  
Seaside, CA 93955



To: EMC Planning Group Team & Fort Ord Reuse Authority

Ass. Bld



My recommendations for the REASSESSMENT of the Base Reuse Plan:

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- A ten year extension of FORA is not needed. *Correct through & shorter*
- Other: *extension is possible a good move - 5021e*  
*CS Sierra Club position*

Ass Bill 1614

*We should plan for the future  
not the past! it limited nat. resources,  
esp. water, climate change - etc. George M Nelson*

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated:

*George M Nelson, gmwbc@comcast.net*  
Signature, and print Name & Contact Information

*P.S. Rattlesnakes are valuable!*

To: EMC Planning Group Team & Fort Ord Reuse Authority



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  - The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan. See yellow "Trail/Open Space Link" in approved Map 3.6-1. A total of 75 acres within Seaside is designated as Community Park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50 acre park just south of Gigling Road adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
  - The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
  - The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
  - With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
  - More than a million square feet of vacant, and "approved, but not built, commercial space" vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
  - Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.

S

To: EMC Planning Group Team & Fort Ord Reuse Authority

- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a "regional park." Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
- A Base Reuse Plan Reassessment is mandated. FORA and its consultants have failed to provide a procedure for true public participation and input. The meetings were not well-noticed; the majority of the meeting was presentation; the procedures for solicitation and documentation of public input was flawed and often biased.
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- Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road.
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- A ten year extension of FORA is not needed. *THE EXTENSION SHOULD BE*
- Other: *ONLY AS LONG AS NEEDED TO ACCOMPLISH THE REMAINING UNCOMPLETED FUNCTIONS.*

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated: *JUN 11, 2012*

*With*, RICH FOX, foxrid@aol.com  
Signature, and print Name & Contact Information *931-619-*

*1123*

To: EMC Planning Group Team & Fort Ord Reuse Authority



My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Build on urban-blighted areas first. *AND ONLY WHEN POPULATION INCREASES*
  2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside). *CARNAULT II*
  3. Require an Environmental Impact Report for the Eastside Parkway.
  4. REASSESS and MODIFY the Base Reuse Plan—consistent with the needs and interests of our region as they exist now.
- The Army gave a functioning base to the public that has since become acres and acres of “urban blight.” The overwhelming consensus of the community is a resounding DEMAND for development on the urban blighted areas--NOT ON OPEN SPACE.
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- A ten year extension of FORA is not needed.
- Other: *ALL OF THE ABOVE PLUS THOSE LISTED BELOW!*
- *KEEP WILDLIFE CORRIDORS OPEN FOR WILDLIFE TRAVEL,*
- *KEEP PUBLIC ACCESS TO RECREATIONAL/WILDLIFE AREAS OPEN AND EASILY ACCESSED.*
- *SEPARATE FUNDING FOR MILITARY CEMETARY FROM DEVELOPMENT FUNDING SOURCES AND INDEPENDENT FROM ANY DEVELOPMENT.*
- *ANY HORSE COMPETITIVE EVENTS ARE INCONSISTENT WITH LOCAL SENSITIVITIES AND FACILITIES TO SUPPORT THESE ACTIVITIES SHOULD NOT BE BUILT.*

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated: 6/11/2012

*Henry H. Smith* HENRY H. SMITH  
Signature and print Name & Contact Information

HANKHSMITH@AOH.COM  
831-372-8226

To: EMC Planning Group Team & Fort Ord Reuse Authority



My recommendations for the REASSESSMENT of the Base Reuse Plan:

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- A ten year extension of FORA is not needed.
- Other:

widen Imjin parkway - to 4 lanes  
from Imjin<sup>Rd.</sup> to Reservation Rd

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated:

6/11/12

Karen S. Mack  
Signature, and print Name & Contact Information





My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Build on urban-blighted areas first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
4. REASSESS and MODIFY the Base Reuse Plan--consistent with the needs and interests of our region as they exist now. (2012)

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To: EMC Planning Group Team & Fort Ord Reuse Authority

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- A ten year extension of FORA is not needed.
- Other:

\* We should consider the National Monument with overall ~~the~~ planning of other developments, architectural themes etc.

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated:

6/11/12

*Diane Cotton*

Signature, and print Name & Contact Information

*Diane Cotton*

*1075 Tweed St*

*Seaside CA 93955 (831) 521-7410*

Recommendations for the REASSESSMENT of the BASE REUSE PLAN

*dmarshcotton@sbcglobal.net*

To: EMC Planning Group Team & Fort Ord Reuse Authority



My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Build on urban-blighted areas first.
  2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
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S

To: EMC Planning Group Team & Fort Ord Reuse Authority

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- A ten year extension of FORA is not needed.
- Other:

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated: June 11, 2012

*Marjorie B. Kay* MARJORIE KAY  
Signature, and print Name & Contact Information

831 722-9063  
marjorie17k@aol.com

To: EMC Planning Group Team & Fort Ord Reuse Authority



My recommendations for the REASSESSMENT of the Base Reuse Plan:

- ① Build on urban-blighted areas first. (# 1 Priority!)
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
- ③ Require an Environmental Impact Report for the Eastside Parkway. (no more "park"-ways!)
4. REASSESS and MODIFY the Base Reuse Plan--consistent with the needs and interests of our region as they exist now.

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- A ten year extension of FORA is ~~not~~ needed. (and how!).
- Other:

Here's looking ~~for~~ "FORA-ward" to ten more years!

2025, here we come!

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated:

Christopher P. Essert  
Signature, and print Name & Contact Information  
Christopher P. Essert  
(831) 393-9275

To: EMC Planning Group Team & Fort Ord Reuse Authority



### My recommendations for the REASSESSMENT of the Base Reuse Plan:

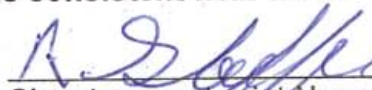
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- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that have relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.
- A ten year extension of FORA is not needed.
- Other:

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated:

  
Signature, and print Name & Contact Information  
RickShaffer@gmail.com





My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Build on urban-blighted areas first.
2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
3. Require an Environmental Impact Report for the Eastside Parkway.
4. REASSESS and MODIFY the Base Reuse Plan--consistent with the needs and interests of our region as they exist now. *please see the following to guide the modification of the reuse plan.*

~~\*\*\*\*~~

- The Army gave a functioning base to the public that has since become acres and acres of "urban blight." The overwhelming consensus of the community is a resounding DEMAND for development on the urban blighted areas--NOT ON OPEN SPACE.

\*

- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan. See yellow "Trail/Open Space Link" in approved Map 3.6-1. A total of 75 acres within Seaside is designated as Community Park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50 acre park just south of Gigling Road adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.

\*

- The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.

\*

- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.

\*

- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.

\*

- More than a million square feet of vacant, and "approved, but not built, commercial space" vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.

\*

- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.

\* FORA should complete Hwy in Parkway (by making Hwy in Rd 4 lanes) because FORA was developed to help w regional traffic problems. Eastside Parkway does not help regional traffic problems.

To: EMC Planning Group Team & Fort Ord Reuse Authority

- \* Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a "regional park." Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
- \* A Base Reuse Plan Reassessment is mandated. FORA and its consultants have failed to provide a procedure for true public participation and input. The meetings were not well-noticed; the majority of the meeting was presentation; the procedures for solicitation and documentation of public input was flawed and often biased.
- \* There are no public meetings scheduled after the consulting company prepares its "draft recommendations." Make the work product subject to review prior to being submitted for FORA Board action.
- Five public meetings held after CSUMB commencement ceremonies on May 19, after students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most impacted groups and are excluded by the scheduling of these meetings.
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- \* A ten year extension of FORA is not needed.
- \* Other:

If recommendation #1 @ the beginning is followed, there is no need for Eastside Parkway to even begin the EIR process. It should be postponed for 20 years until future development requirements warrant it being built.

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated: June 11, 2012 Stanne Worcester  
Signature, and print Name & Contact Information

stanne.worcester@gmail.com

To: EMC Planning Group Team & Fort Ord Reuse Authority



My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Build on urban-blighted areas first.
  2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
  3. Require an Environmental Impact Report for the Eastside Parkway.
  4. REASSESS and MODIFY the Base Reuse Plan--consistent with the needs and interests of our region as they exist now.
- The Army gave a functioning base to the public that has since become acres and acres of "urban blight." The overwhelming consensus of the community is a resounding DEMAND for development on the urban blighted areas--NOT ON OPEN SPACE.
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  - The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
  - With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
  - More than a million square feet of vacant, and "approved, but not built, commercial space" vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
  - Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.

To: EMC Planning Group Team & Fort Ord Reuse Authority

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- A ten year extension of FORA is not needed.
- Other:

- Safeguard access from Beach to BLM / National Monument.
- Keep Fort Ord Wild !!

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated: 6/11/12

Bertrand Deprez BERTRAND DEPPEZ  
Signature, and print Name & Contact Information  
2025 Cross Street  
Seaside, CA 93955

Recommendations for the REASSESSMENT of the BASE REUSE PLAN

To: EMC Planning Group Team & Fort Ord Reuse Authority



My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Build on urban-blighted areas first.
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To: EMC Planning Group Team & Fort Ord Reuse Authority

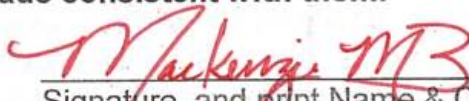
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- A ten year extension of FORA is not needed.
- Other:

- We need a plan update.

- Extend FORA for 2 to 4 years maximum.

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated:

  
Signature, and print Name & Contact Information  
Mackenzie Morton Boone  
macmoboo@aol.com

Recommendations for the REASSESSMENT of the BASE REUSE PLAN

To: EMC Planning Group Team & Fort Ord Reuse Authority



My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Build on urban-blighted areas first.
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  - Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.

A handwritten mark in the bottom right corner, resembling a stylized letter 'S' or a signature.

To: EMC Planning Group Team & Fort Ord Reuse Authority

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- A ten year extension of FORA is not needed.
- Other:

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated:

6/12/2012

*Kelley Valizza 869-1577*  
Signature, and print Name & Contact Information  
*Kelley83@yahoo.com*





To: EMC Planning Group Team & Fort Ord Reuse Authority



My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Build on urban-blighted areas first.
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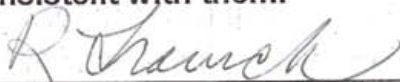
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To: EMC Planning Group Team & Fort Ord Reuse Authority

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- Other:

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated:

  
\_\_\_\_\_  
Signature, and print Name & Contact Information

Rochelle Trawick  
rochelletrawick@comcast.net

Recommendations for the REASSESSMENT of the BASE REUSE PLAN

To: EMC Planning Group Team & Fort Ord Reuse Authority



My recommendations for the REASSESSMENT of the Base Reuse Plan:

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S

To: EMC Planning Group Team & Fort Ord Reuse Authority

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- A ten year extension of FORA is not needed.
- Other:

1. Beads to BLM corridor must be created
2. Marina Equestrian Center ad be recognized as a vital park & trail connection for purposes of BLP compliance judgment.

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated:

Margaret Davis  
Signature, and print Name & Contact Information

Margaret Davis [atnmargaret@gmail.com](mailto:atnmargaret@gmail.com)  
~~earshlink~~

3. "Reassessment is total review."

Recommendations for the REASSESSMENT of the BASE REUSE PLAN



My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Build on urban-blighted areas first. *Remove: abandoned*
  2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside) *of original agreement. old roads, fence*
  3. Require an Environmental Impact Report for the Eastside Parkway. *STOP this road*
  4. REASSESS and MODIFY the Base Reuse Plan--consistent with the needs and interests of our region as they exist now. *to nowhere*
  5. Make the National Monument the keystone of Fort Ord land.
- The Army gave a functioning base to the public that has since become acres and acres of "urban blight." The overwhelming consensus of the community is a resounding DEMAND for development on the urban blighted areas--NOT ON OPEN SPACE. *When the Army left it took its population with it leaving few ripples in the economy.*
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  - The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written. *Look to Land Corp 2005*
  - With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of that existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects. *assessments demonstrate a much lower loss to jobs + economy*
  - More than a million square feet of vacant, and "approved, but not built, commercial space" vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices. *Stop wasteful + abuse just for a fix.*
  - Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The

To: EMC Planning Group Team & Fort Ord Reuse Authority

community is demanding a different vision from its elected officials, including FORA. FORA IS A DISAPPOINTMENT

- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a "regional park." Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
- A Base Reuse Plan full Reassessment is mandated. FORA and its consultants have failed to provide a procedure for true public participation and input. The meetings were not well-noticed; the majority of the meeting was presentation; the procedures for solicitation and documentation of public input was flawed and often biased.
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- A ten year extension of FORA is not needed.

Other: The Monterey Downs Project w/ a casino <sup>land a large parkway</sup> ~~is~~ inappropriate and unneeded on a former military base, near Army family housing, university students <sup>breaking apart</sup> communities. These projects are feasible for the need of permanent good paying jobs for the area. Construction jobs are temporary + hospitality work is low paying our residents deserve more + better.

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated:

13 June 2012

*Heidi Trinkle*

Signature, and print Name & Contact Information  
HEIDI TRINKLE 831.333.6618

also the cemetery needs to be separated from a noisy drive range. Buffer will not help because

Recommendations for the REASSESSMENT of the BASE REUSE PLAN sound travels for miles and becomes the foggy weather. The families deserve serene hearty representative

of the service to country of our troops + increased soldier's morale + honor. Think: Normandy + Arlington.

To: EMC Planning Group Team & Fort Ord Reuse Authority



My recommendations for the REASSESSMENT of the Base Reuse Plan:

- ✓ 1. Build on urban-blighted areas first.
  - ✓ 2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
  - ✓ 3. Require an Environmental Impact Report for the Eastside Parkway.
  - ✓ 4. REASSESS and MODIFY the Base Reuse Plan--consistent with the needs and interests of our region as they exist now.
  - ✓ 5. Make the National Monument the keystone of Fort Ord land.
- ✓ • The Army gave a functioning base to the public that has since become acres and acres of "urban blight." The overwhelming consensus of the community is a resounding DEMAND for development on the urban blighted areas--NOT ON OPEN SPACE.
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To: EMC Planning Group Team & Fort Ord Reuse Authority

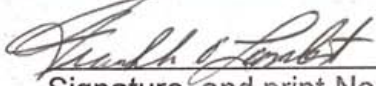
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- A ten year extension of FORA is not needed. ← **CERTAINLY NOT!**
- Other:

*YOU HEARD ENOUGH PUBLIC COMMENT OF CONCERNED CITIZENS AND THE EXTRAORDINARY AMOUNT OF PETITIONS TURNED IN LAST YEAR, AND THIS YEAR, THE ISSUE IS STILL CONTROVERSIAL. AS REPRESENTATIVES OF THE PEOPLE, YOU HAVE AN OBLIGATION TO ACT IN ACCORDANCE FOR THE COMMON GOOD OF THE COMMUNITY, RATHER THAN SPECIAL INTEREST GROUPS OR INDIVIDUALS.*

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated: JUN 13, 2012

 **FRANKLIN O. LAMBERT**  
Signature, and print Name & Contact Information

GOLDENGREEN10@YAHOO.COM

P.O. Box 1525

MARINA, CA. 93933-1525

Recommendations for the REASSESSMENT of the BASE REUSE PLAN



To: EMC Planning Group Team & Fort Ord Reuse Authority



My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Build on urban-blighted areas first. *Most important*
  2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside). *Yes*
  3. Require an Environmental Impact Report for the Eastside Parkway. *Yes*
  4. REASSESS and MODIFY the Base Reuse Plan--consistent with the needs and interests of our region as they exist now. *yes*
  5. Make the National Monument the keystone of Fort Ord land. *yes*
- The Army gave a functioning base to the public that has since become acres and acres of "urban blight." The overwhelming consensus of the community is a resounding DEMAND for development on the urban blighted areas--NOT ON OPEN SPACE. *Yes!*
  - The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan. See yellow "Trail/Open Space Link" *yes* in approved Map 3.6-1. A total of 75 acres within Seaside is designated as Community Park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50 acre park just south of Gigling Road adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions.
  - The Eastside Parkway devastates the northern oak forests and severs biological and rec corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative. *yes*
  - The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written. *change it!*
  - With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects. *Homes Built are too large for people with low pay or no job*
  - More than a million square feet of vacant, and "approved, but not built, commercial space" vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices. *These spaces too expensive*
  - Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The *yes*

To: EMC Planning Group Team & Fort Ord Reuse Authority

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- A Base Reuse Plan *full* Reassessment is mandated. FORA and its consultants have failed to provide a procedure for true public participation and input. The meetings were not well-noticed; the majority of the meeting was presentation; the procedures for solicitation and documentation of public input was flawed and often biased.
- There are no public meetings scheduled after the consulting company prepares its "draft recommendations." Make the work product subject to review prior to being submitted for FORA Board action. *How about televising all public & private meetings*
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- A ten year extension of FORA is not needed. *If action of FORA -*
- Other: *does not change Fora should vanish*

*I will be amazed if any of input is utilized*

*Acted on!*

I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.

Dated:

Hebard R Olsen  
Signature, and print Name & Contact Information  
Hebard R Olsen  
720 Woodcrest Lane  
Monterey Calif

To: EMC Planning Group Team & Fort Ord Reuse Authority



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To: EMC Planning Group Team & Fort Ord Reuse Authority

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- A ten year extension of FORA is not needed.
- Other:

*Top priority - blighted areas first.  
- Keep open space corridor*

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated: *June 13, 2012*

  
Signature, and print Name & Contact Information

*George T. Riley  
georgetriley@gmail.com*

Recommendations for the REASSESSMENT of the BASE REUSE PLAN

To: EMC Planning Group Team & Fort Ord Reuse Authority



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Dated: 6/13/12

  
Signature, and print Name & Contact Information

To: EMC Planning Group Team & Fort Ord Reuse Authority



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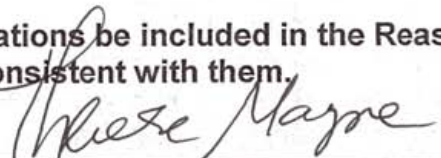
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Dated: 9/14/12

  
Signature, and print Name & Contact Information

Theresmayore@gmail.com



To: EMC Planning Group Team & Fort Ord Reuse Authority



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*Very important!* →

*No need for additional development* →

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To: EMC Planning Group Team & Fort Ord Reuse Authority

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- Other:

CSUMB  
should be  
a bigger  
part of  
the  
process.

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated:

  
Signature, and print Name & Contact Information

drmikedcook@gmail.com

To: EMC Planning Group Team & Fort Ord Reuse Authority



### My recommendations for the REASSESSMENT of the Base Reuse Plan:

1. Build on urban-blighted areas first.
  2. Protect the Beach-to-BLM recreation/open space corridors (Fort Ord Dunes State Beach to National Monument in Marina and also in Seaside).
  3. Require an Environmental Impact Report for the Eastside Parkway.
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To: EMC Planning Group Team & Fort Ord Reuse Authority

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- Other:

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Dated: 6/14/12

  
Signature, and print Name & Contact Information

Kreisenbrichler@comcast.net

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- Other:

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated:

6/14/12

Signature, and print Name & Contact Information

Julianne@hw-cpa.com

To: EMC Planning Group Team & Fort Ord Reuse Authority



My recommendations for the REASSESSMENT of the Base Reuse Plan:

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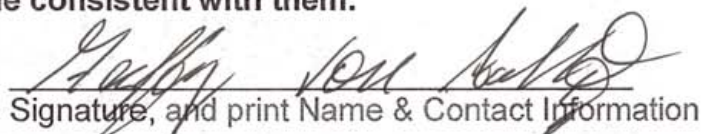
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To: EMC Planning Group Team & Fort Ord Reuse Authority



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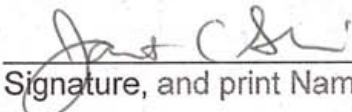
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- \* • A ten year extension of FORA is not needed. Appropriations First!
- Other:  
Promote economic redevelopment through National Monument as a destination  
Measurable objectives, well defined the lines  
for <sup>interim</sup> ~~sub~~ objectives.

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Dated: 6/13/12

  
Signature, and print Name & Contact Information

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- Other:

Guided horseback tours

Guided mountain bike tours

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Dated:

Steve Eklund Steve Eklund

Signature, and print Name & Contact Information

seklund@localnet.com

To: EMC Planning Group Team & Fort Ord Reuse Authority



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Dated:

6/15/12

*Alexander Shible*  
Signature, and print Name & Contact Information

(431) 236-7154

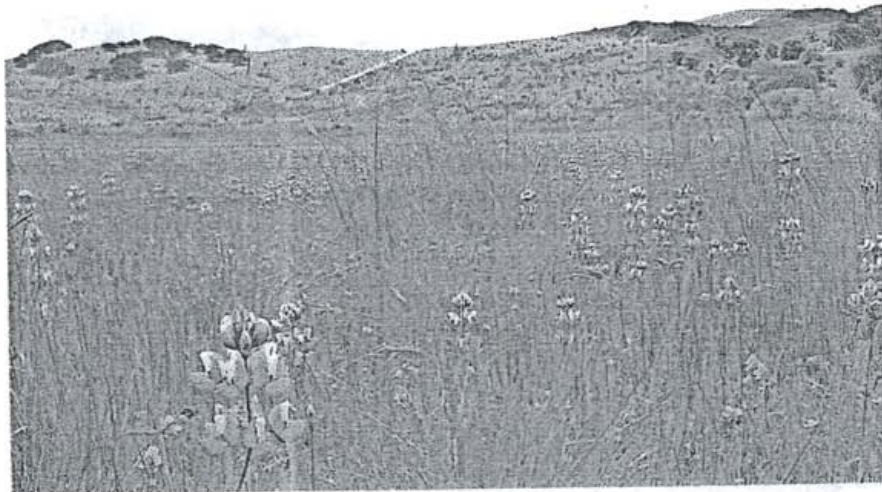
PO BOX 222 Carmel CA 93921

# Top 5 American Treasures to Protect in 2012

by [Center for American Progress](#) | April 20, 2012 | 3:00 pm

32 comments

3 of 5



## Fort Ord in California

Fort Ord on Monterey Bay, California, is a former army base that was home to more than 1.5 million U.S. soldiers. In operation from World War I until the end of the Cold War, it was closed in 1994 as part of the Army's Base Realignment and Closure process. Since then 7,000 of its acres have been managed by the Bureau of Land Management for conservation, wildlife habitat, and recreation. More than 86 miles of trails on the site have made it a world-class mountain biking destination. A wide variety of stakeholders have voiced support for protecting Fort Ord including the [Vet Voice Foundation](#), the International Mountain Bicycling Association, local veterans, and nearby businesses.

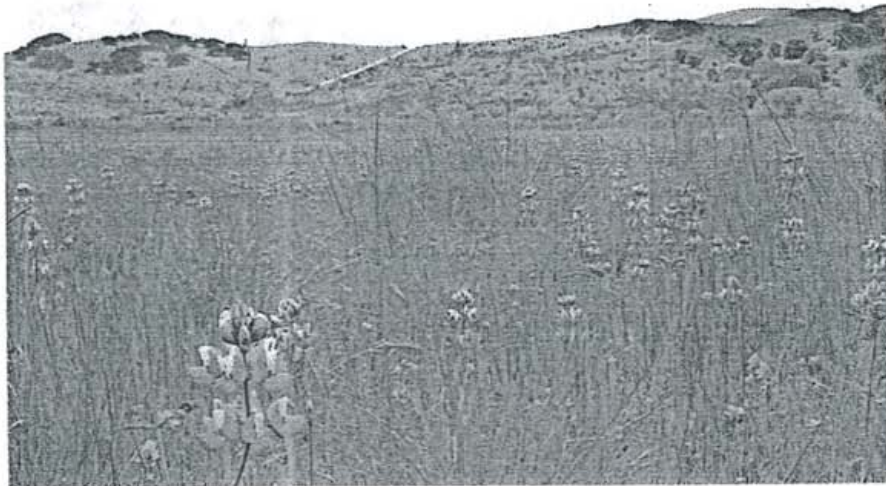
No bills have been introduced to protect Fort Ord in Congress, so the only route for its protection would be for President Obama to declare it a national monument under the Antiquities Act. Interior Secretary Ken Salazar visited the site in January and expressed support for a national monument, and veterans have asked that if designated, the monument be known as the [Fort Ord Soldiers National Monument](#).

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- ① preserve 3,340 acres ESCA as open space
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- The 1997 Reuse Plan was premised on forecasts of substantial increases in population and commercial/industrial demand in Monterey County. Population growth since 1995 is substantially less than predicted, with significantly lower demand for expansion into undeveloped areas. The data does not support implementing the Base Reuse Plan as written.
- With the national economic downturn, demand for additional residential and commercial development does not exist in Monterey County today. Values of existing homes have declined sharply and will further decline if the supply is increased by new subdivisions. Monterey County has a large inventory of unsold homes, due to foreclosures, short sales, and overbuilding during the bubble. Previously approved subdivisions remain unbuilt. There is no demand for new residential projects.
- More than a million square feet of vacant, and "approved, but not built, commercial space" vie for occupants. It is not in Monterey County's interests to build more empty homes and empty offices.
- Plan reassessment requires recognition of the changed demands and interests of those who live here. Nearly 18,000 voters opposed the needless development of a 58-acre oak woodland. This community movement secured a National Monument designation for the Bureau of Land Management property. The community is demanding a different vision from its elected officials, including FORA.

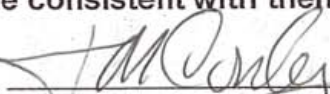
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To: EMC Planning Group Team & Fort Ord Reuse Authority

- Through citizen activism a portion of former Fort Ord is now a National Monument. This BLM land is no longer just a "regional park." Its use and attraction is of interest to our entire nation. This demands reassessment as to appropriate and desirable development and protections of adjacent lands.
- A Base Reuse Plan Reassessment is mandated. FORA and its consultants have failed to provide a procedure for true public participation and input. The meetings were not well-noticed; the majority of the meeting was presentation; the procedures for solicitation and documentation of public input was flawed and often biased.
- There are no public meetings scheduled after the consulting company prepares its "draft recommendations." Make the work product subject to review prior to being submitted for FORA Board action.
- Five public meetings held after CSUMB commencement ceremonies on May 19, after students and faculty have dispersed for the summer. CSUMB faculty and students are one of the most impacted groups and are excluded by the scheduling of these meetings.
- Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some or all of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road.
- Allow CSUMB to achieve its intended growth to 25,000 students before encroaching on its campus with unsound and unneeded development plans. CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military departing the area. It will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that have relocated. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.
- A ten year extension of FORA is not needed.
- Other: *See 2nd page*

**I request these important considerations be included in the Reassessment Report and recommendations are made consistent with them.**

Dated:



Signature, and print Name & Contact Information

LUANA CONLEY

*csmanina@gmail.com*



Luana Conley continued

## What has FORA done for Marina?

- Bike Trail on Res Rd from Imjin to Salinas Ave.
  - California Ave from Reindollar to Imjin
  - 2nd Ave from Imjin Pkwy to Lightfighter Dr
  - 4x4 wildland fire fighting vehicle
  - Removal of four storm drainage outfalls on the beach which discharged storm drainage into Monterey Bay Marine Sanctuary.
  - over \$40M in building removal and/or credits for building removal to Dunes on Monterey Bay dev't pers
- OVER • →

ACCISTA SPA KNUCKLES SPORTS BAR TUSCA RISTORANTE FIREPLACE LOUNGE

Printed on 100% recycled paper with soy inks

- UC MBEST Research & Development Center & including roadway system, water, wastewater and recycled water system
- Improvements to Reservation Road including intersections w/ MBEST and Blanco Roads
  - several miles of bike lanes along all constructed roadways
  - several miles of landscaping, sidewalks, etc. along all roadways
  - Assistance in National Monument designation including preservation of 60 miles of trails.



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**LandWatch**  
monterey county

Post Office Box 1876, Salinas, CA 93902  
Email: [LandWatch@mclw.org](mailto:LandWatch@mclw.org)  
Website: [www.landwatch.org](http://www.landwatch.org)  
Telephone: 831-759-2824  
FAX: 831-759-2825

June 4, 2012

Michael Houlemard Jr.  
Executive Officer  
Fort Ord Reuse Authority  
920 2nd Ave., Suite A  
Marina, CA 93933

SUBJECT: REASSESSMENT OF FORT ORD REUSE PLAN

Dear Mr. Houlemard:

Please accept the following recommendations regarding issues to be reassessed as LandWatch's formal comments:

1. **Implementation of the Fort Ord Base Reuse Plan**
  - A. Review of all Consistency Determinations made by FORA.
  - B. Review of land use decisions by participating agencies that did not require FORA consistency determinations for consistency with the Plan.
  - C. Status of the Habitat Conservation Plan.
  - D. Status of mitigation measures adopted to address significant and unavoidable environmental impacts of the Plan.
  - E. Status of policies and mitigation measures identified in Attachment I.
  - F. Status of the Capital Improvement Project Program.
  - G. Status of job creation in relationship to goals in the Plan.
  - H. Status of removal of urban blight.
  - I. Status of ordnance removal and groundwater cleanup.
  - J. Identification of water allocation by jurisdiction and project.
  
2. **Economic Condition**
  - A. Impact of approved and unconstructed residential units on countywide and Monterey Peninsula housing market.
  - B. Impact of approved and unconstructed residential units on property tax revenues and redevelopment funding for Marina, Seaside and Monterey County.
  - C. Impact of the demise of redevelopment agencies on future sources of funding.
  - D. Impact of decline in local government revenue on plan implementation.
  - E. Impact of approved and unconstructed retail, commercial, and industrial projects on local economy.

S

3. **Population and Employment Forecasts**

- A. While we understand that your economic consultant plans to assess population and employment trends, we strongly recommend that formally adopted forecasts be those adopted by the AMBAG Board of Directors. This will assure that all regional planning efforts for air quality, water supply and transportation are consistent in terms of planning for future conditions.
- B. We also urge FORA staff to participate in development of the AMBAG forecasts.

4. **Role of Staff in Plan Implementation**

- A. Identification of process for responding to public record requests.
- B. Identification of role of staff as advocate for projects that have not been submitted to FORA Board for action.

We appreciate having participated in the meetings with the Sierra Club, LandWatch and FORA staff set up by Assemblymember Monning. These meetings were very helpful in clarifying issues related to FORA. Finally, thank you for your consideration of our formal submission of issues that we recommend be addressed in the reassessment process.

Sincerely,



Amy L. White  
Executive Director

Enc. Attachment I

cc: Assemblymember Bill Monning



## ATTACHMENT I

Fort Ord Reuse Plan Final EIR – certified June 13, 1997

Water Supply (P. 4-49)

Two regional water management agencies have jurisdiction at former Fort Ord. The Monterey County Water Resources Agency (MCWRA) is responsible for regulation and supply of water from the Salinas Valley, and the Monterey Peninsula Water Management District (MPWMD) is responsible for regulation and supply of water from the Seaside Valley Basin. Through an agreement between the Army and MCWRA, 6,600 acre feet per year (afy) of water is available from the Salinas Valley groundwater basin for former Fort Ord land uses, provided that such provisions do not aggravate or accelerate the existing seawater intrusion. The Seaside Valley groundwater basin supplies an additional 400 afy of water, which is used for the City of Seaside golf course.

(P. 4-53, Section 2. Paragraph 3) By reason of an Army agreement with the Monterey County Water Resources Agency (MCWRA), a potable water supply of 6,600 afy is assumed to be assured from well water until a replacement is made available by the MCWRA (provided that such withdrawals do not accelerate the overdraft and seawater intrusion problems in the Salinas Valley groundwater aquifer). The 6,600 afy of well water could support the first phase of development of the proposed project to the year 2015.

Development to 2015 would result in a water demand of 6,469 afy; this figure accounts for a 10% distribution loss due to leaks and does not include an additional demand of 1,952 afy expected to be supplied by reclaimed water. However, given the existing condition of the groundwater aquifer, there is public concern over the ability of the water wells to “assure” even 6,600 afy.

(P. 4-54, paragraphs one and two) If groundwater wells were unable to supply the projected 2015 demand of 6,600 afy of water for former Fort Ord land uses, e.g., if pumping caused further seawater intrusion into the Salinas Valley aquifer, the desalination plant could be developed earlier than the year 2015. It is recommended that an alternate water supply source, such as on-site storage facilities, be considered.

In order to ensure the water supply issue is resolved and the proposed project does not aggravate or increase the seawater intrusion problem, policies and programs have been developed that would need to be adopted before development of the proposed project could proceed. The following policies and programs for the Cities of Marina and Seaside and Monterey County relate to water supply. [Also refer to the policies and programs related to groundwater recharge in Section 4.5.2].

(P.4-55) Hydrology and Water Quality Policy C-3: The MCWRA and the City/County shall cooperate with MCWRA and MPWMD to mitigate prevent further seawater intrusion based on the Salinas Valley Basin Management Plan, to the extent feasible.

Program C-3.1: The City/County shall continue work with the MCWRA and MPWMD to estimate the current safe yields within the context of the Salinas Valley Basin Management Plan for those portions of the former Fort Ord overlying the Salinas Valley and Seaside groundwater basins, to determine available water supplies.

Program C-3.2: The City/County shall work with the MCWRA and MPWMD appropriate agencies to determine the extent of seawater intrusion into the Salinas Valley and Seaside groundwater basins in the context of the Salinas Valley Basin Management Plan and shall participate in developing and implementing measures to prevent further intrusion.

These programs and policies serve to define the local jurisdictions' involvement in future water supply planning for former Fort Ord, identify potential water supply sources on- and off-site, and affirm the local jurisdictions' commitment to preventing further harm to the local aquifers. They also ensure that water supply remains the primary constraining factor for ultimate buildout of the proposed project, by limiting development in accordance with the availability of secured supplies. However, these programs and policies do not adequately address groundwater recharge; therefore, the following mitigation measures have been recommended for consideration.

Mitigation: Write a program to be adopted by the Cities of Marina and Seaside and the County of Monterey prior to implementing the proposed project that states: the City/County shall adopt and enforce a stormwater detention plan that identifies potential stormwater detention design and implementation measures to be considered in all new development, in order to increase groundwater recharge and thereby reduce potential for further seawater intrusion and augment future water supplies.

Mitigation: A Development and Resource Management Plan (DRMP) to establish programs and monitor development at Fort Ord to assure that it does not exceed resource constraints posed by transportation facilities and water supply shall be established by FORA.

See also the following:

Seawater Intrusion map - 180-foot aquifer:

<http://www.mcwra.co.monterey.ca.us/SVWP/01swi180.pdf>

Seawater Intrusion mpa - 400-foot aquifer:

<http://www.mcwra.co.monterey.ca.us/SVWP/01swi400.pdf>

Conclusion from a 2001 hydrogeologic report on the Marina and Fort Ord area [ Final Report: Hydrogeologic Investigation of the Salinas Valley Basin in the Vicinity of Fort Ord and Marina, Salinas Valley, California] .

[http://www.mcwra.co.monterey.ca.us/Agency\\_data/Hydrogeologic%20Reports/Salinas%20Basin%20Ft%20Ord%20Marina/SV\\_BASIN\\_FT\\_ORD\\_MARIN.HTM](http://www.mcwra.co.monterey.ca.us/Agency_data/Hydrogeologic%20Reports/Salinas%20Basin%20Ft%20Ord%20Marina/SV_BASIN_FT_ORD_MARIN.HTM)

"Seawater intrusion is continuing to migrate inland near the city of Marina and former Fort Ord areas, in addition to along the axis of the Salinas Valley. This intrusion is likely due to the continued production of groundwater from the 180-Foot and 400-Foot Aquifers in this area, despite a substantial transfer of pumping to the Deep Aquifer since the 1980's."

## MCWRA Home Page Conclusions References

## 7.0 RECOMMENDATIONS

The following recommendations are made following the evaluation of lithologic, geophysical, ground water elevation, and ground water quality data available in the study area for the 180-Foot and 400-Foot Aquifers:

1. Continue monitoring ground water quality and elevations at the Fort Ord production wells (FO-29, FO-30, and FO-31) and wells to north (14S/2E-33P01 and 14S/2E-28C01). Measurement of elevations have not been possible at the Fort Ord wells for several years and maintenance may be required.
2. Continue monitoring ground water quality at wells 14S/2E-21N01 and 14S/2E-21E01 and collect additional lithologic and groundwater quality data from surrounding wells to determine the most likely path of seawater migration to this area.
3. Include the Beach and Airfield wells in MCWRA's ground water monitoring program and continue to search for early monitoring data collected by the U.S. Army.
4. Collect depth-specific samples for chloride analysis at the dually perforated Airfield well near Marina Airport to determine if elevated concentrations derive from the 180-Foot Aquifer or from the 400-Foot Aquifer.
5. Redefine the Pressure Zone to include the Marina and former Fort Ord area as defined by the extent of the SVA clay and underlying valley fill deposits (including the 180-Foot and 400-Foot Aquifers). This will clarify the potential for hydraulic interaction between the Salinas Valley and city of Marina/Fort Ord area.
6. If monitoring well data must be relied upon in lieu of production well data, the monitoring well should specifically be screened at the bottom of and also the most permeable zone of the subject aquifer to account for the higher density of seawater. Alternatively, depth specific samples should be collected to evaluate the potential for stratification within the monitoring well if possible.
7. Install an exploratory boring near well 14S/2E-28C01 to confirm the thickness of the SVA clay at this location. Knowledge of a 'hole' in the SVA has significant implications concerning potential for agricultural runoff migration to deeper aquifers.
8. Collect and analyze clay samples from the SVA beneath both former Fort Ord and the Salinas Valley to clarify the lithologic relationship between these two clay units. Possible analytical methods include radiocarbon dating, x-ray diffraction, or multi-spectral gamma analysis.
9. Reevaluate the lithologic contacts within the Paso Robles Formation and with underlying formations between 14S/1E-24L and the deep MCWD wells after the USGS report on 14S/2E-24L is available. A more in-depth correlation between these two areas will directly address features of the "Marina trough", if it exists.

10. Digitize geophysical logs available for wells in the study area for future evaluation. Most geophysical logs vary in scale and converting this data to an electronic format would allow for rapid comparison and inclusion into computer models.

Henrietta Stern  
412 7<sup>th</sup> Street  
Pacific Grove, CA 93950  
[Henri.stern@ymail.com](mailto:Henri.stern@ymail.com)

June 15, 2012

via e-mail at: [plan@fora.org](mailto:plan@fora.org)

Board of Directors  
Fort Ord Reuse Authority  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93933

**SUBJECT: Comments on Reassessment of Fort Ord Base Reuse Plan**

Dear FORA Board Members:

I am very active in two trail-related groups -- Fort Ord Recreation Trails Friends (FORT Friends), and the Monterey Off-Road Cycling Association (MORCA). You should have received separate letters from these groups. I was honored to fly twice to Washington DC as a representative of the trails community to lobby our elected representatives, including President Obama, for the new Fort Ord National Monument.

I believe in creative, win-win solutions and cooperative problem solving. I do not believe the choice is "the environment OR jobs". I believe there clearly can be both "the environment AND jobs" if we put our minds to it. As a matter of fact, a healthy environment attracts high-class employers and high quality job creation, which has a positive economic "trickle-down" effect for the community.

I know that everyone involved in this discussion wants the same thing—healthy communities and a thriving economy with good jobs. The difference in opinion is how to best achieve that mutual goal. And that, of course, is your task in the reassessment and revision of the Base Reuse Plan (BRP).

As with many others, I urge FORA to not only reassess the current BRP, but also revise it based on updated market data, recent trends and new opportunities. Your actions today will be the legacy for generations to come, so please consider these issues carefully. Specifically, FORA should:

- (1) Reaffirm the basic goal of the "3 E's – Education, Environment and Economic Development" in a complementary, unified vision, not disjointed or poorly coordinated planning. For example, a quiet, respectful Veteran's Cemetery should not be located next to a noisy commercial area.
- (2) Adopt the basic philosophy of first requiring redevelopment on the urban (blighted) footprint and minimizing development on open space and trail areas. This includes a commitment by FORA to provide leadership and vision to help member jurisdictions and developers work cooperatively to achieve this goal for the benefit of all. I know funding and "turf protection" by jurisdictions are issues, but there is money out there and amazing accomplishments are possible when there is a clear vision and leadership toward it. Redevelopment of decrepit blighted areas will provide much-needed jobs, and replace ugly, barren areas with beautiful new homes and businesses that will have higher property values, attract people and employers (jobs) willing to pay more for land near lovely trails and open space, and generate more tax revenue for cities/County. Developing the urban blight can be a win-win for developers, residents and government.
- (3) Consider open space and trails as economic assets, especially in light of the new Fort Ord National Monument and Monterey County's economic development strategy that includes recreation-based tourism as one of the four pillars. National studies have shown that conservation of natural resources generates billions of dollars in jobs and revenue annually. We have so much to do here and we are not advertising it effectively at all. Studies commissioned by

the Conservation Lands Foundation have shown economic benefit to cities near National Monuments if they plan appropriately. Thus, FORA should provide leadership in proposing land uses along the boundaries of the National Monument that are appropriate, and encourage visitors to enjoy the area, not repel them with acres of dilapidated blight. Focus particular attention to multiple gateways and safe access points to the National Monument along with trailheads (with parking and other amenities), interconnected bike commuting trails, bus stops and other features, keeping the needs of residents of adjacent homes, CSUMB students, Monterey Peninsula residents, and visiting tourists in mind.

- (4) The County's effort to prepare a draft Fort Ord Recreation Habitat Area (FORHA) Master Plan was a first step (and needs improvement) toward an important larger goal -- an integrated Fort Ord Trails System that includes all jurisdictions and the BLM Monument roads and trails. An integrated Trails System should be an important part of any revised Base Reuse Plan and will be a great economic asset to help encourage more tourists to visit and more frequently. The Trails System should include the "Beach to BLM" corridor identified in the original BRP that connects the Fort Ord Dunes State Park to the BLM National Monument. A well-sited visitor center along this corridor could be a wonderful asset for locals and tourists alike, and highlight the many recreational opportunities available in the Fort Ord area. Many types of jobs -- from adventure guides, photography instruction, bike rentals, food service, wedding destination services, and so many others too numerous to list here -- could be associated with one major visitor center alone. Another option is that the surrounding non-BLM "Habitat Areas" be donated to the Monument.
- (5) The need for the Eastside Parkway should be reconsidered given the current housing situation and trends, especially in light of its adverse effect to access to the National Monument and the trail-based economic assets described above. The need for the Parkway is based on assumptions that are clearly outdated and likely not to occur for many decades. This road should not be considered for many years and be based on more accurate information. The access and safety issues described above must be considered.
- (6) Continue an open, transparent process with extensive public participation. I know it is more time-consuming and sometimes contentious, but there are many excellent ideas and well-reasoned analyses submitted. People take their valuable time to attend meetings and share their thoughts because they deeply care, and that is a good thing—the best of democracy. Please listen.

In conclusion, please carefully and respectfully consider the input of your constituents. It takes political courage to change course in the face of changing conditions, but such action will result in a much better outcome for all, and you will be hailed as responsive and effective leaders. Business people do this all the time—they creatively re-tool their products or services in light of changing conditions and trends to achieve their goals. You can too. Please act in such a way to channel the energy of the thousands of people who care passionately about the future of Fort Ord in a positive way to meet the shared goals of all who are involved—that is, healthy communities, plentiful jobs and a vibrant, sustainable economy in this beautiful area. Everyone wins and we leave a wonderful legacy for future generations!

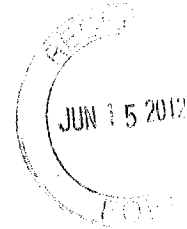
Thank you for your consideration.

Sincerely,



Henrietta Stern

FORT ORD REUSE PLAN REASSESSMENT  
COMMENT FORM



JTG  
JUN 15  
2012

COMMENTS: COMMENTER NAME:

Juan Jose

ADDRESS (OPTIONAL):

\_\_\_\_\_

EMAIL (OPTIONAL):

\_\_\_\_\_

COMMENTS:

THERE ARE FOUR PROJECTS THAT NEED TO BE BUILT ON FORMER FORT ORD:

1. **THE VETERANS CEMETERY.** The Veterans deserve this cemetery and it is up to us to make sure they get it. The current location of the cemetery is appropriate. The cemetery is about 75 acres, plus an endowment piece and a habitat piece. The veterans are asking for less than 100 acres out of 28,000. Give it to them.
2. **MONTEREY DOWNS AND HORSE PARK.** This project creates more than 3000 direct jobs, 200 indirect jobs and hundreds of construction jobs. The developer has included staging areas for the public to use free of charge and the project is focused on recreational tourism. The housing part of the project is located right next to housing in the City of Seaside and then transitions to recreation before hitting open space. There is a 1200 acre buffer between Monterey Downs and the National Monument. This project is located on 548 acres, with over 100 acres being left as open space. It is located on less than 2% of former Fort Ord.
3. **MONTEREY PENINSULA COLLEGE EVOC CENTER.** MPC is planning a training center for police and fire, two good professions. I do not know the exact acreage of this land but from maps it looks like it is less than 200 acres. Less than 200 acres to provide safety training and create much needed jobs.
4. **EASTSIDE PARKWAY.** This road is needed and must be built. Highway 68 and 1 already have enough burden on them and this road will relieve some of it. It will also provide a connection between Seaside and Salinas and allow residents from those cities to traffic to and from jobs. The realignment of Eastside Parkway so that it no longer goes through CSUMB and the deletion of the Highway 68 Bypass because of the realignment of Eastside Parkway make this road a smart choice and one that we need built.

The Veterans Cemetery, Monterey Downs and MPC EVOC center take up less than 1,000 acres of former Fort Ord's 28,000 acres. This is not a lot of land to create jobs, training, recreational amenities, and a resting place for our veterans. The Eastside Parkway will provide access for these three projects and is needed not only for these projects, but for traffic mitigation for the region as a whole. Please continue with the base reuse plan in its current form and please approve these four projects. We need them.

June 14, 2012

Fort Ord Reuse Authority  
920 Second Avenue  
Marina, CA 93940



Dear Mr. Houlemard:

I am writing to urge you to continue redeveloping former Fort Ord in the same manner and under the same reuse plan as is currently in place. Specifically, I urge you to make sure the Veterans Cemetery, the Eastside Parkway, the MPC EVOG Center and Monterey Downs are approved and built.

To remain viable, Monterey County needs jobs. The Monterey Downs project will not only bring jobs and training to the area, but will also bring tourists and could make the county a recreation hot spot for the state of California. It will be a park like setting that which will help with the munitions cleanup, maintenance and trail development of existing trails, and provide the needed access to the National Monument Park.

Fort Ord lands are to be used for the benefit of all, and this development ensures that by using the preserving the existing open space, all while generating the funds to maintain it. The lands are not there just to be an open playground to the elite.

Completing development under the current plan will help stimulate our economy and bring prosperity to the region.

Thank you.

Sincerely,

*Marlene Baker*



# DRAFT

June 15, 2012

FOR A/ EMC Planning Group

SUBJECT: FOBRP Scoping Comments

Dear FOR A and EMC Planning Group,

Thank you for the opportunity to comment on this important scoping process affecting jurisdictions within the boundaries of the former Fort Ord.

As you may be aware, the City of Marina, in cooperation with FORA is responsible for the reuse and redevelopment of a significant portion of the former Fort Ord, with the primary purpose of replacing the lost jobs and population due to the base closure. Marina alone, lost nearly one-half of its total jobs and a third of its population due to the closure of Fort Ord. Despite significant progress in entitling over 3,000 housing units, 2 million square feet of commercial space, 500 hotel rooms, and hundreds of acres of open space and parks and recreation, the new development has only replaced 20% of the jobs, and there has been no significant population increase.

The Fort Ord economic recovery strategy for Marina has been underway for many years since the closure of the base, most notably in the last 7 years with some significant reuse and continuing forward modestly even during recently delays by the great recession.

Given this important role for jurisdictions, the scoping for reassessment of the 1997 Reuse Plan FOBRP should include addressing the following provisions which will not only improve the ability of FORA to assist in this reuse effort, but also improve the opportunity for cities, such as Marina, and the county of Monterey to achieve this economic recovery:

1. Revise the voting membership of the FOR A Board, by: 1) limiting jurisdictional membership to those agencies that have a land-use interest on the former Fort Ord (County of Monterey, Del Rey Oaks, Marina, Monterey, Seaside); 2) inclusion of a public member, and; 3) inclusion of a member collectively representing the educational entities which own land on the former Fort Ord (CSUMB, MPC, MPUSD, UC) While it was important during the initial years of FORA and for the adoption of the base reuse plan to have all land use jurisdictions surrounding Fort Ord to have voting authority, the concerns of 15 plus years ago simply are no longer present, or are protected through the base reuse plan and other documents governing the reuse of the base. The interested adjacent land use jurisdictions (ex.: Sand City, Salinas, Carmel, etc.) may continue to have an ex officio advisory position so that their interests can continue to be considered. Further, there is currently no public member of FORA directly representing the public outside of elected officials from each jurisdiction. Additionally, the educational institutions currently only have an ex officio membership, and as significant land owners in the former Fort Ord, should have a single vote to recognize this important role in FORA. Finally, if the voting membership for jurisdictions is not modified as provided above, then require that all municipal land use jurisdictions which remain voting members but do not have jurisdiction within the boundaries of the former Fort Ord pay a

higher membership fee to FORA than currently provided for by FOR A in its current budget allocation.

2. Reuse projects with blight removal as first priority. As a state legislative policy directive in concert with AB32 and SB375, and in recognition of the redevelopment obligations of jurisdictions in reuse of former Fort Ord property, blight removal, and the resultant property reuse should be recognized as a priority activity for FORA. This priority focus should guide the implementation of the FORA Capital Improvement Program where capital resources are provided first to reuse projects which have significant blight removal obligations, and to roadways and other infrastructure which support such reuse development projects.
3. Property Tax received by FORA must be returned to the land use jurisdiction from which it was generated. The elimination of the redevelopment agencies and the loss of tax increment has placed a tremendous unfunded burden on jurisdictions such as the County of Monterey, Marina and Seaside, to reuse and redevelop the former base. As it is anticipated FORA will continue to receive property tax after the RDA dissolution, and such resources need to be shifted back to the local land use jurisdictions directly responsible for the economic recovery of the former Fort Ord in order for this effort to be successful. Such funds shall be used solely for base reuse purposes (not for municipal general fund or other purposes). Currently, FORA does not have this important resource programmed for any specific use. FOR A's Capital Improvement Program, those portions of the 1997 FOBRP, and FOR A policies that relate to mitigations, and funding for mitigations should be modified for fairness in property tax reinvestment practice.
4. Compliance of the Community Facilities District with the existing State statutes for Development Impact Fee Determinations. Currently, the Community Facility District fee levied by FORA for development does not comport with the former AB1600 (Govt code section 66000 et. Seq.) fee determination requirements for impact fees assessed to new development. A new CFD analysis and fee should be required which links base wide environmental and capital improvement mitigations with development impact fees proportionate to those needs. This ensures that all mitigations required have sufficient funding and that fees are responsive and proportionate to development impacts.
5. Compliance with agreements governing the disposition of property within the former Fort Ord. There are several important documents governing the disposition of property as it is transferred from the US Army, to the Fort Ord Reuse Authority to the local municipalities. These documents, such as the Implementation Agreement and MOA between the Army and FORA, must be enforced to ensure that all transactions where former Army property is ultimately transferred to the local municipal jurisdictions, is done so expeditiously and at no cost per the intent of federal BRAC law and specifically these transfer documents.
6. Require development of urban blighted areas first.  
Given that economic conditions have changed since the 1997 Fort Ord Reuse Plan was completed and not all blighted previously-developed AND undeveloped lands can likely be developed in the near future, reassessment should require or strongly encourage in unmistakable terms a change in focus to prioritize removal of previously urbanized blight ahead of non-urbanized acres.

7. Fair distribution of FORA revenue to jurisdictions producing it.  
Reassessment should acknowledge that Marina has provided an unreasonably high share of financing (\$65M) for redevelopment expenses for the Fort Ord region. Funding sources generated from the City of Marina should be spent on the widening of the urbanized area of Imjin Parkway and the construction of the Imjin Parkway multi-modal corridor before they are spent on Eastside Parkway which exists in the undeveloped portion of former Fort Ord.

It is likely that the \$45M in grant \$\$ (e.g. EDA grants) spent by FOR A weren't paid for by any local jurisdiction. However these revenues seem to be used by FORA to justify using so much of Marina's real estate values outside of Marina.

For every dollar of tax increment property tax generated by Marina from entitled and projects in progress such as The Dunes and Marina Heights 56 cents or more goes to County and FORA so focusing on completing blight redevelopment projects will help everyone.

8. No Cost Conveyance of Preston Park  
Given the unexpected delay to convey Preston Park to the City of Marina, the \$39M FORA that has already been paid from Preston Park lease and loan revenues, and the City of Marina's need to apply future revenue generated from Preston Park toward redevelopment of blight within Marina's portion of Fort Ord, Reassessment should include language to complete transfer of Preston Park title free and clear to the City of Marina. Less that, reassessment should strongly encourage FORA to convey at no-cost Preston Park title to Marina such that the City of Marina is no longer subject to the whim of FORA in matters regarding this property.
9. Inclusion of a voting public member and a voting CSUMB representative on the FORA Board
10. FORA Reassessment should acknowledge that several cities which have no land holdings on Fort Ord have voting representation on FORA yet a few significant land holders on Fort Ord (CSUMB, UC) have no voting representation on FORA. The public has no voting representative on Fort Ord. The reassessment should adjust the voting membership of FORA such that at least one vote is from the education community and one is a public at-large member.
11. Fairness in membership fees and sharing expenses for FORA operations  
Reassessment should acknowledge that several FORA voting members which don't own any land on Fort Ord and don't contribute financially except for membership fees. Membership fees are also paid by land-holding members such as Seaside, Monterey County, and Marina in addition to land payments, tax increment payments, and, in Marina's case, rental property revenues.
12. Require that jurisdictions which remain voting members either be land holders or pay a far higher membership fee than prior to 2014 if they don't own land and wish to maintain voting memberships. If they have enough interest in how Fort Ord is developed to be voting members they should contribute proportionally to their interest.
13. Reassessment should review continuing obligations beyond 2014 and source funds FORA is using for those obligations, and alternative agencies(e.g. JPA, other LRA) that could manage those tasks and source funds, and which agencies other military base reuse processes have/are using to accomplish these tasks.

14. Reassessment should address tax increment and other financial changes regarding reuse of Fort Ord since Feb. 1 dissolution of RDA's and the options of using FORA tax increment in the future.
15. Reassessment should address current status of Imjin Parkway congestion between Imjin Rd. and Reservation Rd., history of how current financing arrangements for improvements to this road were created, and options to use FORA CIP funds instead of waiting for MoCo Regional CIP funds to reduce congestion.
16. Reassessment should address current traffic conditions of Hwy 1 interchange at Imjin Parkway, history of how current financing arrangements for improvements to this interchange were created, and options to rearrange these financing arrangements.
17. Reassessment should review a potential reduction/modification of the CIP resulting from the loss of tax increment.
18. Reassessment should include discussion on alternate funding now that RDA's are dissolved.
19. Given hand out maps FORA provided during scoping workshops reassessment should evaluate prioritization of development within Army Urbanized Footprint and the built areas within that footprint.
20. Any mention of Preston Park in the FOBRP should be reviewed by Marina and commented on as far as potential modified goals or agreement on how that property is used to bolster Marina's contention that Marina should hold title.
21. Reassessment should provide more specificity on how CIP could be modified to address Hwy 1/Imjin Pkway intersection and widening of Imjin Parkway from Imjin Rd. to Reservation Rd.

Thank you for your consideration in this important matter,

Sincerely,

Mayor Bruce Delgado



CITY OF MARINA  
211 Hillcrest Avenue  
Marina, CA 93933  
831-884-1278; FAX 831-384-9148  
www.ci.marina.ca.us

June 20, 2012

FORA/ EMC Planning Group

SUBJECT: FOBRP Scoping Comments

Dear FORA and EMC Planning Group,

Thank you for the opportunity to comment on this important scoping process affecting jurisdictions within the boundaries of the former Fort Ord.

As you may be aware, the City of Marina, in cooperation with FORA, is responsible for the reuse and redevelopment of a significant portion of the former Fort Ord, with the primary purpose of replacing lost jobs and population due to the base closure. Marina alone, lost nearly one-half of its total jobs and a third of its population due to the closure of Fort Ord. Despite significant progress in entitling over 3,000 housing units, 2 million square feet of commercial space, 500 hotel rooms, and hundreds of acres of open space and parks and recreation, the new development has only replaced 20% of the jobs, and there has been no significant population increase.

Given this important role for jurisdictions, the scoping for reassessment of the 1997 Fort Ord Base Reuse Plan (FOBRP) should include addressing the following provisions which will not only improve the ability of FORA to assist in this reuse effort, but also improve the opportunity for cities, such as Marina, and the County of Monterey to achieve economic recovery:

1. **Revise the voting membership of the FORA Board**

- a. Limit jurisdictional voting membership to only those agencies that have a land-use interest on the former Fort Ord (County of Monterey, Del Rey Oaks, Marina, Monterey, Seaside);
- b. Include a voting member from the general public;
- c. Include a voting member collectively representing the educational entities which own land on the former Fort Ord (CSUMB, MPC, MPUSD, UC); and
- d. All municipal jurisdictions which remain voting members, but which do not have land use jurisdiction within the boundaries of the former Fort Ord, should pay a higher membership fee. An alternative to this would be that interested adjacent land use jurisdictions (e.g. Sand City, Salinas, Carmel, etc.) may have an ex officio advisory position. This would assure that their interests are considered by the voting membership.

While it was important during the initial years of FORA plan that all land use jurisdictions surrounding Fort Ord have voting authority, the concerns of the past 15 plus years simply are no longer present, or are protected through the base reuse plan and other documents governing the reuse of the base..

2. **Reuse projects with blight removal as first priority as well as Central Coast Veterans Cemetery**

As a state legislative policy directive in concert with AB32 and SB375, and in recognition of the redevelopment obligations of jurisdictions in reuse of former Fort Ord property, both blight removal, as well as the resultant property reuse, should be recognized as priority activities for FORA, with the exception of the Central Coast Veterans Cemetery, which the City strongly supports.

3. **Property Tax received by FORA must be returned to the land use jurisdiction from which it was generated**

The elimination of the redevelopment agencies and the loss of tax increment has placed a tremendous unfunded burden on jurisdictions such as the County of Monterey, Marina and Seaside, to reuse and redevelop the former base. As it is anticipated that FORA will continue to receive property tax, such resources need to be shifted back to the local land use jurisdictions directly responsible for the economic recovery of the former Fort Ord. Such funds shall be used solely for base reuse purposes (not for municipal general fund or other purposes). Currently, FORA does not have this important resource (property tax) programmed for any specific use. FORA's Capital Improvement Program, those relevant portions of the 1997 FOBRP, and FORA policies that relate to mitigations, and funding for mitigations should be modified for fairness in property tax reinvestment practice.

4. **Compliance of the Community Facilities District with the existing State Statutes for Development Impact Fee Determinations**

Currently, the Community Facility District fee levied by FORA for development does not comport with the former AB1600 (California Government Code sections 66000 et seq.) fee determination requirements for impact fees assessed to new development. A new CFD analysis and fee should be required which links base wide environmental and capital improvement mitigations with development impact fees proportionate to those needs. This ensures that all mitigations required have sufficient funding and that fees are responsive and proportionate to development impacts.

5. **Compliance with agreements governing the disposition of property within the former Fort Ord**

There are several important documents governing the disposition of property when it was transferred from the US Army, to the Fort Ord Reuse Authority to the local municipalities. These documents, such as the Implementation Agreements (IA) and the Memorandum of Agreement (MOA) between the Army and FORA, must be complied with by FORA.

The Preston Park property is an excellent example of a failure by FORA to comply with the terms and conditions of the MOA and the IA entered into with the City of Marina. FORA has received more than thirty-nine million dollars from Preston Park lease and loan revenues. FORA should apply future revenue generated from Preston Park toward redevelopment of blight within Marina's portion of Fort Ord. Reassessment must include language to complete the no cost conveyance of Preston Park to the City of Marina. The failure to do so is tantamount to disregarding the main purpose of the formation of FORA.

**6. Fair distribution of FORA revenue to jurisdictions producing it**

Reassessment should acknowledge that Marina has provided an unreasonably high share of financing (\$65M) for redevelopment expenses for the Fort Ord region. All present and future funding sources generated from the City of Marina should be spent on the widening of the urbanized area of Imjin Parkway and the construction of the Imjin Parkway multi-modal corridor before they are spent on Eastside Parkway which exists in the undeveloped portion of former Fort Ord.

It is likely that the \$45M in grant funds (e.g. EDA grants) spent by FORA were not paid for by any local jurisdiction. However, these revenues seem to be used by FORA to justify using so much of Marina's real estate values outside of Marina.

For every dollar of tax increment property tax generated by Marina from entitled and in progress projects fifty-six cents or more goes to the County and/or FORA so focusing on completing blight redevelopment projects will help everyone.

**7. Fairness in sharing expenses for FORA operations**

Membership fees are paid by all voting members of FORA, including voting members who do not own land on the former Fort Ord. Voting members who do not own land on the former Fort Ord do **not** pay any additional monies to FORA.

The land-holding members such as Seaside, Monterey County, and Marina also make tax increment payments, and, in Marina's case, Marina pays rental property revenues to FORA. Reassessment should acknowledge this fact.

**8. Reassessment should review continuing revenue and obligations beyond 2014**

The source of the funds FORA is using for its obligations, and the alternative agencies (e.g. JPA, other LRA) that could manage those tasks and funds need to be considered and addressed in the reassessment.

**9. Reassessment should address tax increment and other financial changes**

Reassessment should include a discussion on alternative funding now that RDA's are dissolved.

**10. Reassessment should address current traffic conditions**

The Imjin Parkway congestion between Imjin Rd. and Reservation Rd., the history of how current financing arrangements for improvements to this road were created, and options to use FORA CIP funds instead of waiting for MoCo Regional CIP funds to reduce congestion needs to be addressed in this reassessment.

Reassessment should also address current traffic conditions of Hwy 1 interchange at Imjin Parkway, the history of how current financing arrangements for improvements to this interchange were created, and options to rearrange these financing arrangements.

11. **Reassessment should review a potential reduction/modification of the CIP resulting from the loss of tax increment**

Reassessment should provide more specificity on how CIP could be modified to address Hwy 1/Imjin Pkway intersection and widening of Imjin Parkway from Imjin Rd. to Reservation Rd.

12. **Reassessment should evaluate prioritization of development within Army Urbanized Footprint and the built areas within that footprint**

Thank you for your consideration in this important matter,

Sincerely,

  
Mayor Bruce Delgado

Cc: Fort Ord Reuse Authority Board



LAW OFFICES OF  
MICHAEL W. STAMP

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(831) 373-0242

479 Pacific Street, Suite 1  
Monterey, California 93940

Telephone  
(831) 373-1214

June 15, 2012

Via Facsimile (831) 883-3675

Michael A. Houlemard, Jr., Executive Officer  
Darren McBain, Associate Planner  
Fort Ord Reuse Authority  
920 2nd Avenue, Suite A  
Marina, CA 93933

Subject: Base Reuse Plan Review and Assessment Process

Dear Mr. Houlemard and Mr. McBain:

This Office represents Keep Fort Ord Wild. These comments are on the Fort Ord Base Reuse Plan review and assessment process.

The Reassessment Process Is Flawed.

KFOW objects to the reassessment process FORA is using. Since 1997, FORA has known about the requirement for a reassessment. FORA improperly delayed starting the reassessment, and because FORA started late, FORA now is rushing through the process. This last-minute rush was avoidable. The rushed approach already has harmed the reassessment process, will continue to harm the process, and will affect the outcome.

The reassessment process has been made up by FORA as it went along. Among other significant problems, FORA never adequately defined for the public what it means by "reassessment" and FORA did not take adequate input from the public on this point. By controlling the process, FORA is controlling – and predisposing – the outcome, without adequate accountability and transparency. The announcements of the "workshops" did not clarify to the public the purpose of the events, the nature or depth of the reassessment inquiry, or the issues to be addressed through the reassessment process.

To manage the reassessment, FORA chose EMC Planning. EMC appears to have a conflict of interest because at the time that FORA chose EMC, EMC already was project manager for the City of Seaside for the Monterey Downs project. EMC is under contract to receive hundreds of thousands of dollars from the City of Seaside to promote and encourage one of the projects that is subject to the Base Reuse Plan. EMC's approach, and what EMC recommends, as to the reassessment of the Base Reuse Plan, may be affected by EMC's obligations to Seaside and to a development project that is subject to that plan. FORA did not require EMC to submit a Statement of Economic Interests (FPPC Form 700). These statements are an important means for

Michael A. Houlemard, Jr., Executive Officer  
Darren McBain, Associate Planner  
Fort Ord Reuse Authority  
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the entity that files them, the media, and the public to help gauge where potential conflicts of interest may exist. These state forms include information about the sources of the entity or official's income, investments, business positions, real property holdings and gifts. If EMC had been required to fill out this form, or disclose potential conflicts, the public would have been informed that EMC had a significant conflict of interest. We understand that at least one person tried to raise this issue to FORA, but was ignored.

As to the "public" workshops run by EMC, KFOW members report that statements were made from individuals whose true agendas were not identified or revealed. As one example, KFOW members report that some members of the "public" were individuals who were representing out-of-town developers, but who did not reveal their financial interest in the statements made. As another example, KFOW members report that some speakers were those with no personal knowledge of the former Fort Ord, but were repeating positions they were told to say by others. While all members of the public can speak, the goal was to get feedback from local residents, employees and business people what parts of the plan worked, if any, and what parts did not. The process was hijacked by others with different agendas, and EMC either did not understand the problem or did not care.

The EMC contract with FORA for the Reassessment calls for a "market study" that will be based in part on "focused stakeholder interviews." KFOW objects to the use of such interviews, which are highly selective and do not accurately or adequately reflect interested stakeholders. In the EMC contract, the selected "stakeholders" are identified as potentially including FORA, educational entities, service providers, legislative stakeholders, and "private sector development and investment interests directly related to Fort Ord projects." (EMC Planning, Fort Ord Reuse Plan Scope of Work, May 15, 2012, p. 8, attached as Exhibit A to this letter.) The omissions from this list of "stakeholders" are glaring. The interviews, if they are held at all, should include focused stakeholder meetings with a variety of Monterey County residents, recreational users of the former Fort Ord, conservationists, local business people, environmentalists, and others with interests in Fort Ord.

#### The Base Reuse Plan Is Flawed and Should be Rewritten.

Water is a serious problem on Fort Ord. The Base Reuse Plan relies on purported water "allocations" and "agreements" that do not provide a valid basis for a legal water supply. The Base Reuse Plan and its EIR made an inadequate investigation of the lack of water rights for the development proposed in the Base Reuse Plan. The public in general, and taxpayers, property owners and conservationists in particular, are much more aware now of the true facts of the water situation in the Salinas Valley, including the former Fort Ord. These facts were hidden or obfuscated at the time of the drafting and adoption of the Base Reuse Plan.

Michael A. Houlemard, Jr., Executive Officer  
Darren McBain, Associate Planner  
Fort Ord Reuse Authority  
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Continued reliance on this deeply flawed plan may result in legal challenges to developments and to water rights. For that reason alone, the entire Base Reuse Plan should be redone, and a new EIR should be prepared.

As a separate and independent problem with water issues in the Base Reuse Plan, the plan inadequately addresses the fact that the source for the water supply for the former Fort Ord is unsustainable. There is significant new information on this topic since the Base Reuse Plan was adopted. Now, to supply water for the former Fort Ord, Marina Coast Water District pumps from the Deep Aquifer. That aquifer is ancient water that is tens of thousands of years old. That aquifer is not being replenished. The two aquifers above (shallower than) the Deep Aquifer are both over pumped, have been intruded by saltwater, and have significant problems with contamination. That unsustainable water supply is being pumped without any concern by FORA or Marina Coast Water District for the amount of time that the supply will last. FORA and the Base Reuse Plan have failed to contemplate what happens if the Deep Aquifer water supply fails.

Nobody knows how long the Deep Aquifer will last. Nobody knows how much water is in the Deep Aquifer. Only recently has it been acknowledged that the Deep Aquifer is subject to contamination – for example, from the contaminated shallower aquifers or other sources. Under the circumstances, it is irresponsible for FORA to allow any development that is supplied by water from the Deep Aquifer. The Deep Aquifer is the only identified water source that currently exists for future development for the former Fort Ord. When the EIR for the Base Reuse Plan was written, the knowledge about – and the source of – water at the former Fort Ord was very different. The plan did not adequately address the many problems around the inadequate water supply and the unsustainable water source. The Base Reuse Plan should be completely rewritten to account adequately for the lack of a sustainable water source. Until there is a sustainable water source, further development should be prohibited.

The current Base Reuse Plan is an outdated, unsustainable and ineffective model. It should be rewritten. Using the current plan, it is foreseeable that all the blighted buildings along Highway One and in other areas in the former cantonment will never be removed. And even if developers ever paid sufficient fees to remove the buildings, the blighted land would remain empty and undeveloped, even though the blighted land is more appropriate for development than the undeveloped land in the inner areas which are targeted for development under the plan. In 2012, the Monterey County economy and sensitivities are very different than fifteen years ago when the plan was adopted.

The Base Reuse Plan should be rewritten to require development of the blighted areas before any development of undeveloped or natural areas is allowed.

Michael A. Houlemard, Jr., Executive Officer  
Darren McBain, Associate Planner  
Fort Ord Reuse Authority  
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KFOW questions the statements made by FORA Executive Officer on August 24, 2011, when he stated that the 1997 agreement (presumably with the Sierra Club) meant that development would have to spread out to areas that were not previously developed. The suggestion is not true. It was not the Sierra Club agreement, but the Base Reuse Plan that set up this scenario of "creeping development" into natural areas. The Executive Officer's statement should be corrected, and the Base Reuse Plan should be corrected, as well.

The Base Reuse Plan inadequately protects endangered species and species of special concern on the former Fort Ord. The plan should be reassessed to determine impacts of potential development on those species. Areas designated for development should be changed, as appropriate, to avoid those impacts. Avoidance is feasible and achievable, but only if the Plan is changed. There is significant new information on this topic since the Base Reuse Plan was adopted. As one example, the American badger is known to be present at the Former Fort Ord, including in areas identified for development under the Base Reuse Plan. Research shows that the quantity and spatial arrangement of essential habitat may be as important as its quality in maintaining badger populations. Badgers are less likely to occur in fragmented habitat than in contiguous habitat, even if the suitable vegetation types and terrain are present. To the extent that the potential development under the Base Reuse Plan causes fragmented habitat, the species will be harmed. Local extinctions may occur as the badger's habitat is increasingly fragmented. This area is a high conservation priority because Fort Ord is in danger of becoming an isolated habitat patch due to development and roads.

The former Fort Ord serves as habitat for multiple species including mountain lions, North American badgers, Dusky-footed woodrats, bobcats, deer, coyotes, gray foxes, burrowing owls, and tiger salamanders. In order to maintain viable populations of different species, juveniles must be able to disperse out to establish their own home range, while immigrants must be able to travel into the Reserve to maintain genetic diversity within populations. The former Fort Ord is already significantly isolated by existing development and roads. The new roads (General Jim Moore, Eucalyptus, the proposed Eastside Parkway) constructed by FORA cause fragmentation of habitat and obstacles to – if not outright elimination of – movement corridors. The habitat areas are critical to protect because they facilitate movement of vulnerable species and numbers of animals seeking access to and from the habitats within the former Fort Ord.

As another example, the Base Reuse Plan improperly ignored of the endemic plant preservation areas agreed to by the U.S. Army. The Base Reuse Plan maps do not identify these protected areas. The Base Reuse Plan proposes development that would directly and indirectly harm some of these protected areas. FORA seems

Michael A. Houlemard, Jr., Executive Officer  
Darren McBain, Associate Planner  
Fort Ord Reuse Authority  
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unaware that these protected areas exist, and had admitted it does not have the Army's map of the areas.

The creation of the National Monument is significant new information that alone is sufficient reason to rewrite the outdated Base Reuse Plan. The outdated Base Reuse Plan has failed in its endeavors. The outdated plan – and its outdated approach – should be entirely rewritten. The new plan should be consistent with and reflective of the economic, demographic, and political realities of 2012 and beyond.

The mission of FORA should be to protect, conserve, restore, and enhance environmental and human-based resources of the former Fort Ord for environmentally sustainable and prudent use by current and future generations. The plan should be written to be consistent with that mission.

Request for Notification of All Reassessment Meetings and Interviews.

Keep Fort Ord Wild requests notification of all meetings and interviews at which the reassessment is discussed.

Thank you for the opportunity to comment. Please keep this Office on the distribution list for anything to do with the reassessment process. For notification purposes, the email address to use is Erickson@stamplaw.us.

Very truly yours,

LAW OFFICES OF MICHAEL W. STAMP



Molly Erickson

Exhibit A: EMC Planning, Fort Ord Reuse Plan Scope of Work, May 15, 2012 (p. 8 only)

**Focused Stakeholder Interviews.** In addition to participation in the public outreach workshops (Task 2.8), Economic Planning Systems will conduct up to five meetings with parties as needed, potentially including:

- FORA engineering and planning staff;
- Educational entities (e.g., California State University, University of California);
- Service providers such as Transportation Agency for Monterey County, Marina Coast Water District, Monterey Regional Water Pollution Control Agency, and others;
- Legislative stakeholders at the local, state, and national level knowledgeable about emerging legislation pertaining to base reuse finance; and or
- Private-sector development and investment interests directly related to Fort Ord projects.

Before each stakeholder group event, Economic Planning Systems will prepare a list of pertinent economic issues and questions pertaining to the subject. Economic Planning Systems will prepare a summary of key issues and concerns expressed, with recommendations on specific research issues and concerns to be addressed in the market study. It is preferred that stakeholder interviews for the economic analysis will be grouped.

**Regional Jobs, Population, and Preliminary Development Outlook.** Compare and contrast population forecasts from several sources, evaluate the projections, and distill into a unified forecast for the Monterey Bay region. Develop housing forecasts for single-family and attached units. Forecast job growth by applying empirical relationships between job growth by sector and reliance on specific building types with reference to employment densities and floor-area ratios. Retail analysis will be supplemented with an evaluation of potential consumer expenditures versus existing and planned competitive supply. Hotel and entertainment uses will take stock of available performance data acquired from Smith Travel Research and/or other sources.

**Emerging Trends.** Qualitatively identify and discuss prospects for industries that have little track record in the region. Identify key emerging trends that may not be prevalent in historical data.

**Real Estate Performance Metrics.** Compile real estate performance data affecting prospects for residential and commercial development, including unit price points, absorption rates, vacancy rates, capitalization rates, lease rates, land prices, room rates, and other key factors affecting investor and developer activity in the region.

**Vertical Development Feasibility Profiles.** Describe principal product types likely to be identified through initial market research. For up to ten distinct product types, create static pro formas to understand the relative performance among specific types of development. This approach will begin with price points or capitalized net lease rates to establish asset value and

Fort Ord Reuse Plan Reassessment Comment Form.

Category: Extend the Delimiting Date for FORA.

Commenter Name: The County of Monterey Citizens Advisory Committee for the State Veterans Cemetery (CAC).

Address:

Comments:

The CAC continues to support the decision to extend the delimiting date for the Fort Ord Reuse Authority (FORA) for a period to be determined that ensures the completion of the reuse plans now in effect. Rationale: There are far too many pending transactions yet to be resolved. If FORA not extended the veterans cemetery and other projects would be adversely affected.

The UVMCMC opposes other jurisdictions taking over the FORA role regarding reuse of the former Fort Ord. Rationale: The FORA reuse plans would be compromised by special interest groups whose agenda that may not accommodate the needs of the entire region.



Fort Ord Reuse Plan Reassessment Comment Form.

Sub categories: Maintain the current FORA Base Use plan for the Veterans Cemetery with ancillary structures. Support the planned Eastside Parkway. Support the Sale of Endowment parcel (City of Seaside).

Commenter Name: County of Monterey Citizens Advisory Committee for the Central Coast State Veterans Cemetery (CAC).

Address: None

Email: Upon request

Comments:

General Background Information: The veterans Cemetery at the former Fort Ord, has been a work in progress and has evolved after having been dealt a series of setbacks; The process began in 1995. The CAC was formed by the County of Monterey in 2007 with a membership of 7 voting members, and 15 Ex-Officio members representing Federal, and State lawmakers, along with a County representative, City of Seaside representative, and a FORA representative. The goal of the CAC was to ensure a master plan for the Veterans Cemetery was developed following input from county residents, coordinate fundraising efforts with the Central Coast State Veterans Cemetery Foundation that would affect an application from the State to the Federal VA for the construction of the veterans cemetery.

Historical chronicled data in support of comments:

1. Federal VA has declined to build a federal veterans cemetery based on an existing VA cemetery that is within the 75 mile radius of Fort Ord (VA regulations prohibit construction of a new cemetery which located within the 75 mile radius.
2. Attempts to annex an existing VA Cemetery (active or inactive) were made with Golden Gate VA Cemetery, San Francisco, VA Cemetery San Bruno, and the VA Cemetery, San Joaquin, Gustine CA. All VA Cemeteries declined annexation based on costs and administration problems.
3. The final resolution was to have the State of California apply a State Veterans Cemetery. The State was not inclined to apply based on their responsibility for ongoing administration and maintenance costs.
4. With the assistance of FORA, a thorough assessment was made to identify possible sites for the Veterans Cemetery with the resolve to have either a Federal or State Veterans Cemetery approved in the future.
5. The City of Seaside and the County identified an area (around 200 acres on Parker Flats) as residential areas that they were willing to give FORA for the State Veterans Cemetery. The County Veterans committee, Federal, State and local law makers visited the site and found it to be a perfect fit for the region as it would be supported



by planned transportation roads, accessibility is a key issue for any Federal, State and local jurisdiction project of this magnitude.

6. Master Plan developed and plans approved: A master plan was developed beginning in 1997, and a consultant firm prepared a master plan, which was approved by the FORA, State VA and Federal VA two years later, following 16 community meeting that was used to ensure input from the public was obtained (veterans and non veterans). A list of 16 recommendations were included in the master plan. Most notably: A military and Veterans Memorial Hall, Veteran/Military Museum , A Chapel, and an amphitheater which are adjacent to the State Veterans cemetery, which would make this area a first of its kind in our country.
7. 2006 The State agrees to apply for a State Veterans Cemetery following passage of a Bill that would hold harmless, the State fiscal requirements to administer and maintain the Veteran Cemetery. The funds for the administration and maintain would come from local donations, and once those monies were made available to the State, an application to the Federal VA would be affected.
8. 2009 The County and City of Seaside agreed to set aside approximately 30 acres that would become an endowment parcel to be sold to fund the administration and maintenance costs for the cemetery. The only purchase offer was made by Monterey Downs.
9. 2007 The CAC was formed to advise the County and FORA of what was required for a new master plan. The current plan was approved by FORA, the Federal and State VA. The endowment property sale is pending.

#### Recommendations:

1. Make no changes to the current FORA Base Reuse Plans regarding the Veterans Cemetery Master Plan of 2008, any changes to the site location and current funding methodology for the approved Veterans Cemetery site would have devastating fiscal consequences, as well as construction delays up to 15 years.
2. Continue approved FORA action that allows the sale of the endowment property by the City of Seaside with the proceeds being used which will enable the State to apply for the construction of a State Veterans Cemetery. The City of Seaside has received a purchase offer from Monterey Downs for the endowment parcel.
3. Approve the Eastside Parkway for construction as that transportation road would allow easy access to and from the Veterans Cemetery for both the greater Salinas area and the Monterey Peninsula, as well as easing travel levels for highway 68 and other local roadways. Current access roads around the Veterans Cemetery are limited in scope and could infringe on military family housing still at Fort Ord.

Summation: The Veterans community (veterans, family members and survivors of deceased veterans) of the Central Coast has waited over 17 years for the construction of a Veterans Cemetery at the former Fort Ord. Let us move forward with firm resolve to honor our nations veterans by staying the course.

Fort Ord Reuse Plan Reassessment Comment Form.

Category: Extend the Delimiting Date for FORA.

Commenter Name: The United Veterans Council of Monterey County (UVCMC).

Address:

Comments:

The UVCMC supports the decision to extend the delimiting date for the Fort Ord Reuse Authority (FORA) for a period to be determined that ensures the completion of the reuse plans now in effect. Rationale: FORA has performed their duties with due diligence for the betterment of the entire region, with a far handed approach.

The UVCMC opposes other jurisdictions taking over the FORA role regarding reuse of the former Fort Ord. Rationale: The FORA reuse plans would be compromised by special interest groups that have an agenda that may not accommodate the needs of the entire region.



**Fort Ord Reuse Plan Reassessment Comment Form.**

**Sub categories: Maintain the current FORA Base Use plan for the Veterans Cemetery with ancillary structures. Support the planned Eastside Parkway. Support the Sale of Endowment parcel to Monterey Downs.**

**Commenter Name: United Veterans Council of Monterey County (UVMC)**

**Address: PO BOX**

**Email:**

**Comments:**

**General Information: The veterans Cemetery at the former Fort Ord, has been a work in progress and has evolved after having been dealt a series of setbacks; The process began in 1995. The UVMC represents 22 Veterans organizations with the boundary of Monterey County, and 25,000 plus resident veterans in Monterey County.**

- 1. Federal VA has declined to build a federal veterans cemetery based on an existing VA cemetery that is within the 75 mile radius of Fort Ord (VA regulations prohibit construction of a new cemetery which located within the 75 mile radius. NOTE: the 75 mile radius is based on a straight line basis, not on the length of travel along highways). And a Veterans population necessary to warrant a cemetery. This area has 150,000 veterans (San Francisco to San Luis Obispo), which is borderline.**
- 2. Attempts to annex an existing VA Cemetery (active or inactive) were made with Golden Gate VA Cemetery, San Francisco, VA Cemetery San Bruno, and the VA Cemetery, San Joaquin, Gustine CA. All VA Cemeteries decline annexation based on costs and administration problems.**
- 3. The final resolution was to have the State of California apply a State Veterans Cemetery. The State was not inclined to apply based on their responsibility for ongoing administration and maintenance costs.**
- 4. With the assistance of FORA, a thorough assessment was made to identify possible sites for the Veterans Cemetery with the resolve to have either a Federal or State Veterans Cemetery approved in the future. The City of Marina declined on three sites along highway 1 As they had already planned light industrial business parks and housing developments, the State Parks Department had selection priority over the lands west of highway 1, which has been designated as a State Park. Several sites which CSUMB had selection priority and are not available. The Impact area was eliminated as not plausible. The City of Seaside and the County identified an area (around 200 acres on Parker Flats) as residential areas that they were willing to give FORA for the State Veterans Cemetery. The County Veterans committee, Federal, State and local law makers visited the site and found it to be a perfect fit for the region as it would be supported by planned transportation roads, accessibility is a key issue for any Federal, State and local jurisdiction project of this magnitude.**

5. Master Plan developed and plans approved: A master plan was developed beginning in 1997, and a consultant firm prepared a master plan, which was approved by the FORA, State VA and Federal VA two years later, following 16 community meeting that was used to ensure input from the public was obtained (veterans and non veterans). A list of 16 recommendations were included in the master plan. Most notably: A military and Veterans Memorial Hall, Veteran/Military Museum , A non dominational Chapel, and an amphitheater which are adjacent to the State Veterans cemetery, which would make this area a first of its kind in our country.
6. 2006 The State agrees to apply for for a State Veterans Cemetery following passage of a Bill that would hold harmless, the State fiscal requirements to administer and maintain the Veteran Cemetery. The funds for the administration and maintain would come from local donations, and once those monies were made available to the State, an application to the Federal VA would be affected.
7. 2009 The County and City of Seaside agreed to set aside approximately 30 acres that would become an endowment parcel to be sold to fund the administration and maintenance costs for the cemetery. The only purchase offer was made by Monterey Downs.
8. 2007 The CAC was formed to advise the County and FORA of what was required for a new master plan. The current plan was approved by FORA, the Federal and State VA. The endowment property sale is pending.

#### Recommendations:

1. Deny recommendations made by the Keep Fort Ord Wild Group regarding moving the veterans cemetery site during the reassessment workshops as not fiscally responsible and would set the entire process back by at least fifteen years if approved by the Federal VA as a National Cemetery. Comments 1 through 8 provide rationale that the Federal VA will continue their denial for a VA Cemetery.
2. Continue approved FORA action to sale of the endowment property to Monterey Downs, which will enable the State to apply for the construction of a State Veterans Cemetery.
3. Approve the Eastside Parkway for construction as that transportation road would allow easy access to and from the Veterans Cemetery for both the greater Salinas area and the Monterey Peninsula, as well as easing travel levels for highway 68 and other local roadways. Current roads in and around the Veterans Cemetery are limited in scope and infringes somewhat on military housing and military units still at Fort Ord.

Summation: The Veterans community (veterans, family members and survivors of deceased veterans) of the Central Coast has waited over 17 years for the construction of a Veterans Cemetery at the former Fort Ord. Let us move forward with firm resolve to honor our nations veterans by staying the course.

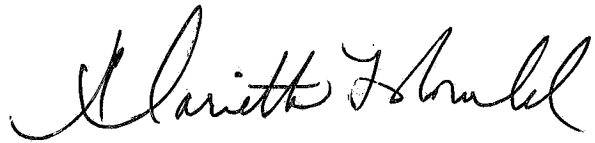
DATE: June 15, 2012

JUN 15 2012

TO: Fort Ord Reuse Authority  
RE: Reassessment of the Base Reuse Plan

To Whom It May Concern:

The City of Seaside has been hit the hardest by the closure of Fort Ord. Shops in town closed because we lost so much of our population and those who remained don't have jobs. Kids who go to college do not come back because there are no jobs for them. The City was relying on both FORA and redevelopment agencies to revitalize our community. Now that redevelopment is gone, and with it plans to develop Main Gate and Seaside East, that leaves FORA and the Base Reuse Plan as our only hope to restore Seaside. FORA must continue with its plan to bring back jobs and the economy. We have been promised so much over these past twenty years and it is time that FORA perform on those promises. Continue FORA and continue the plan to make sure we get the jobs we were promised.



DATE: June 15, 2012



TO: Fort Ord Reuse Authority  
RE: Reassessment of the Base Reuse Plan

To Whom It May Concern:

The Base Reuse Plan was designed so that jobs, the economy and population would be restored to the community after the closing of Fort Ord. None of these things have happened. We have protected the environment but nothing has been done for the people of this County. FORA needs to make people its priority and make sure the Base Reuse Plan focuses on people, jobs and the economy first and foremost.

Thank you.

A handwritten signature in black ink, appearing to read "R. M. Holland".

Ronald M. Holland

VTC



Fort Ord Reuse Authority  
920 2<sup>nd</sup> Ave.  
Marina, California 93940

To whom it may concern:

How is it that every time any cities, other than Carmel or Monterey, need some economic help we turn our backs on them. Weren't Marina and Seaside promised that the economic loss from the Base closure would only be temporary and replaced by a reuse plan? As I understand it blight is a legal term defined by the State and Federal Government. Much of the blighted areas may have tress on them but at one time or another were used by the military for training and have some level of pollution on them whether it be munitions or hazardous substances like asbestos. These areas must be cleaned to ensure public safety and yes the army does have to pay for the munitions clean up, but not the building removal. The building removal is paid for from the land sales after the army (or FORA as the army's agent) cleans the lands that surround the hazardous builds. Then we sell the cleaned lands and pay for the building removals. This sounds like a win-win for the area, the tax payer and the local economy. Get your job done and stop messing around with changing any part of the Reuse Plan. This plan is an award winner and needs to get then respect it deserves.

A handwritten signature in black ink, appearing to read "Harold H. Lusk I.", with a long horizontal flourish extending to the right.

HAROLD H LUSK I.

FORA Board Members and Staff  
920 2<sup>nd</sup> Ave  
Marina, Ca. 93940



It has come to my attention that an attempted land grab is under way on Former Ford Ord. How could your organization even be considering changes to the original plan that our community work so hard to design? When I heard that Fort Ord was now a National Monument, I thought that would finally put an end to the hysteria that some of the areas set aside for open space might sometime in the future be sold for development. But what I have come to learn is that it has only emboldened the no growers to push for every last acre on Fort Ord. The only reason the plan is even up for discussion is because the Sierra Club sued FORA and a settlement was reached which created a whole chapter of policy which the public never ask for. The water caps, housing caps and the reassessment provisions were not in the environmental impact report or the plan that the public worked on. We have waited long enough for recovery. Don't let the plan get high jacked.

*Constance Washington*  
Constance Washington



FORT ORD REUSE PLAN REASSESSMENT  
COMMENT FORM



COMMENTS: Mary Ann Carbone

ADDRESS (OPTIONAL): 1 Sylvan Park Sand City CA 93955

EMAIL (OPTIONAL): \_\_\_\_\_

COMMENTS:

THE BASE REUSE PLAN WON THE AMERICAN PLANNING ASSOCIATION AWARD FOR OUTSTANDING AWARD IN 1998 BECAUSE OF THE WHOLE PLAN, NOT JUST THE HABITAT RESERVE PORTION. FORA NEEDS TO BUILD OUT THE WHOLE PLAN FOR THE REUSE OF THE BASE TO BE SUCCESSFUL. DO NOT FAIL THE RESIDENTS OF THE AREA WHO LOST THEIR JOBS AND BUSINESSES BY QUITTING BEFORE THE JOB IS DONE. FINISH THE JOB YOU STARTED AND CONTINUE REDEVELOPMENT FORT ORD UNTIL THOSE JOBS ARE CREATED.

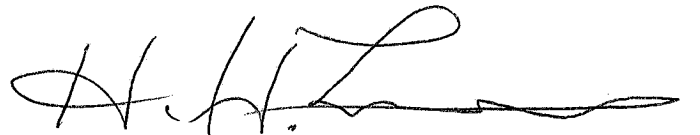
Fort Ord Reuse Authority  
920 2<sup>nd</sup> avenue  
Marina, California 93940



Dear Michael Houlemard,

It was very disheartening to hear that some misguided people in our community are trying to undue years of tireless work that you, your staff and other community leaders have put into realizing the promises that were made to the communities surrounding the Former Fort Ord. The closure of the base was devastating to the surrounding communities and we have been waiting patiently through the environmental process, the lawsuits, each jurisdiction's planning process and the economic downturn to see this award winning plan come to fruition. Unfortunately, just when things seemed as though they might get better, the say no to anything groups are back for more. Please keep to the task at hand and fulfill the promises made to the communities that suffer the most. Stick to the plan.

Best of Luck and keep up the good work,

  
390 Elm Ave  
Seaside CA

---

June 15, 2012

Fort Ord Reuse Authority  
920 Second Avenue  
Marina, CA 93940



RE: REASSESSMENT

To Whom It May Concern:

Monterey Downs and Monterey Horse Park is a development that has requested the use of 550 of the 28,000 acres of the old Fort Ord military base. When Fort Ord closed, more than 20,000 jobs left with it, and the economy has not recovered yet. This development will help to restore the economy of Monterey County to what it used to be, with the training and jobs required. It will restore some of the economic stimulus to the region.

The existing plan fall in line with the reuse of the land by maintaining the 80/20 split of the land use, keeping the majority of the land as open space. But open space is not free space, and the horse park and land development will help to generate the required revenue to maintain the current status of the land, as well as draw people to the area and make Monterey the "Recreational Capital of California." There will be money for horse trails, bike trails, and be a family friendly place.

With the development of a retired military base, there are some problems to be addressed. One specifically is munitions clean up. This development addresses this, and cleans them up, as it takes responsibility for it. It also takes responsibility for maintaining the environmental balance of the land, by staying in line with the rules set forth for the redevelopment of the area.

Please continue to work with projects like this one that will continue to bring jobs to the area and funds to maintain the recreational activities that currently exists for our future enjoyment.

Regards,

A handwritten signature in black ink, appearing to read "Mr. J. Stone". The signature is written in a cursive style.

FORT ORD REUSE PLAN REASSESSMENT  
COMMENT FORM



COMMENTS: Sheena Chioino - Crocquet  
ADDRESS (OPTIONAL): 1145 Marin St. Seaside  
EMAIL (OPTIONAL): SheenaChioino@yahoo.com

COMMENTS:

THE BASE REUSE PLAN NEEDS TO CONTINUE IN ITS CURRENT FORM AND NEEDS TO BE COMPLETED. THE EASTSIDE PARKWAY NEEDS TO BE BUILT TO RELIEVE THE CONGESTION ON HIGHWAYS 1 AND 68. MONEY FROM DEVELOPER FEES NEEDS TO BE GIVEN TO TAMC SO HIGHWAY 156 CAN BE IMPROVED AS WELL. TRAFFIC CONGESTION IS A REGIONAL ISSUE AND ONLY FORA HAS THE ABILITY TO COMPLETE REGIONAL DEVELOPMENT. IF FORA GOES AWAY, OR IF THE BASE REUSE PLAN IS CHANGED, THERE WILL NOT BE THE TRAFFIC MITIGATION THAT IS DESPERATELY NEEDED IN THE AREA.

WE HAVE TRAFFIC, BUT DO NOT HAVE JOBS. FORA ALSO NEEDS TO STICK WITH ITS MISSION AS SET FORTH IN THE CURRENT FORM OF THE BASE REUSE PLAN UNTIL THE JOBS ARE CREATED. MORE THAN 20,000 JOBS WERE LOST WHEN THE BASE CLOSED AND WE NEED TO GET THEM BACK. FORA NEEDS TO REVIEW PROJECTS CLOSELY AND ENCOURAGE PROJECTS THAT CREATE JOBS TO BE BUILT. PROJECTS LIKE MONTEREY DOWNS SHOULD BE CELEBRATED AND WELCOMED. WE NEED THE JOBS.

MONTEREY DOWNS ALSO PROMOTES RECREATIONAL TOURISM. A HORSE PARK, HORSE TRACK, SPORTS ARENA, TENNIS AND SWIM CLUB, STAGING AREAS AND PARKS AND OPEN SPACE ARE ALL AMENITIES THAT WE NEED. TO BRING ALL OF THESE COMPONENTS IN WHILE ALSO PROVIDING MORE THAN 3000 NEW JOBS IS A PROJECT THAT WE NEED IN THIS AREA. THIS PROJECT IS LOCATED ON LESS THAN 2% OF THE FORMER FORT ORD AREA. TO BRING THAT MANY AMENITIES AND THAT MANY JOBS ON LESS THAN 2% OF THE LAND IS AMAZING AND THIS IS A PROJECT THAT NEEDS TO BE BUILT.

June 15, 2012

TO: FORA  
RE: Reassessment of Base Reuse Plan



To Whom It May Concern:

Everyone talks about recreational tourism as the way of the future and it should be a factor in the redevelopment of former Fort Ord. Almost 15,000 acres have been designated as a National Monument and there are trails throughout that land. Marketing to users of the trails should be a focus of FORA. Additionally, promoting projects that encourage recreation of all types should also be a focus. And specific attention should be paid to those recreational users who spend money in the area. I thoroughly enjoy the Sea Otter Classic and think it is a wonderful event, but the truth is, it does not contribute to the local economy in any significant manner. In talking with restaurant owners in the area surrounding Laguna Seca, they will tell you that the week the Sea Otter Classic is going on is one of their worst from a business standpoint. Visitors to the Sea Otter Classic often stay in RVs or camp on site, so hotels do not see a surge in business. These same visitors often bring their own food or eat at the event, so restaurants do not get business from them. In fact, the traffic caused by the event causes local residents to stay home so restaurants actually have a drop in business that week – locals are leaving their homes and visitors aren't going to the restaurants. Again, I think the Sea Otter Classic is a wonderful event and I am not suggesting that it end, but people need to realize that it does not provide the economic benefits that some may think it does.

We need to encourage recreational users and events that also add to the local economy. Equestrians for example, are a huge economic driver. They spend approximately \$120 per day per person and each horse brings an average of 2.5 people with it. Horse events are extremely beneficial to the local economy and should be encouraged.

FORA should promote recreational tourism but there needs to be an analysis of which types of recreational tourism provide the benefits to the local economy and which do not. Those that help the entire region should be encouraged and given priority.

Thank you.

James C Boyer  
*James C Boyer*

FORA Staff  
920 Second Avenue  
Marina, Ca. 93940



Gentleman,

Please fulfill the goals and objectives of the Reuse Plan. We have waited a long time to have replacement jobs around the Base. The Horse Park will provide long overdue due relief to many of us. Don't let the people who have already received the majority of the Base in permanent open space deprive the rest of us from economic recovery. Stick to the original mission and finish what you started.

*Cynthia J. Tenney*  
Cynthia J. Tenney

June 15, 2012


TO: FORA  
RE: Reassessment of Base Reuse Plan



To Whom It May Concern:

Why is it that the City of Marina was able to entitle numerous projects but now that it is Seaside's turn, their mayor is leading the charge to stop any further development on former Fort Ord? Why did they fight the construction of In 'n Out in Seaside, only to then personally invite them to Marina? Why is it that they believe the only construction that should take place should be at CSUMB and the Marina Airport, both within their boundaries? Why is it that the officials of Marina think their city should be given Preston Park free of charge so they get all the money without having to pay for it? FORA needs to be wary of ulterior motives when hearing comments about the reuse of former Fort Ord. Suddenly, as soon as Marina gets everything it wants, it goes on the attack to stop everything else. The Base Reuse Plan is a regional plan and until the region recovers, the plan must continue. Just because Marina got theirs, doesn't mean it is time to stop the plan and ignore Seaside. FORA needs to make sure Seaside gets the recovery it was promised and continue with the plan as set forth in the current plan.

Thank you.

James C Bogor  


June 15, 2012

TO: FORA  
RE: Reassessment of Base Reuse Plan



To Whom It May Concern:

The City of Seaside was hit the hardest by the closure of Fort Ord. Residents were promised that FORA would help with the recovery of the city through the base reuse plan. FORA has not fulfilled that promise and the plan needs to continue until it does. The residents deserve the recovery and have been patient but for people to claim that the plan should change and not allow further development as the plan states, then it is the residents of Seaside who will suffer. Seaside finally is processing a project in Monterey Downs that will greatly help Seaside with tax revenue, jobs, and general economic growth but people want to stop it. This seems like a plan to keep Seaside down and its residents poor. Do not let this environmental racism prevail. Continue the plan and let the people of Seaside have their turn.

Thank you.

*Oliver Luen-Bogaw*



June 15, 2012

TO: FORA  
RE: Reassessment of Base Reuse Plan



To Whom It May Concern:

I am writing to urge FORA to continue with the redevelopment of former Fort Ord using the same plan that is currently in place. We need to see this plan to its conclusion and provide jobs for the residents of Monterey County. The plan contains projects such as the EVOC center proposed by Monterey Peninsula College, which will provide job training for police and fire, two well-respected and much needed careers. The plan also allows development of projects that will bring jobs to the area, which are also desperately needed. To stop the plan half-way through would be a disservice to the residents of the County.

Thank you.

*Robert Stevenson*  
ROBERT STEVENSON

FORT ORD REUSE PLAN REASSESSMENT  
COMMENT FORM

COMMENTS: COMMENTER NAME:

Juan Jose

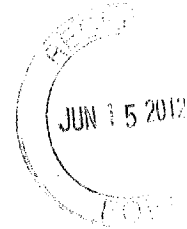
ADDRESS (OPTIONAL):

\_\_\_\_\_

EMAIL (OPTIONAL):

\_\_\_\_\_

COMMENTS:



JJG  
JUN 15  
2012

THERE ARE FOUR PROJECTS THAT NEED TO BE BUILT ON FORMER FORT ORD:

1. **THE VETERANS CEMETERY.** The Veterans deserve this cemetery and it is up to us to make sure they get it. The current location of the cemetery is appropriate. The cemetery is about 75 acres, plus an endowment piece and a habitat piece. The veterans are asking for less than 100 acres out of 28,000. Give it to them.
2. **MONTEREY DOWNS AND HORSE PARK.** This project creates more than 3000 direct jobs, 200 indirect jobs and hundreds of construction jobs. The developer has included staging areas for the public to use free of charge and the project is focused on recreational tourism. The housing part of the project is located right next to housing in the City of Seaside and then transitions to recreation before hitting open space. There is a 1200 acre buffer between Monterey Downs and the National Monument. This project is located on 548 acres, with over 100 acres being left as open space. It is located on less than 2% of former Fort Ord.
3. **MONTEREY PENINSULA COLLEGE EVOC CENTER.** MPC is planning a training center for police and fire, two good professions. I do not know the exact acreage of this land but from maps it looks like it is less than 200 acres. Less than 200 acres to provide safety training and create much needed jobs.
4. **EASTSIDE PARKWAY.** This road is needed and must be built. Highway 68 and 1 already have enough burden on them and this road will relieve some of it. It will also provide a connection between Seaside and Salinas and allow residents from those cities to traffic to and from jobs. The realignment of Eastside Parkway so that it no longer goes through CSUMB and the deletion of the Highway 68 Bypass because of the realignment of Eastside Parkway make this road a smart choice and one that we need built.

The Veterans Cemetery, Monterey Downs and MPC EVOC center take up less than 1,000 acres of former Fort Ord's 28,000 acres. This is not a lot of land to create jobs, training, recreational amenities, and a resting place for our veterans. The Eastside Parkway will provide access for these three projects and is needed not only for these projects, but for traffic mitigation for the region as a whole. Please continue with the base reuse plan in its current form and please approve these four projects. We need them.

June 14, 2012

Fort Ord Reuse Authority  
920 Second Avenue  
Marina, CA 93940



Dear Mr. Houlemard:

I am writing to urge you to continue redeveloping former Fort Ord in the same manner and under the same reuse plan as is currently in place. Specifically, I urge you to make sure the Veterans Cemetery, the Eastside Parkway, the MPC EVOG Center and Monterey Downs are approved and built.

To remain viable, Monterey County needs jobs. The Monterey Downs project will not only bring jobs and training to the area, but will also bring tourists and could make the county a recreation hot spot for the state of California. It will be a park like setting that which will help with the munitions cleanup, maintenance and trail development of existing trails, and provide the needed access to the National Monument Park.

Fort Ord lands are to be used for the benefit of all, and this development ensures that by using the preserving the existing open space, all while generating the funds to maintain it. The lands are not there just to be an open playground to the elite.

Completing development under the current plan will help stimulate our economy and bring prosperity to the region.

Thank you.

Sincerely,

*Marlene Baker*

**From:** "PAULA PELOT" <pfpelot@sbcglobal.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 4:30 PM  
**Attach:** Letter to FORA Base Reuse Plan Reassessment.docx  
**Subject:** Preston and Abrams Parks Tenants Association Comments on Reassessment and Reassessment Workshops

Please see the attached document for our comments.

Thank you.

Paula F. Pelot

## Preston and Abrams Parks Tenants Association



To : Fort Ord Reuse Authority  
Date: June 15, 2012 (*via email*)  
Subject: The FOBRP Reassessment and Reassessment Workshop Processes

Our association encourages and facilitates residents' vigorous participation in all issues affecting our neighborhood including land use, development and redevelopment, zoning changes, traffic patterns and street modifications, public safety and environmental issues. As such, representatives from our association recently participated in four of the five Fort Ord Base Reuse Plan Reassessment workshops held between May 21<sup>st</sup> and June 2<sup>nd</sup> 2012.

Please accept the following as our comments on the Reassessment topics and on the Reassessment Workshop processes:

- The Base Reuse Plan should be updated, not just be "reviewed," taking into consideration the current and near future economic factors, the elimination of redevelopment agencies statewide and its' impact on the local member jurisdictions, the limited and diminishing revenues in member jurisdictions' local funds and the current environmental impact considerations, inclusive of the consideration of new economic and environmental impacts resulting from the re-designation of the BLM regional park lands, approximately 65% of the former Fort Ord lands, to a that of a National Monument.
- The Fort Ord National Monument should be the keystone of the redeveloped Fort Ord. Land within the former base located outside the Monument should be separated into developed and undeveloped areas. The developed areas should be located within the former Army urbanized footprint and organized into a series of villages combining schools, homes and businesses. The villages should be linked by hiking, bicycling and equestrian trails leading to homes affordable to differing income levels. Schools and businesses should provide employment and regional economic prosperity at levels determined to be appropriate for current and near future economic factors. Only after the schools, homes and businesses achieve this mission throughout the entire area of the former urbanized footprint, should development be allowed outside the former Army urbanized footprint up to the boundaries of the Monument. All developed areas should be complementary with the scale and density of the Monterey Peninsula. Undeveloped areas will be protected from influences which are hostile to the natural environment. The integrating focus of each area should be the Fort Ord National Monument.
- No development projects, or infrastructure improvements supportive thereof, be entitled or undertaken, until the full build out of the former Army urban footprint is completed.
- Although local member agencies have approved development projects and brought them to FORA for determinations of consistency with the FOBRP, a major component that should have been in place for measuring that consistency has been missing – **the regional urban design guidelines that the FOBRP requires be developed by FORA.** These guidelines should be developed and adopted before any new projects are found to be consistent with the FOBRP.

- In the instance that an ordinary citizen believes a land use decision is inconsistent with the FOBRP, and they need to file litigation, they are required to exhaust all administrative remedy prior to filing such litigation. Such a legal challenge therefore requires an ordinary citizen to file a consistency appeal with FORA and pay the appeal fee, currently set at \$5,040. That fee is prohibitive for ordinary citizens who are at, or below, the Monterey County median income. Requiring a prohibitive fee thereby denies ordinary citizens their constitutional right to judicial process. Therefore, the consistency appeal fee must be indexed so as to be affordable to citizens who are at, or below, the Monterey County median income level.
- Similar to General Plan update processes, the FOBRP should include language that requires scheduled periodic FOBRP updates (e.g. every five years) going forward.
- Several current FORA member jurisdictions which have no land holdings on the former Fort Ord have voting representation on the FORA Board and yet a few significant land holders on Fort Ord (CSUMB, UC) have no voting representation on FORA. The public-at-large also has no voting representative on the FORA Board. The FORA Board governance should be amended such that it is weighted toward, and reflective of, the land jurisdictions designated to receive properties and should adjust the voting membership of FORA to add a minimum of one vote from the education community and add a voting public at-large member.
- Those who assert a regional interest as to the development of the former Fort Ord as justification for being a voting member when they have no land holdings on the former Fort Ord should be required to contribute proportionally to their interest. Membership fees are paid by land-holding members such as Seaside, Monterey County, and Marina in addition to land payments, tax increment payments, and, in Marina's case, rental property revenues. Several current FORA member jurisdictions which have no land holdings on the former Fort Ord do not contribute financially except for membership fees. Therefore, for those jurisdictions with no land holdings on the former Fort Ord, and who wish to maintain their voting memberships, they should be required to pay a far higher membership fee if they do not have land holdings on the former Fort Ord and wish to maintain voting memberships.
- The reassessment should review the tax increment and other financial changes regarding reuse of Fort Ord since the February 2012 dissolution of redevelopment agencies, and the options of using FORA tax increment in the future, and recommend a potential reduction/modification of the CIP resulting from the loss of tax increment.
- Continuing obligations beyond 2014, and the source funds FORA is using to meet those obligations, must be reviewed and addressed. A Joint Powers Authority or Local Resource Agency could manage those tasks and source funds and should be considered as an alternative to FORA and its' extension beyond June 30, 2014. The reassessment should also review what other agencies engaged in military base reuse processes have used, or are using, to accomplish these tasks.
- The current status of Imjin Parkway congestion between Imjin and Reservation Roads, the history of how current financing arrangements for improvements to this road were created, and the options to use FORA CIP funds instead of waiting for Monterey County regional CIP funds to reduce congestion should be reviewed and addressed.
- Reassessment should address current traffic conditions of the Highway 1 interchange at Imjin Parkway, the history of how current financing arrangements for improvements to this interchange were created, and the options to rearrange these financing arrangements.

- Reassessment should specifically determine how to modify CIP to address Hwy1/Imjin Parkway intersection and the widening of Imjin Parkway from two to four lanes beginning at its intersection with Imjin Road and continuing to Reservation Road.
- The reassessment and update of the FOBRP should require FORA to conform to the “Memorandum Of Agreement Between the United States of America Acting By and Through The Secretary Of The Army United States Department Of The Army and The Fort Ord Reuse Authority For the Sale of Portions of the Former Fort Ord Located in Monterey County, (DACA05-9-99-593 KR EXECUTION VERSION 6/7/00)” deed restrictions that mandated lands be transferred as a No-Cost Economic Development Conveyance to the appropriate member jurisdictions.
- There must be a requirement of a FORA phasing-out and transition plan to be completed, adopted and submitted to Monterey County LAFCO no later than two years prior to the FORA sunset date.
- There must be fair distribution of FORA revenue to the jurisdictions producing it.
- The member jurisdiction Marina has provided an unreasonably high share of financing (\$65M) for redevelopment expenses for the former Fort Ord. Funding sources generated from the City of Marina should be spent on the widening of the urbanized area of Imjin Parkway and the construction of the Imjin Parkway multi-modal corridor before they are spent on Eastside Parkway currently proposed in the in the undeveloped portion of former Fort Ord.
- The Eastside Parkway devastates the northern oak forests and severs biological and recreational corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road.
- Open South Boundary Road to alleviate traffic on Highway 68.
- CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military that departed the area with the base closure. CSUMB will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Allow CSUMB to achieve its intended growth before encroaching on its campus with unneeded development plans. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as a community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions. The planned multimodal corridor should contain separate paths for walking, bicycle riding and horse riding.
- The Habitat Conservation Plan for the former Fort Ord must be fully funded.
- A Veteran’s Cemetery site must be identified and developed other than the current proposed site adjacent to, or dependent on, the Monterey Downs proposed project.
- Gambling operations and facilities should be prohibited on the former Fort Ord;

- A Fort Ord/NPS/Presidio of Monterey military museum should be developed on the urban core of the former Fort Ord.
- A California Veteran's Retirement Home should be developed on the urban core of the former Fort Ord.
- The Army warhorse veterinary facilities and stables should be preserved and restored.
- The Highway 1 Scenic Corridor design standards should be revised so that trees and vegetation will prevent motorists from seeing developments east of the highway between Imjin Parkway and a point due west of the north edge of the Seaside Highlands project.
- Further development of the Dunes project should not be visible from Highway 1.
- All the buildings contaminated with lead paint and asbestos are removed, or cleaned up, and reused.
- Major topographical features of the former Fort Ord must be preserved.

In addition to the above comments relative to requested amendments to the FOBRP, we would also like to make the following comments on the reassessment process and workshops.

The definition employed by FORA of the phrase, “.....***a full reassessment, review, and consideration of the Reuse Plan.....***” from Master Resolution 8, Section 8.01.010(h), has been challenged in each of the public workshops, with the public's position being that this means more than just producing “report card,” or assessment of performance measured against the standards, or requirements, in the current FOBRP.

Moreover, at these workshops differing definitions, none of which included the requirement for an update to the FOBRP, were offered by a combination of FORA staff and EMC, the FORA contracted consultant for the reassessment process. Many in the public consider the Master Resolution language referenced above to mean there will be an update to the FOBRP.

I also believe that an update is required and believe that FORA has chosen to interpret otherwise because an update to the plan may trigger an EIR and that EIR may not be concluded by the January 01, 2013 deadline set forth in Master Resolution 8. It could be argued that to reinterpret the word “reassessment” in such a manner so as to avoid an EIR that might be required by such an update is a violation of the Sierra Club Agreement itself. The solution would have been, and still is, to seek an amendment to the settlement agreement that extends the January 01, 2013 deadline so as to perform a proper “... ***full reassessment, review, and consideration of the Reuse Plan.....***”

The reason we find ourselves up against this deadline is because FORA was recalcitrant in beginning the reassessment process required by the Sierra Club settlement agreement that is codified in Master Resolution 8. Moreover, EMC stated in at least one meeting that the current reassessment process is highly compressed and that their experience informs them that the process should realistically take one year to adequately accomplish, not these few months. The solution to this is to go back to the Sierra Club and amend the Master Resolution to push out the date to a time reasonable in which to accomplish the task to include what we believe is the correct intent and interpretation of the language – an update of the FORBP.

This brings us to the conduct of the workshops themselves. The time provided for the workshops was insufficient as the lion's share of each workshop was consumed by FORA and the jurisdictions' presentations, leaving little time for public comments. In fact, those of us in the smaller break out groups that were formed after the long presentations, were rushed through providing comments whilst often times being hovered over by



developers -both those with currently entitled projects and developer hopefuls- who eavesdropped, coached selected people within the groups, and in some instances stood too close to those in the groups who were making comments that were perhaps not sympathetic to their developments – a form of intimidation that should not have been allowed to occur. It should also be noted that the attorney for the Monterey Downs project acted as facilitator/scribe in the break out public groups, a clear conflict of interest that should have been disallowed.

Another conflict-of-interest concern raised by members of the public in the workshops is that the consulting firm, EMC, is contracted by the City of Seaside as project manager for the Monterey Downs proposed project in addition to being the FORA contractor for the reassessment process. An excerpt from the EMC website states, “...*EMC Planning Group was recently selected by the City of Seaside to act as ‘project manager’ for the proposed Monterey Downs, Monterey Horse Park, and Central Coast Veterans Cemetery projects located in both the City of Seaside and the County of Monterey.*”

On its’ face value, it appears to be a conflict of interest to have a consulting firm with a economic interest in the Monterey Downs proposed project being the firm to reassess the FOBRP that will potentially have an outcome of the economic efficacy of the Monterey Downs proposed project.

Finally, the lack of digital recording of the workshops is also of concern. The comments scribed in the smaller work groups onto poster paper were brief sketches, not always comporting with the public comments made, that will be transcribed by EMC, or FORA staff, and subsequently FORA staff will report on those comments to the FORA Board. This is akin to the party game wherein someone whispers in another’s ear, who then whispers into another’s ear and so on, until the last person speaks aloud what was told to them and it is far afield from what was originally whispered.

This means that the only way in which public can be assured of a complete record being made of their comments is to write them out in this kind of document. Not everyone is able to do this and so some public comments are at risk of being lost. At minimum, these submitted written comments, compiled intact, along with the poster paper comments should be provided to every FORA Board member for their diligent and full review.

Thank you.

Paula F. Pelot, Chairperson  
Preston and Abrams Parks Tenants Association

## Vickie Bermea

---

**From:** PAULA PELOT [pfpelot@sbcglobal.net]  
**Sent:** Saturday, June 16, 2012 10:37 AM  
**To:** Darren McBain  
**Subject:** Fw: Preston and Abrams Parks Tenants Association Comments on Reassessment and Reassessment Workshops  
**Attachments:** Letter to FORA Base Reuse Plan Reassessment Corrected Copy.docx

Please see the attached CORRECTED copy of letter delivered yesterday via email. The correction is to strikeout on page three, paragraph five, sentence two. The strikeout is of two words that repeat the prior two words and this correction makes the sentence clearer. No changes of substance have been made. Please accept this as our comments. Thank you.

----- Forwarded Message -----

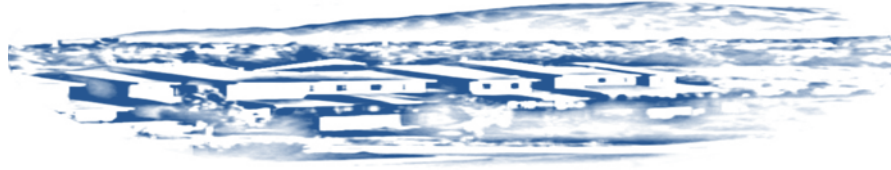
**From:** PAULA PELOT <[pfpelot@sbcglobal.net](mailto:pfpelot@sbcglobal.net)>  
**To:** [plan@fora.org](mailto:plan@fora.org)  
**Sent:** Fri, June 15, 2012 4:30:57 PM  
**Subject:** Preston and Abrams Parks Tenants Association Comments on Reassessment and Reassessment Workshops

Please see the attached document for our comments.

Thank you.

Paula F. Pelot

## Preston and Abrams Parks Tenants Association



To : Fort Ord Reuse Authority  
Date: June 15, 2012 (*via email*)  
Subject: The FOBRP Reassessment and Reassessment Workshop Processes

Our association encourages and facilitates residents' vigorous participation in all issues affecting our neighborhood including land use, development and redevelopment, zoning changes, traffic patterns and street modifications, public safety and environmental issues. As such, representatives from our association recently participated in four of the five Fort Ord Base Reuse Plan Reassessment workshops held between May 21<sup>st</sup> and June 2<sup>nd</sup> 2012.

Please accept the following as our comments on the Reassessment topics and on the Reassessment Workshop processes:

- The Base Reuse Plan should be updated, not just be "reviewed," taking into consideration the current and near future economic factors, the elimination of redevelopment agencies statewide and its' impact on the local member jurisdictions, the limited and diminishing revenues in member jurisdictions' local funds and the current environmental impact considerations, inclusive of the consideration of new economic and environmental impacts resulting from the re-designation of the BLM regional park lands, approximately 65% of the former Fort Ord lands, to a that of a National Monument.
- The Fort Ord National Monument should be the keystone of the redeveloped Fort Ord. Land within the former base located outside the Monument should be separated into developed and undeveloped areas. The developed areas should be located within the former Army urbanized footprint and organized into a series of villages combining schools, homes and businesses. The villages should be linked by hiking, bicycling and equestrian trails leading to homes affordable to differing income levels. Schools and businesses should provide employment and regional economic prosperity at levels determined to be appropriate for current and near future economic factors. Only after the schools, homes and businesses achieve this mission throughout the entire area of the former urbanized footprint, should development be allowed outside the former Army urbanized footprint up to the boundaries of the Monument. All developed areas should be complementary with the scale and density of the Monterey Peninsula. Undeveloped areas will be protected from influences which are hostile to the natural environment. The integrating focus of each area should be the Fort Ord National Monument.
- No development projects, or infrastructure improvements supportive thereof, be entitled or undertaken, until the full build out of the former Army urban footprint is completed.
- Although local member agencies have approved development projects and brought them to FORA for determinations of consistency with the FOBRP, a major component that should have been in place for measuring that consistency has been missing – **the regional urban design guidelines that the FOBRP requires be developed by FORA.** These guidelines should be developed and adopted before any new projects are found to be consistent with the FOBRP.

- In the instance that an ordinary citizen believes a land use decision is inconsistent with the FOBRP, and they need to file litigation, they are required to exhaust all administrative remedy prior to filing such litigation. Such a legal challenge therefore requires an ordinary citizen to file a consistency appeal with FORA and pay the appeal fee, currently set at \$5,040. That fee is prohibitive for ordinary citizens who are at, or below, the Monterey County median income. Requiring a prohibitive fee thereby denies ordinary citizens their constitutional right to judicial process. Therefore, the consistency appeal fee must be indexed so as to be affordable to citizens who are at, or below, the Monterey County median income level.
- Similar to General Plan update processes, the FOBRP should include language that requires scheduled periodic FOBRP updates (e.g. every five years) going forward.
- Several current FORA member jurisdictions which have no land holdings on the former Fort Ord have voting representation on the FORA Board and yet a few significant land holders on Fort Ord (CSUMB, UC) have no voting representation on FORA. The public-at-large also has no voting representative on the FORA Board. The FORA Board governance should be amended such that it is weighted toward, and reflective of, the land jurisdictions designated to receive properties and should adjust the voting membership of FORA to add a minimum of one vote from the education community and add a voting public at-large member.
- Those who assert a regional interest as to the development of the former Fort Ord as justification for being a voting member when they have no land holdings on the former Fort Ord should be required to contribute proportionally to their interest. Membership fees are paid by land-holding members such as Seaside, Monterey County, and Marina in addition to land payments, tax increment payments, and, in Marina's case, rental property revenues. Several current FORA member jurisdictions which have no land holdings on the former Fort Ord do not contribute financially except for membership fees. Therefore, for those jurisdictions with no land holdings on the former Fort Ord, and who wish to maintain their voting memberships, they should be required to pay a far higher membership fee if they do not have land holdings on the former Fort Ord and wish to maintain voting memberships.
- The reassessment should review the tax increment and other financial changes regarding reuse of Fort Ord since the February 2012 dissolution of redevelopment agencies, and the options of using FORA tax increment in the future, and recommend a potential reduction/modification of the CIP resulting from the loss of tax increment.
- Continuing obligations beyond 2014, and the source funds FORA is using to meet those obligations, must be reviewed and addressed. A Joint Powers Authority or Local Resource Agency could manage those tasks and source funds and should be considered as an alternative to FORA and its' extension beyond June 30, 2014. The reassessment should also review what other agencies engaged in military base reuse processes have used, or are using, to accomplish these tasks.
- The current status of Imjin Parkway congestion between Imjin and Reservation Roads, the history of how current financing arrangements for improvements to this road were created, and the options to use FORA CIP funds instead of waiting for Monterey County regional CIP funds to reduce congestion should be reviewed and addressed.
- Reassessment should address current traffic conditions of the Highway 1 interchange at Imjin Parkway, the history of how current financing arrangements for improvements to this interchange were created, and the options to rearrange these financing arrangements.

- Reassessment should specifically determine how to modify CIP to address Hwy1/Imjin Parkway intersection and the widening of Imjin Parkway from two to four lanes beginning at its intersection with Imjin Road and continuing to Reservation Road.
- The reassessment and update of the FOBRP should require FORA to conform to the “Memorandum Of Agreement Between the United States of America Acting By and Through The Secretary Of The Army United States Department Of The Army and The Fort Ord Reuse Authority For the Sale of Portions of the Former Fort Ord Located in Monterey County, (DACA05-9-99-593 KR EXECUTION VERSION 6/7/00)” deed restrictions that mandated lands be transferred as a No-Cost Economic Development Conveyance to the appropriate member jurisdictions.
- There must be a requirement of a FORA phasing-out and transition plan to be completed, adopted and submitted to Monterey County LAFCO no later than two years prior to the FORA sunset date.
- There must be fair distribution of FORA revenue to the jurisdictions producing it.
- The member jurisdiction Marina has provided an unreasonably high share of financing (\$65M) for redevelopment expenses for the former Fort Ord. Funding sources generated from the City of Marina should be spent on the widening of the urbanized area of Imjin Parkway and the construction of the Imjin Parkway multi-modal corridor before they are spent on Eastside Parkway currently proposed in the ~~in the~~ undeveloped portion of former Fort Ord.
- The Eastside Parkway devastates the northern oak forests and severs biological and recreational corridors from CSUMB, Seaside, and Marina. There is no economic or demographic justification for this road to nowhere. An EIR is imperative.
- Open Intergarrison Road from the Jerry Smith Corridor to Reservation Road and alleviate some of the traffic congestion on Imjin Road. There are insufficient justifications for closure of this public road.
- Open South Boundary Road to alleviate traffic on Highway 68.
- CSUMB is intended to be an environmental magnet school. The CSUMB campus is projected to create a level of economic activity almost equal to that of the military that departed the area with the base closure. CSUMB will employ 3,000 with an estimated annual budget of approximately \$200 million. The full-time students are projected to spend an amount equal to that spent in the local economy by the soldiers that relocated. Allow CSUMB to achieve its intended growth before encroaching on its campus with unneeded development plans. Preservation and enhancement of recreation and natural habitats on the former Fort Ord must be sufficiently attractive to enable CSUMB to meet these goals.
- The infrastructure for a well integrated trail system with beach-to-BLM access is prescribed in the Reuse Plan (see "Trail/Open Space Link" in approved Map 3.6-1). A total of 75 acres within Seaside is designated as a community park, including 25 acres intended as a major trailhead access point into the BLM Lands at the south end of Seaside, and a 50-acre park just south of Gigling Road, adjacent to the county boundary. Recreational network, open space, and aesthetic provisions of the Reuse Plan must be followed in all development decisions. The planned multimodal corridor should contain separate paths for walking, bicycle riding and horse riding.
- The Habitat Conservation Plan for the former Fort Ord must be fully funded.
- A Veteran’s Cemetery site must be identified and developed other than the current proposed site adjacent to, or dependent on, the Monterey Downs proposed project.
- Gambling operations and facilities should be prohibited on the former Fort Ord;

- A Fort Ord/NPS/Presidio of Monterey military museum should be developed on the urban core of the former Fort Ord.
- A California Veteran's Retirement Home should be developed on the urban core of the former Fort Ord.
- The Army warhorse veterinary facilities and stables should be preserved and restored.
- The Highway 1 Scenic Corridor design standards should be revised so that trees and vegetation will prevent motorists from seeing developments east of the highway between Imjin Parkway and a point due west of the north edge of the Seaside Highlands project.
- Further development of the Dunes project should not be visible from Highway 1.
- All the buildings contaminated with lead paint and asbestos are removed, or cleaned up, and reused.
- Major topographical features of the former Fort Ord must be preserved.

In addition to the above comments relative to requested amendments to the FOBRP, we would also like to make the following comments on the reassessment process and workshops.

The definition employed by FORA of the phrase, "**.....a full reassessment, review, and consideration of the Reuse Plan.....**" from Master Resolution 8, Section 8.01.010(h), has been challenged in each of the public workshops, with the public's position being that this means more than just producing a "report card," or assessment of performance measured against the standards, or requirements, in the current FOBRP.

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Thank you.

Paula F. Pelot, Chairperson  
Preston and Abrams Parks Tenants Association

As an economic development professional who has worked on a number of projects within the former Fort Ord, I understand the critical role that FOR A has played in the redevelopment of the former Fort Ord. Much of my professional career has been spent working to enhance the economic opportunities for the cities of Seaside, Del Rey Oaks, Marina and Sand City, cities who suffered the greatest impact from the closure of Fort Ord. From the moment that Fort Ord was identified as a possible base closure, our communities have been working together to develop economic foundations that would support the individual jurisdictions and the region as a whole. Working with the various communities, strengths of each community were identified as well as areas where those communities wanted to see improvements. Of critical importance to the region was finding developments that would create a new industry in the area to replace the thousands of jobs previously supported by the military, jobs that would attract people of all skill levels to our region. For the last two decades, elected leaders have worked closely with all factions of the community to identify, support and develop projects and infrastructure improvements that would return the 28,000 acres of the former Fort Ord to the people of Monterey County and ensure that the areas within Fort Ord became vibrant and thriving places for residents and visitors to enjoy.

I attended thousands of public meetings in various jurisdictions as people from throughout the community wrangled with the difficult decisions that resulted in the language within the base reuse plan. Many more public



meetings were held as we worked to implement the base reuse plan. Developers and cities have spent many years and millions of dollars working on projects that would reflect the unique character of each of the cities and provide the enhancements that each community identified as important: improved sales tax base and visitor serving opportunities in Del Rey Oaks, improved commercial and visitor serving opportunities in Seaside as well as housing at all income levels, and additional housing and commercial centers to serve the needs of the growing population of students at CSUMB. Mitigations and infrastructure improvements for these developments were reviewed and analyzed, and subsequent decisions were predicated on these improvements being in place.

The Army did not leave behind a pristine base; the infrastructure was not in good condition and often was below standards for public use, barracks and other buildings were riddled with lead paint and asbestos, and munitions and other toxic materials were discarded all over the base. Clean up of the base was always identified as an expensive and time consuming process, and one that was critical to the successful reuse of the base. Without proper munitions clean up and basic improvements to roads, the base would never be an attractive place to work, live or visit. Decisions about who was responsible for building removal, munitions clean up and infrastructure improvements that would benefit the entire region were carefully made in conjunction with numerous public agencies and arrived at in hundreds of public meetings. We

understood that reuse of the base would take decades to fully realize.

I am greatly concerned about the two decades of work that was done at the former Fort Ord being pushed aside or minimized by people who may not have been active participants in the process to date. Many projects in the various jurisdictions are entitled and not yet built, and these projects were entitled expecting that the developer and cities would be responsible for building certain mitigations, ranging from sewer improvements to road improvements. To argue that specific mitigations should not be built is to forever damage the regional approach that was so carefully created at FOR A. Those entitled projects will be built in the future, and to take away the planned way for dealing with the population and impacts anticipated by those developments will forever impact the entire region of Monterey County.

FOR A is admittedly a unique body, but one that has fostered communication and a regional perspective that has allowed the various jurisdictions to work together and find balance between the projects and services offered on the former Fort Ord. Without the regional oversight of the FOR A Board, it would be too easy to have the jurisdictions planning for their portion of the former Fort Ord in a silo – without regard to or in competition with the neighboring jurisdictions. By working together at the FOR A level, project proponents and opponents were able to craft projects that reflected the individual character of each community and yet would reflect the needs of the larger

region. The public had a central clearinghouse to hear about projects as they moved through the various jurisdictions and an opportunity to see how all of the pieces would work together. Redevelopment of the base was forced to take place in conjunction with the base reuse plan, which emphasized a regional approach.

The Fort Ord Reuse Authority should be extended and the base reuse plan should be reviewed with an eye towards the economic recovery of the jurisdictions most impacted by the base closure. Efforts to redevelop the base have been hampered by the severe downturn in the economy and many projects have stalled. However, the economy is cyclical and the real estate market will recover. When that time comes, projects on the former base will restart, and new projects in the remaining areas identified for development will be proposed. I sincerely hope that FOR A will continue to exist to ensure that the main principles of the base reuse plan will be adhered to, and that we do not lose sight of the importance of providing a strong economic base for all of the cities impacted by the base closure and that we as a community are provided with the mitigations set forth in the environmental documents for the already approved and entitled projects. There remain issues that need to be finalized: the completion of the FOR A Capital Improvement Program which will benefit the entire transportation network and community and the adoption and implementation of the Habitat Conservation Plan.

We could not have imagined twenty years ago the challenges that we have faced during the base reuse

process. Let us not forget that ideas at the start of the base closure process ranged from a casino, amusement park to a prison. Today, we have California State University Monterey Bay is a keystone around which the cities and county are developing, we have a new National Monument and have largely implemented a plan that called for restoring 18,000 of the 37,000 jobs lost and protecting 20,000 acres while developing only 8,000 acres. I hope that our efforts to foster a regional and collaborative approach that balances all of the varied needs of each community will be continued in the reassessment plan and that we continue to emphasize the priorities of economic development for the entire region.

Respectfully submitted, Richard (Dick) Goblirsch

June 15, 2012

TO: FORA  
RE: Reassessment of Base Reuse Plan



To Whom It May Concern:

I am writing to urge FORA to continue with the redevelopment of former Fort Ord using the same plan that is currently in place. We need to see this plan to its conclusion and provide jobs for the residents of Monterey County. The plan contains projects such as the EVOC center proposed by Monterey Peninsula College, which will provide job training for police and fire, two well-respected and much needed careers. The plan also allows development of projects that will bring jobs to the area, which are also desperately needed. To stop the plan half-way through would be a disservice to the residents of the County.

Thank you.

*Robert Stevenson*  
ROBERT STEVENSON



# MONTEREY COUNTY SHERIFF'S OFFICE

June 15, 2012

Dave Potter, Chair  
Fort Ord Reuse Authority  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93933

RE: Fort Ord Reuse Plan Reassessment

Dear Chairman Potter, *DAVE,*

I understand that FORA is currently conducting a reassessment of the 1997 Fort Ord Base Reuse Plan. MPC has asked me, as a member of the South Bay Regional Training Consortium Board of Directors, to submit a letter of support for their long-standing plan to develop a comprehensive law enforcement training center on the former base. Please consider this letter as an indication of my overwhelming and undying support for the development of the MOUT site and other areas in or near Parker Flats for law enforcement training purposes.

The original plans for the center were designed to include training resources which are generally unavailable within California and, in fact, the western region of the United States. The unique training opportunities that would be made available by appropriately developing the EVOC center, MOUT simulated city and shooting ranges would not only help train our local peace officers, but would most likely lead to opportunities to train regional officers as well. We also expect there would be significant economic value in bringing thousands of trainees to the Monterey Peninsula each year.

That being said, I'd like to add that I am personally very disappointed with the lack of movement by both MPC and FORA in terms of progress on this critically important project since it was first envisioned back at the inception of FORA. I was present at the public hearings representing Monterey County police chiefs when East Garrison property was ultimately traded for the Parker Flats location. After negotiations were complete I truly expected that this project would occupy a place of prominence on the agenda of both MPC and FORA. Instead, the opposite has occurred.

As Sheriff of Monterey County, I have offered to take over supervision and maintenance of the MOUT site so that law enforcement could maximize this valuable resource. I have also offered to work with any agencies in any way possible to make progress. Two of my executive team members met recently with representatives of both FORA and MPC for

**Scott Miller, Sheriff-Coroner**

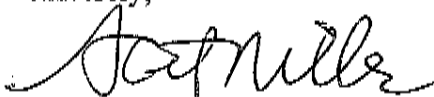
1414 Natividad Road, Salinas, CA 93906 [www.co.monterey.ca.us/sheriff](http://www.co.monterey.ca.us/sheriff) (831) 755-3700

the specific purpose of offering assistance in moving this project along. Our offer to assist was largely ignored and we were turned away.

If we are serious about law enforcement training in Monterey County and the Central Coast we need to get moving on this project. Unlike other FORA reuse projects that have stalled, we can't blame the failure of this project on the economic downturn. Instead, failure to maximize the MOUT site might best be blamed on a lack of vision and leadership. This situation is unacceptable.

Without wasting more time pointing fingers at specific individuals, I believe we need to realize our failures and get this project moving once and for all. We need a viable and usable MOUT site, shooting ranges and Emergency Vehicle Operations Center as envisioned fifteen years ago. The lives of our deputies and police officers depend on timely and appropriate training. There should be no more excuses.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Miller". The signature is fluid and cursive, written over a light blue horizontal line.

Scott Miller, Sheriff  
Monterey County  
1414 Natividad Rd.  
Salinas, CA 93906  
(831) 755-3750







# FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933  
Phone: (831) 883-3672 – Fax: (831) 883-3675  
Website: www.fora.org

## FORT ORD REUSE PLAN REASSESSMENT COMMENT FORM

FORA welcomes public input on issues specific to the 1997 Fort Ord Base Reuse Plan reassessment process. The overall goal of the reassessment process is to explore whether the objectives and policies in the Base Reuse Plan should be updated to better address current conditions and meet the community's future needs. A Reassessment Report will be prepared for this purpose. The Reassessment Report will include a range of changes to the Base Reuse Plan that may be considered for future action by the FORA Board of Directors.

Public comments will be most useful if they are specific rather than general and are provided in the form of recommendations. Recommendations and information on the following components of the Reuse Plan and related topics would be most helpful:

- Reuse Plan Objectives, Policies, and Programs
- Land Use Planning
- Jobs and Economic Development
- Habitat Management and Conservation
- Recreation, Open Space, and Trails
- Reuse Plan Consistency (Internally and with Regional Plans)
- Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Clean-up
- Infrastructure and Utilities
- Transportation
- Water
- Housing and Affordable Housing
- Noise and Safety

Commenter Name:

Roelof Wijnbrandus

Address (Optional):

1495 Mescal St, Seaside, CA 93955

Email (Optional):

\_\_\_\_\_

FORA cannot directly respond to comments that are submitted. However, substantive comments that are specific to the reassessment purpose will be considered.

Comments can be submitted to FORA by email: [plan@fora.org](mailto:plan@fora.org); FAX: 831-883-3675; or mail to: FORA, 920 2nd Avenue, Suite A, Marina CA 93933. For more information about FORA, the Base Reuse Plan, or the workshops, visit the FORA website at [www.fora.org](http://www.fora.org) or contact Darren McBain at FORA, (831) 883-3672.

*Space for written comments is provided on the reverse side.*



SIERRA  
CLUB  
FOUNDED 1892

COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

We must build on the blighted parts of Ft. Ord first.

Remove old buildings for safety. We should not build the Downs project.

If additional space is needed, please attach additional sheets.

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Si tiene preguntas o necesita informacion o traduccion en espanol, favor de llamar a Jonathan Garcia o Darren McBain al 831-883-3672.

6/2/12



# FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933  
Phone: (831) 883-3672 – Fax: (831) 883-3675  
Website: www.fora.org

## FORT ORD REUSE PLAN REASSESSMENT COMMENT FORM

FORA welcomes public input on issues specific to the 1997 Fort Ord Base Reuse Plan reassessment process. The overall goal of the reassessment process is to explore whether the objectives and policies in the Base Reuse Plan should be updated to better address current conditions and meet the community's future needs. A Reassessment Report will be prepared for this purpose. The Reassessment Report will include a range of changes to the Base Reuse Plan that may be considered for future action by the FORA Board of Directors.

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- Reuse Plan Objectives, Policies, and Programs
- Land Use Planning
- Jobs and Economic Development
- Habitat Management and Conservation
- Recreation, Open Space, and Trails
- Reuse Plan Consistency (Internally and with Regional Plans)
- Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Clean-up
- Infrastructure and Utilities
- Transportation
- Water
- Housing and Affordable Housing
- Noise and Safety

*Reassessment Process*

Commenter Name: BART KOWALSKI

Address (Optional): \_\_\_\_\_

Email (Optional): \_\_\_\_\_

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*Space for written comments is provided on the reverse side.*



*over →*

COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

Please post the ppt presentations for the workshops ahead of time, so that people can provide more thoughtful questions and can take more specific notes.

If additional space is needed, please attach additional sheets.

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Commenter Name: Ed Mitchell  
Address (Optional): 70 Carlson Rd Pinedale CA 93907  
Email (Optional): ed@mitchellfor Supervisor

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COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

FORA should be extended, but only if the Extension Authority stipulates & requires <sup>Public</sup> Semi-annual progress reports on Cleanup progress versus the planned cleanup schedule, Acreage, & Budget. So the public will know if FORA is on schedule or not to accomplish full cleanup given the Federal Allocated funds for cleanup.

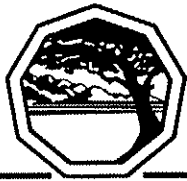
This workshop did an excellent summary of "What" FORA was "suppose to do" i.e., the 3 E's. It failed to summarize what has been "Accomplish" per the 3 E plans. For example Top 9 Accomplishments i.e. 3 Accomplishment per E, 9 major short falls i.e. 3 short falls per E.

The economic analysis needs to account for Eco-tourism & easy ways or needed ways FORA can stimulate it i.e. intelligent design & establishment of Access/striving areas into the Soldiers Monument.

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- Noise and Safety

*My need to know - on ✓*

*P.S. I forgot did I asked you for a list of your FORA Board of Directors*

*Cell - 831-233-2755*

Commenter Name: *Hazel M. Singh Tompkins*

Address (Optional): *4441 Gibson Ave. Pacific Grove, Ca 93950*

Email (Optional): *none at this time*

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Space for written comments is provided on the reverse side.

*Mr McBain nice to meet you tonight!! I know I would like you in HUST*

*Tom Moore's Club at 205% is sucking up to FORA*

*Your cookies R wonderful!! and #20 Thank you*



Please get who ever to get  
back to Louise J. Miranda Ramirez  
Tribal Chairwomen

COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

408-629-5189

Louise@yahoo.com

~~www.onlocostanovansselennation.org~~  
www.onlocostanovansselennation.org

The Monterey Bank & also known as  
O.C.E.N or Esselen Nation

P.O. Box 1301

Monterey, Ca. 93942

Please get back to her  
then let me know you have!!

Hazel M. Ringer Tompkins

Cell: 831-233-2755

Candace please see this lady is  
Help! Thank you,

Why is FORE so Dislike Dislike<sup>like</sup>  
around TOWN? & County

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5/21

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Commenter Name: Jyl Lutes ~ Salinas City Council  
 Address (Optional): 205 Lincoln Ave.  
 Email (Optional): Salinas, CA.

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FOUNDED 1892

COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

Recognize that Salinas is part of the larger community and that we support jobs creation, (integrated) inclusionary housing (mixed income), and improved infrastructure. We wholeheartedly support the BRP design principles of sustainable practice, growth and conservation.

Salinas is strongly supportive of fair inclusionary housing units included in the 6,000 (plus planned) units. We also request that all projects contribute fair share of regional, off-site, road improvements.

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Commenter Name: Lanony Hawkins  
Address (Optional): 1875 Abraham Ct, Seaside, CA 93955  
Email (Optional): acme dad@redshift.com

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COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

Sierra club or Landwatch

Fora Board Organization: Reduce voting members to ~~10~~ Carmel, PG, Mt, DCO, Santa City

Seaside, Maring, Salinas, ~~Mt County~~

Voting: Simple majority passes (5-4). No consensus Monterey County (2)

Do not allow to extend existing boundaries

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Commenter Name:

TOM & ROSEMARY ROWLEY

Address (Optional):

Residents of Monterey & Seaside Property Owners

Email (Optional):

TomR2004@hotmail.com

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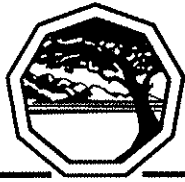
TREES ARE A RENEWABLE RESOURCE!!



Tom & Rosemary Rowley  
5/30/2012

\* Member of Fort Ord Task Force (Infrastructure Committee)





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COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

Look at alternatives for Veterans Cemetery and get it built

CSUMB has no representation

Water will be more expensive than gold soon - that is not being addressed

Co tourism needs to be looked at!!

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Timeline

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Address (Optional): \_\_\_\_\_

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COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

It was a mistake to stop the audience from asking question as the presentation goes along.

- \* A slide from the City Mang. Yount presentation could not be read - font too small
- \* Transportation / transit slide font too small
- \* When it was question time the questions from the audience could not be heard - so you got an answer to something that could not be heard
- \* No backup for sound system
- \* Will comments from other workshops be accessible to the public
- \* Poor acoustics in room

Give public copy of 1992 report from the Native Plant Study

Blight needs to be cleaned up before other new development happens

Goals of original plan not met and could not be met.

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2010 Census should be looked at  
New plan needs to address National Monument



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Commenter Name: Jan Shriner

Address (Optional): 3086 Sunset Ave, Marina, CA 93933

Email (Optional): shrinerforsure@gmail.com

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COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

Attached are 5 pages, earlier today I tried to send the first two pages by email. However, the last 3 pages are only available by hard copy.

Please call Anthony Charness for more details about his economic assessment program for habitat quality

If additional space is needed, please attach additional sheets.

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May 22, 2012 FORA Base Re-Use Plan Update, public comments, Jan Shriner, Marina

I'd like to address three things tonight: the process of the update, the need for additional content if the Base Re-Use Plan is actually updated rather than abandoned, and the original plan to end FORA in 2014.

1. The process of reviewing and updating the Base Re-Use Plan is lacking in public review of the draft. It sounds like the only time the public will formally be allowed to give our input will be ended by the early part of June and six months later a final update will be revealed. If we are to improve transparency of FORA process, there needs to be a public review and comment period of the draft update during October and prior to finalizing. Please give the public at least two meetings and two locations.

2. Additional content recommendations:

a. Increase the fees for the privilege of voting on the Board. If Carmel wants a say in the economic redevelopment of Fort Ord, they need to pay a fee that is similar to any other voting member such as Marina. The Marina community has paid far more than its share for the past history of FORA. It is time to start supporting Marina's economic redevelopment through creating business incentives funded by FORA. Marina borders a new National Monument and a large National Marine Sanctuary. FORA can add to the Base Re-Use Plan the methods that will be used to help Marina capitalize on the economic development of expanded research and tourism industries.

b. Factor the values of the "ecosystem services" into a portion of the Base Re-Use Plan. Establish a measurement system that assesses the dollar value of intact habitats and balance the projected losses of any future proposals through charging their proponents proportionally. Included with these notes tonight will be a simple clear article by John Moir in the New York Times that explains a free download called InVEST that is being used by a program called the "Natural Capital Project" or "NatCap." It was recently applied to 26,000 acre site on the North Shore of Oahu.

"After examining the alternatives modeled by InVEST, Kamehameha Schools [landowner] selected a diversified mix of forestry and agriculture intended to improve water quality, sequester carbon and generate income."

c. In the Santa Monica Mountains Recreation and Conservation Authority a method of assessing economic value of habitat is also being applied. The Authority collects fees from potential developers to cover the economic losses of the habitat. The funding is used for habitat restoration of lands owned by the Santa Monica Nature Conservancy. Perhaps here, FORA could collect the fees related to potential habitat losses and apply those funds to the UCSC reserve, the cemetery, or to new work with "Traditional Ecological Knowledge" to restore habitat quality within the new National Monument. The concept is to charge lower fees for areas of blight or weeds and progressively higher fees for habitats with valuable features such as water or oak trees. This way the land development is prioritized and mixed-user conflicts and lawsuits are reduced.

3. FORA exists to ensure that project proposals approved by smaller jurisdictions are consistent with the original Base Re-Use Plan. Why hold the FORA Board to a different standard? It will be inconsistent with the original Base Re-Use Plan to extend the existence of FORA. If the annual operating budget of FORA runs around \$1.7 million, this expense could be diverted and the funding be applied to creating and maintaining a Veterans Cemetery or any number of other community amenities and services. Let FORA sunset as planned. It was a good idea for its time and now times have changed.

# An Economist for Nature Calcula

By JOHN MOHR

COTO BRUS, Costa Rica — Dawn is breaking over this remote upland region, where neat rows of coffee plants cover many of the hillsides. The rising tropical sun saturates the landscape with color, revealing islandlike remnants of native forest scattered among the coffee plantations.

But across this bucolic countryside, trouble is brewing. An invasive African insect known as the coffee berry borer is threatening the area's crops. Local farmers call the pest "la broca": the borer.

Despite the early hour, Gretchen Daily, a Stanford University biology professor, is already at work studying this complex ecosystem. Amid a cacophony of birdsong, Dr. Daily and her team are conducting experiments that demonstrate the vital connection between wildlife and native vegetation. Preliminary data from new studies suggest that consumption of insects like la broca by forest-dwelling birds and bats contribute significantly to coffee yields.

Since 1991, Dr. Daily, 46, has made frequent trips to this Costa Rican site to conduct one of the tropics' most comprehensive population-level studies to monitor long-term ecological change.

"We are working to very specifically quantify in biophysical and dollar terms the value of conserving the forest and its wildlife," she said.

In recent years, Dr. Daily has expanded her research to include a global focus. She is one of the pioneers in the growing worldwide effort to protect the environment by quantifying the value of "natural capital" — nature's goods and services that are fundamental for human life — and factoring these benefits into the calculations of businesses and governments. Dr. Daily's work has attracted international attention and has earned her some of the world's most coveted environmental awards.

Part of Dr. Daily's interest in natural capital emerged from her research in Costa Rica, where she became intrigued with an innovative government initiative known as Payment for Environmental Services. The program, initiated in the 1990s, pays landowners to maintain native forest rather than cut it and has contributed to a significant reduction in Costa Rica's deforestation rate.

The Costa Rican program helped inspire Dr. Daily to co-found the Natural Capital Project in 2006. NatCap, as the program is known, is a venture led by Stanford University, the University of Minnesota and two of the world's largest conservation organizations, the Nature Conservancy and the World Wildlife Fund. It aims to transform traditional conservation methods by including the value of "ecosystem services" in business, community and government decisions. These benefits from nature — like flood protection, crop pollination and carbon storage — are not part of the traditional economic equation.

"Currently, there is no price for most of the ecosystem services we care about, like clean air and clean water," said Stephen Polasky, professor of ecological/environmental economics at the University of Minnesota. He says that because economic calculations often ignore nature, the results can lead to the destruction of the very ecosystems upon which the economy is based.

"Our economic system values land for two pri-



A GLOBAL FOCUS Gretchen Daily, a Stanford

mary reasons," said Adam Davis, a partner in Ecosystem Investment Partners, a company that manages high-priority conservation properties. "One is building on the land, and the second is taking things from the land."

"Right now, the way a forest is worth money is by cutting it down," Mr. Davis said. "We measure that value in board-feet of lumber or tons of pulp sold to a paper mill." What has been missing, he says, is a countervailing economic force that measures the value of leaving a forest or other ecosystem intact.

Early on, Dr. Daily recognized that new tools were needed to quantify nature's value. "We began by developing a software program called InVEST (Integrated Valuation of Ecosystem Services and Trade-offs) to map and value nature's goods and services that are essential for humans," she said.

The software, which is available as a free download, enables the comparison of various environmental scenarios. What is the real cost of draining a wetland or clearing a coastline of mangroves? InVEST models the trade-offs and helps decision makers better understand the implications of their choices.

"Our dream was not to try to capture the full value of nature's services, because that's so hard to do," Dr. Daily said. "Our goal is to begin making

# es the Need for More Protectic.



CHARLES J. KATZ JR.

logy professor, in Palo Alto, Calif.

roads in the decision-making process by including at least some of the value of nature in the economic equation."

The Natural Capital Project now works in Latin America, Africa, Asia, the Pacific and North America. In China, NatCap is working with the government on an ambitious program to protect natural capital. After deforestation caused extensive flooding in 1998, China committed \$100 billion to convert vast areas of cropland back into forest and grassland. The government is building on this success by helping to develop and test the InVEST software to put in place a new reserve network that is projected to span 25 percent of the country. The reserves will help with flood control, irrigation, drinking supply, hydropower production, biodiversity and climate stabilization.

At a NatCap site in Hawaii, Kamehameha Schools, the state's largest private landowner, used InVEST to evaluate future land use for a 5,000-acre site on the North Shore of Oahu. In the past, the landholding had been used for aquaculture, crops and habitation. After examining the alternatives modeled by InVEST, Kamehameha Schools selected a diversified mix of forestry and agriculture intended to improve water quality, sequester carbon and generate income.

About seven months ago, Google.org, the phil-

anthropic arm of Google.com, unveiled a powerful new tool that enables global-scale monitoring and measurement of changes in the earth's environment. Called Google Earth Engine, it features a huge trove of satellite imagery of the earth's surface. NatCap is now moving the InVEST software onto the Google Earth Engine platform.

"Right now, when we do a NatCap project or use InVEST, we send people to a country or state, and they spend weeks accumulating the data and putting it in the right format," said Peter Kareiva, vice president and chief scientist for the Nature Conservancy. Google Earth Engine will greatly speed the analysis process, Dr. Kareiva said.

Luis Solórzano, program director of environmental science at the Gordon and Betty Moore Foundation, who worked on Google Earth Engine, says that the new tool can map trends and allow scientists to forecast such things as soil fertility,

## Quantifying the environment's goods and services for businesses and governments.

erosion and deforestation. "It's the kind of tool policy makers need to make informed decisions," Dr. Solórzano said.

Because the natural capital concept is anthropocentric, Dr. Daily sometimes is asked whether quantifying ecosystem services runs the risk of ignoring nature's intrinsic worth or overlooking difficult-to-measure aspects of the natural world, like aesthetic or spiritual benefits.

Dr. Daily acknowledges that certain properties of nature defy quantification. "The beauty of the natural capital approach is it leaves the vast, immeasurable aspects of nature in their own realm while focusing in a very practical way on environmental benefits that we can and should incorporate into our current decisions."

The precarious state of the world's environment has concerned Dr. Daily since her teenage years, when her family lived in West Germany and she witnessed the destructive power of acid rain on the country's forests. "I realized then that I wanted to be a scientist," she said. This early fascination with nature led to her passion for the forests of Costa Rica, and that in turn set the course for her international leadership with natural capital.

Dr. Daily's work took on a special urgency with the 2005 publication of the Millennium Ecosystem Assessment, which was developed under the auspices of the United Nations. This report found that recent and rapid human-caused changes have produced a "substantial and largely irreversible loss" in the diversity of life on earth and that two-thirds of the world's ecosystem services were declining.

"The loss of earth's biodiversity is permanent," Dr. Daily said. "And it is happening on our watch. We need to convey with compelling evidence the value of nature and the cost of losing it. I find it stunning that until the next asteroid hits the planet, it is humanity that is collectively deciding the future course of all known life."

5/22/12  
Shriner comments  
24 of 5

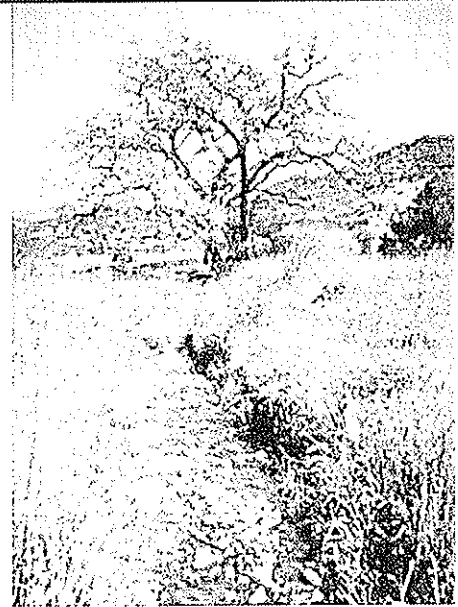


5/22/12  
Shriner Comments  
PS of 5

# Mountains Recreation & Conservation Authority



Tuesday, May 17, 2011



### Symbiosis Newsletter Spring 2011

Questions and Answers about a Fence on the Heekin Trail in Franklin Canyon Park

Policy Statement on Motorized Vehicles and ATVs in Franklin Canyon Park

Roadside Park Access

The Malibu Parks Public Access Enhancement Plan—Public Works Plan

Laurel Canyon and Mulholland Property Fundraising Information

King Gillette Ranch Planning Report

Santa Monica Mountains Open Space Preservation Districts

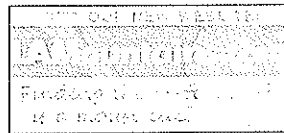
Permissible Uses of On-Street Bicycles, Motorcycles, and Scooters on Access Trails



The Mountains Recreation and Conservation Authority (MRCA) is a local government public entity established in 1985 pursuant to the Joint Powers Act. The MRCA is a local partnership between the Santa Monica Mountains Conservancy, which is a state agency established by the Legislature, and the Conejo Recreation and Park District and the Rancho Simi Recreation and Park District, both of which are local park agencies established by the vote of the people in those communities.

The MRCA is dedicated to the preservation and management of local open space and parkland, watershed lands, trails, and wildlife habitat. The MRCA manages and provides ranger services for almost 60,000 acres of public lands and parks that it owns and that are owned by the Santa Monica Mountains Conservancy or other agencies and provides comprehensive education and interpretation programs for the public. The MRCA works in cooperation with the Conservancy and other local government partners to acquire parkland, participate in vital planning processes, and complete major park improvement projects.

The MRCA provides natural resources and scientific expertise, critical regional planning services, park construction services, park operations, fire prevention, ranger services, educational and leadership programs for thousands of youth each year, and is one of the lead agencies providing for the revitalization of the Los Angeles River.



### BOARD MEMBERS

- George Lange, Chair
- Jerome C. Daniel, Vice Chair
- Ed Hayduk
- Jim Hasenauer

### Next Meeting & Agenda

The Authority has converted to electronic noticing for meeting agendas. If you wish to receive meeting agenda notices, please send your email address to: James.Yeramian@mrca.ca.gov

A hard copy of the agenda may be obtained by contacting James Yeramian at: (310) 589-3230, extension 118



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For Contractors Listing of Advertised Projects

Conflict of Interest Code



ANTHONY CHARNESSE  
Habitat Restorationist/  
Construction Supervisor III

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## MOUNTAINS RECREATION AND CONSERVATION AUTHORITY

A local agency exercising joint powers of the Santa Monica Mountains Conservancy and the Conejo and Rancho Simi Recreation & Park Districts



5/30/12

Paul Wolf  
1752 St. Helena Seaside  
CA

COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

Your economic analysis consultant says that the reuse must keep in mind "consumer preferences", future real estate markets and what is "feasible" in this economy. He also says the drivers of the economy have been higher education, tourism and agriculture. Considering these premises it is clear that a horse-racing track with gambling is not consistent either with the existing economy or with reasonable projections for the economy, not to mention highly constrained resources, such as water.

Your consultant does mention the potential for the prospect to "diversify" the economy. It is wrong for the FORA board, staff and planners to discuss not at all the massive horse park concept in this workshop and characterize it as a detail (e.g., a "little tweak" or a big tweak [Houlihan]).

If additional space is needed, please attach additional sheets.

Comments can be submitted to FORA by email: [plan@fora.org](mailto:plan@fora.org); FAX: (831) 883-3675; or mail to: FORA, 920 2nd Avenue, Suite A, Marina CA 93933. For more information about FORA, the Base Reuse Plan, or the workshops, visit the FORA website at [www.fora.org](http://www.fora.org) or contact Darren McBain at FORA, (831) 883-3672.

Si tiene preguntas o necesita informacion o traduccion en espanol, favor de llamar a Jonathan Garcia o Darren McBain al 831-883-3672.

Tourism should be based on educational offerings and environment.

We should set aside plans for splashy, gaudy, high-impact entertainment, particularly any that will mainly enrich a few moored interests.

If dozens or perhaps hundreds of people are interested or concerned about the horse park, it should be written up as a specific project. This tree greatly affects the whole forest.



No name provided

5/30/12  
Seaside

COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

I have heard a lot of talk about building and holding contractors to the task, However I did not hear anybody say that contractors should hire locally which is important for locals to get those jobs rather than bringing in workers from other areas. I also think that contractors should make apprentices positions for young people so they can learn construction.

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**From:** "Barbara Berlitz" <barbaraberlitz@yahoo.com>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Thursday, May 31, 2012 10:42 AM  
**Attach:** CommentForm.pdf  
**Subject:** My comments

A deep thank you to all who are working so hard to assess a diverse, vocal communities' multiple sentiments. I submit mine as an attachment. I have always enjoyed my contacts with Stan Cook, and continue to vote for Dave Potter.

Respectfully yours,  
Barbara Berlitz  
P.O. Box 1514  
Carmel Valley, CA 93924



# FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933  
Phone: (831) 883-3672 – Fax: (831) 883-3675  
Website: [www.fora.org](http://www.fora.org)

## FORT ORD REUSE PLAN REASSESSMENT COMMENT FORM

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- Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Clean-up
- Infrastructure and Utilities
- Transportation
- Water
- Housing and Affordable Housing
- Noise and Safety

Commenter Name: Barbara Berlitz

Address (Optional): \_\_\_\_\_

Email (Optional): Barbaraberlitz @ yahoo.com

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*Space for written comments is provided on the reverse side.*





**COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)**

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1. We need as much housing as can be built IF IT IS a generous mix of 750-1100 s.f.w single garage, free-standing, small yard type that sells at prices the average white collar/blue collar worker can afford in order to (A) reduce clogged roads during commute hours and (b) increase discretionary income to spend on local businesses and services. This means that sales need to be priced at 25% of take-home pay, after factoring in tax benefits. RENTALS of the same type need to be available, too and those need to be priced at 20% of take-home pay because rent uses after-tax dollars. PLAN for single incomes to a household because now a majority of our population is single. Senior singles should not be forced to have roommates- fun in college and in young-adult dating years, not good later. \$1200.00 for a 500 sf guest house is ABSURD (check Craig's list-this is real) Don't cluster ultra low income in one site. We learned from PROJECTS of the 60's such as Oakland, New York City, etc. Crime and misery follow.

2. YES to Monterey Horse Park..but absolutely NO to the horse racing component of Monterey Downs. The community will regret the gambling, the sad nightly news reports of another broken leg or severely injured race horse, and the unspoken crime of racing babies (2-year olds ARE babies and their bodies are trashed by hard early work by the time they are six and horses now have 30-year life spans. They become throw-aways. Few transition to other jobs.

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3. Regarding recreation and trails: have as many trailheads disbursed as possible throughout the community and along ALL accessible boundaries of BLM. This needs to include horse trailer parking in several areas. Trailer parking needs to be large enough for three or four rigs (plan for long bed trucks pulling three-horse trailers and needing to loop around to go in and out). Equestrian trails need to be available from Marina Equestrian Center, to the heart of BLM and over to the Dunes beach all without crossing auto traffic. PLAN for it and make that happen, please. (tunnels if necessary?) Bridges?

4. BUILD on used land first. No shovels into virgin land until all the ugly stuff has been committed to PROMPT development. Provide environmental hazard clean up services if necessary to get this moving along. Provide liability insurance and immunity from liability to get this ugly mess cleaned up and reconstructed with useful buildings.

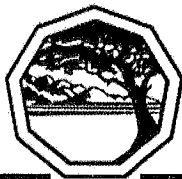
5. Do not build on Whispering Oaks. Believe that issue has finally been resolved.

6. I do not see the sense or reason for building Eastside Parkway. EIR? Other studies? More information to justify?

7. I think the trend is away from bricks and mortar retail, so building much more of it doesn't seem prudent....unless we have lower cost of housing so that people will shop locally, but more testing of how people would spend those dollars should be investigated before building retail spaces that won't fill.

8. Quickly open whatever existing roads we have to alleviate traffic congestion. Keeping South Boundary Road closed is a great frustration for those along 68 and the Ragsdale area; keeping Intergarrison closed clogs nearby roads.

9. Always set the stop and go lights so that they are timed: if one drives the speed limit, one does not get stopped by a red light on a main thoroughfare. This reduces gas consumption and pollution.



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## FORT ORD REUSE PLAN REASSESSMENT

5 2012

### COMMENT FORM

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  - Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Clean-up
  - Infrastructure and Utilities
- Transportation
  - Water
  - Housing and Affordable Housing
  - Noise and Safety

Commenter Name:

Ben Mortellito

Address (Optional):

P.O. Box 10817 Salinas, CA 93912

Email (Optional):

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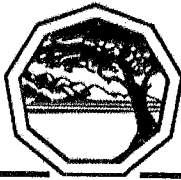
COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

Jobs & Economic Development are  
greatly NEEDED  
Transportation is NEEDED.

If additional space is needed, please attach additional sheets.

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- Water
- Housing and Affordable Housing
- Noise and Safety

Commenter Name:

Beth L. Kane

Address (Optional):

411 Kalderson Rd, Seaside, CA 93955

Email (Optional):

Beth.Kane@montreysbaydavi.com

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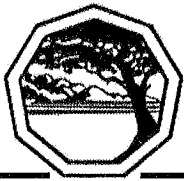
COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

I support the original plan from 1997 for the development of light businesses of the Veterans Territory on the East Parkway. I further support the development of the Monterey Bay Downs Horsepark.

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JUN 5 2012

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- Infrastructure and Utilities
- Transportation
- Water
- Housing and Affordable Housing
- Noise and Safety

Commenter Name: Chong H Kim

Address (Optional): \_\_\_\_\_

Email (Optional): Chongbox1212@yahoo.com

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*Space for written comments is provided on the reverse side.*



COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

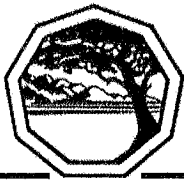
I Request to keep FORA Board  
who made Decision 1995.  
I don't want to have New  
environmental test

If additional space is needed, please attach additional sheets.

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# FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933  
Phone: (831) 883-3672 – Fax: (831) 883-3675  
Website: www.fora.org

## FORT ORD REUSE PLAN REASSESSMENT COMMENT FORM

JUN 15 2012

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- Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Clean-up
- Infrastructure and Utilities
- Transportation
- Water
- Housing and Affordable Housing
- Noise and Safety

Commenter Name: Connie Gardner

Address (Optional): 3306 Dol Monto Blvd #18

Email (Optional): cgardner@live.com

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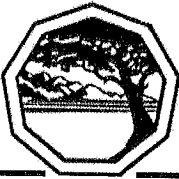
COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

We need Veteran's Cemetery.  
we also need new Business in our  
area.

If additional space is needed, please attach additional sheets.

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- Infrastructure and Utilities
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- Water
- Housing and Affordable Housing
- Noise and Safety

Commenter Name: David Clyatt

Address (Optional): \_\_\_\_\_

Email (Optional): DClyatt@hotmail.com

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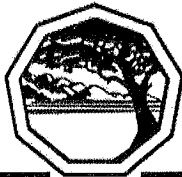
COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

Get rid of the trees,

If additional space is needed, please attach additional sheets.

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- Noise and Safety

Commenter Name: JAMES P. NUNN

Address (Optional): P.O. BOX 4491 SALINAS, CA 93912

Email (Optional): \_\_\_\_\_

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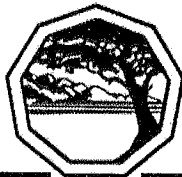
COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

WE NEED THE CEMETARY  
THE HORSE PARK NEEDS TO BE APPROVED  
NEED TO USE THE LAND AND CUT TREES  
WHEN IT IS NECESSARY TO BUILD STRUCTURES  
AND CEMETARY

If additional space is needed, please attach additional sheets.

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- Transportation
- Water
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Commenter Name:

JEANNE M O'BRIEN

Address (Optional):

1572 DURAN ST SALINAS CA 93906

Email (Optional):

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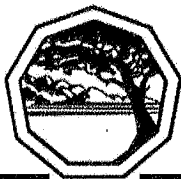
The suggestions during the Reassessment workshops are NOT plausible with the approved Plans for the state Veterans Cemetery and Pending sale of the endowment parcel. The veterans community strongly urge the FORA that NO CHANGES be made regarding the already approved Plans for the Veterans Cemetery. Continue with haste, the sale of the endowment property to Monterey Downs, which will enable the state to apply for the construction of a State Veterans Cemetery. Approve East Side Parkway for ease of access to and from the Veterans Cemetery.

If additional space is needed, please attach additional sheets.

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JUN 15 2012

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- Infrastructure and Utilities
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- Housing and Affordable Housing
- Noise and Safety

Commenter Name: JIM COLDWELL

Address (Optional): \_\_\_\_\_

Email (Optional): \_\_\_\_\_

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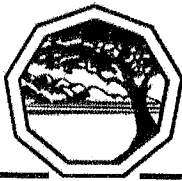
COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

FORA should be more open to the public +  
PERSONNELS CONCERNED - MEETING INFORMATION  
IS NOT MADE PUBLIC SO THAT DECISIONS CAN BE  
MADE TO SUPPORT FORA OR DISAGREE -  
SLOW GROWTH IS SUGGESTED -  
VETS CEMETERY MUST BE PLACED AT THE  
TOP OF THE ID LIST

If additional space is needed, please attach additional sheets.

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## FORT ORD REUSE PLAN REASSESSMENT

5/2012

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- Water
- Housing and Affordable Housing
- Noise and Safety

Commenter Name: JOHN GARSKE

Address (Optional): \_\_\_\_\_

Email (Optional): JOHN GARSKE@YAHOO.COM

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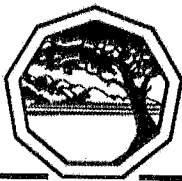
I REQUEST THAT FORA STAY TRUE TO THE ORIGINAL PLAN FROM 1997; AND DO NOT ALLOW ENVIRONMENTALISTS TO STOP PROGRESS IN MARINA, CA.

SPECIFICALLY, I AM IN SUPPORT OF THE VETERANS CEMETARY. I CAN NOT BELIEVE THAT TREES MAY BE THE CAUSE OF STOPPING A VETERANS CEMETARY.

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- Noise and Safety

Commenter Name: Kirk Johnson

Address (Optional): \_\_\_\_\_

Email (Optional): cheef831@yahoo.com

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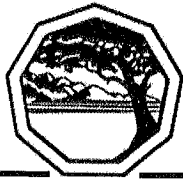
COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

I support FORA & any progress  
we need to improve our community.

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Commenter Name: LARRY A. SCHMIDT

Address (Optional): 3104 LAKE DR. #10, MARINA, CA

Email (Optional): \_\_\_\_\_

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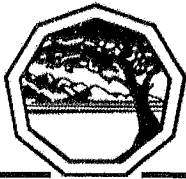
- ① Need jobs for the Seaside Marina area
- ② Habitat management & conservation must be a priority. Once gone, it's gone!
- ③ Affordable housing must be a priority. Wages for the working class in this area are low and housing expenses are very high.
- ④ Reuse plan must be consistent internally & regionally.

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- Noise and Safety

Commenter Name:

Larry C. Marcus

Address (Optional):

296 Quebrada Del Mar Rd Marina CA 93933

Email (Optional):

lcprw@comcast.net

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*Space for written comments is provided on the reverse side.*



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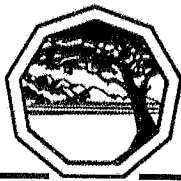
COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

We need development in Ford.  
We need tight businesses that  
employ more people living in Seaside  
and Marina. More business will create  
more money for needed necessities  
in our community

If additional space is needed, please attach additional sheets.

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# FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933  
Phone: (831) 883-3672 – Fax: (831) 883-3675  
Website: www.fora.org

## FORT ORD REUSE PLAN REASSESSMENT COMMENT FORM

JUN 5 2012

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- Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Clean-up
- Infrastructure and Utilities
- Transportation
- Water
- Housing and Affordable Housing
- Noise and Safety

Commenter Name: Linwood Eady

Address (Optional): POB-1228, GREENFIELD, CA. 93927.

Email (Optional): \_\_\_\_\_

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COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

It would appear - THAT THE EXISTING  
NOISE AND SAFETY ISSUE be REVISITED

If additional space is needed, please attach additional sheets.

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Commenter Name:

Michael A. Silva Jr

Address (Optional):

Email (Optional):

Michael-Silva@sbcglobal.net

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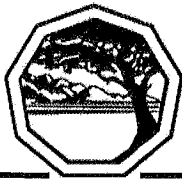
COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

we should go forward with the  
1997 plan, this will create jobs and  
TAX money the help our county ~~to~~  
schools.

If additional space is needed, please attach additional sheets.

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Commenter Name: Parnell Strickland

Address (Optional): 952 NANTUCKET BLVD, APT # 304, SALINAS, CA 93906

Email (Optional): \_\_\_\_\_

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COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

REUSE Plan CONSISTENCY INTERNALLY  
AND WITH Regional Plans,

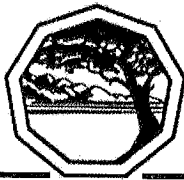
Job and Economic Development

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Commenter Name:

Patrick McCoy

Address (Optional):

38270 Metz Rd, Soledad, Ca. 93960

Email (Optional):

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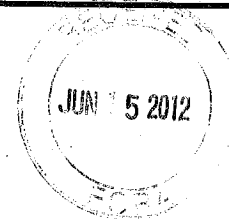




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- Noise and Safety

Commenter Name:

PIERCE HERSCHEL T.

Address (Optional):

939. HAMILTON AVE SEASIDE CA.

Email (Optional):

N/A

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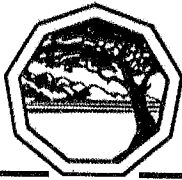
COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

Need Veteran Ceremony Now

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Commenter Name: RAPHAEL "RAUW" VILLAR

Address (Optional): 108 LARKSPUR DR SALINA, CA 93901

Email (Optional): CSMVILLAR@COMCAST.NET

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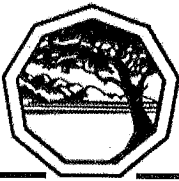
COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

THE VETERANS CEMETERY IS A MUST AND  
MUST NOT BE DELAYED BECAUSE OF THIS, THE  
FIRST AND HIGHEST PRIORITY FOR MONTGOMERY COUNTY  
AND THE UNITED STATES IS A STATE VETERANS  
CEMETERY. IF IT TAKES THE HORSE PARK TO  
GET AROUND THE VETERANS CEMETERY THE HORSE  
PARK HAS TO BE APPROVED.

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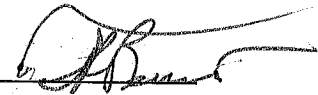
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Commenter Name: THOMAS R. BENNETT 

Address (Optional): 3345 TRACY CP.

Email (Optional): MARINA - 93933

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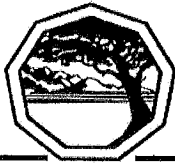
I support the original reuse plan  
especially the veterans cemetery.

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JUN 15 2012

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Commenter Name: \_\_\_\_\_

Address (Optional): \_\_\_\_\_

Email (Optional): \_\_\_\_\_

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COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

The objectives, policies and goal of the Base Plan should continue until the redevelopment of former Ft Ord is complete. FORA has not fulfilled its obligation of job creation and until it does it needs to stay its course. Do not change the plan, redevelop those areas that are slated for development in the ~~current~~ current plan, including the cemetery, Monterey Downs and MPC, build the Eastside Parkway and move the economy of the region forward. Do not cave on this plan.

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Address (Optional): \_\_\_\_\_

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COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

WHEN FORT ORD CLOSED, THE CITY OF SEASIDE LOST JOBS AND REVENUE. BUSINESSES CLOSED AND FAMILIES CONTINUE TO STRUGGLE. MARINA HAS APPROVED ITS PROJECTS AND NOW THAT IT IS ~~BE~~ OUR TURN, PEOPLE ARE TRYING TO STOP US. IT IS SEASIDE'S TURN AND FORA NEEDS TO FOCUS ON ITS GOAL OF PROVIDING JOBS AND ECONOMIC RECOVERY FOR EVERYONE, NOT JUST THOSE WHO HAVE ENOUGH MONEY, A HOUSE AND A JOB AND NOW WANT NOTHING ELSE. THE PLAN WAS DESIGNED AS ONE, WHOLE PLAN THAT NEEDS TO BE COMPLETED. THE ONLY PART THAT HAS BEEN DONE IS HABITAT PRESERVATION. DO NOT STOP THERE. FINISH THIS PLAN. CREATE JOBS. HELP BRING BACK THE ECONOMY. DON'T STOP UNTIL IT IS DONE

If additional space is needed, please attach additional sheets.

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Si tiene preguntas o necesita informacion o traduccion en espanol, favor de llamar a Jonathan Garcia o Darren McBain al 831-883-3672.

COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

Keep trails accessible for both riding and carriage horses. Horse trails need minimum 3 foot wide access, carriage require 4 feet wide. Both need 7 to 8 feet height clearance. If you can get a 4 wheel drive vehicle through, that's good. It also doubles for security patrols and search & rescue.

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# FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933  
Phone: (831) 883-3672 – Fax: (831) 883-3675  
Website: www.fora.org

## FORT ORD REUSE PLAN REASSESSMENT COMMENT FORM

30th 2012

JL  
SCL  
DM

FORA welcomes public input on issues specific to the 1997 Fort Ord Base Reuse Plan reassessment process. The overall goal of the reassessment process is to explore whether the objectives and policies in the Base Reuse Plan should be updated to better address current conditions and meet the community's future needs. A Reassessment Report will be prepared for this purpose. The Reassessment Report will include a range of changes to the Base Reuse Plan that may be considered for future action by the FORA Board of Directors.

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- Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Clean-up
- Infrastructure and Utilities
- Transportation
- Water
- Housing and Affordable Housing
- Noise and Safety

Commenter Name: Lois Patten

Address (Optional): 14200 Morgan Canyon Rd, Prather Ca, 93651

Email (Optional): ~~Patten Kenar~~ pattenbennel@gmail.com

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Space for written comments is provided on the reverse side.



SIERRA CLUB  
FOUNDED 1892

S

Peninsula Carriage Driving Club  
P.O. Box 624448  
Woodside, CA 94062

June 8, 2012

Dear Members of the Fort Ord Reuse Authority:

We discussed the Monterey Downs proposal at the most recent meeting of the Peninsula Carriage Driving Club on May 26. It received strong support. Our club comprises around 50 members, many of whom live in the Hollister-Gilroy area and all of whom are attentive to the needs of the horse community.

As carriage drivers we are acutely aware of the disappearance of spaces where we can pursue the time-honored activity of driving our horses. This country was built -- and for much of its history depended on -- horses; it is imperative that areas be preserved to maintain and protect this national heritage. Horses serve our society in so many ways: for example, the benefits of equine therapy for the disabled and underprivileged speak for themselves. Furthermore, we need hardly point out the special connection between Fort Ord and the history of the American Cavalry. This of course includes horse-pulled caissons and directly relates to the art of driving.

Many members of our club have taken advantage over the years of the astonishing trails at Fort Ord. These are a prime site for conditioning horses, taking guests, rubbing shoulders with other outdoors lovers, showing foreign visitors our beautiful locality (as many of us have done), and enjoying the collegiality that our sport provides. The beaming smiles of hikers, joggers, and bikers when they spot our horses light up everyone's heart.

As building developments on the one hand, and zealous ecologists on the other, begin eyeing open space, such constituents become decidedly non-equine-friendly. Thus when the organizers of the Monterey Downs/Monterey Horse Park held a presentation last April, a number of our members attended. At first we were concerned at the scope of the project; it seemed like glitzy overkill. Upon reflection and discussion, however, it became clear that this thoughtful, elegant plan is a win-win situation for a variety of parties. The developer (I shudder even as I write this word) has thoughtfully attended to details of environmental management, job creation, traffic control, staging areas, and serving multiple constituencies. He has a track record of award-winning, ecologically-responsible projects. Most importantly for our purposes, Monterey Downs would be a giant shot in the arm for California's flagging equine industry in myriad ways.

We respectfully urge you to consider the needs of horse-lovers when discussing the reuse of Fort Ord. We strongly support the Monterey Horse Park and Monterey Downs projects.

Respectfully, *Thank you! Jois Patten*

TOTAL: 2 PAGES



## FORT ORD REUSE AUTHORITY

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- Infrastructure and Utilities
- Transportation
- Water
- Housing and Affordable Housing
- Noise and Safety

Commenter Name: PENINSULA CARRIAGE DRIVING CLUB/MELINDA TAKEUCHI

Address (Optional): P.O. BOX 624448, WOODSIDE, CA 94062

Email (Optional): \_\_\_\_\_

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SIERRA CLUB  
 FOUNDED 1892



PAGE 2

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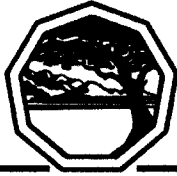
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We respectfully urge you to consider the needs of horse-lovers when discussing the reuse of Fort Ord. We strongly support the Monterey Horse Park and Monterey Downs projects.

Respectfully,

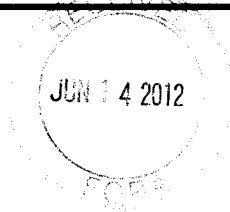


Melinda Takeuchi  
President, Peninsula Carriage Driving Club



# FORT ORD REUSE AUTHORITY

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JG  
SEB  
DM

## FORT ORD REUSE PLAN REASSESSMENT COMMENT FORM

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- Infrastructure and Utilities
- Transportation
- Water
- Housing and Affordable Housing
- Noise and Safety

Commenter Name: Tamara Ketscher

Address (Optional): 785 W. Huntsman Reedley CA 93654

Email (Optional): tamketscher@gmail.com

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*Space for written comments is provided on the reverse side.*



SIERRA CLUB  
FOUNDED 1892

S

COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

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6-10-12

Dear Members of the Fort Ord Reuse Authority,

The purpose of this letter is to request that you continue to consider equine uses as you move forward with your plan for reuse of Fort Ord. As a member of the Central Valley Harness Association, I am most concerned about continued use for carriage driving. We have been watching progress and proposals for several years now. Many of our members have previously been to Fort Ord and have found it to be an outstanding area for driving:

Our counter parts in the Peninsula Driving Club have informed us that they have closely reviewed the Monterey Downs/Monterey Horse Park proposal, and it seems ecologically as well as economically sensitive. I urge you to remember the equine and driving community as you solidify your plans. Sincerely Tamara Ketscher

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- Transportation
- Water
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Commenter Name:

Cindy Councell

Address (Optional):

10300 New Ave. Gilroy, CA 95020

Email (Optional):

ea.driver@gmail.com

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COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

Please keep trails open for carriage driving.  
Ridden horses can use single-track trails but  
driven horses need wider trails because of the  
carriage.

If additional space is needed, please attach additional sheets.

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JG  
SEB  
DM



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Commenter Name: Bonnie Whisler

Address (Optional): 1985 Military Ave. Seaside, CA 93955

Email (Optional): johnewhisler@comcast.net

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5

COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

I recommend that FORA's plan require new development in the blighted areas rather than open space and oak woodlands.

I recommend that FORA's plan require new developments to demonstrate the availability of a sustainable water supply. There is a definite need for water on the Peninsula. Carmel River will no longer be a source soon, and thousands of homes will be built at East Garrison and Marina Dunes.

I recommend that FORA's plan refuse activities, such as horse racing, that promote gambling.

I recommend that FORA's plan make use of this opportunity to save the oak woodlands. Could they be incorporated into the BLM National Monuments' lands.

We have been told the planned developments will bring jobs. They will also add thousands of people and therefore the need for more jobs. Is this a vicious circle?  
If additional space is needed, please attach additional sheets.

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FORT ORD REUSE PLAN REASSESSMENT  
COMMENT FORM

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- . Transportation
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Commenter Name: Jerry B. Edelen

Address (Optional): 75 Carlton Drive, Del Rey Oaks, CA

Email (Optional): jeryedel@ix.netcom.com

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COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

Comments: For a has done a great job thus far and needs to be continued to finish the job. With the creation of the Fort Ord Monument, efforts need to concentrate on assisting the land use jurisdictions to intelligently develop the land they own so that jobs and accompanying tax revenues can be created for local residents and local jurisdictions.

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Commenter Name: Deb Horn

Address (Optional): \_\_\_\_\_

Email (Optional): \_\_\_\_\_

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June 13, 2012

To: Fort Ord Reuse Authority

Re: Reassessment and Base Reuse Plan

The Fort Ord Reuse Authority needs to continue implementing the existing Base Reuse Plan. The former Fort Ord Lands should be multi-use, with the commercial projects helping to fund the clean up of some of the other areas. There is land for a variety of uses and that variety needs to be in the development.

I urge you to continue on your course, and help stimulate the economy and bring jobs to the area.

Sincerely,

A handwritten signature in black ink, appearing to read "Deb Horn". The signature is fluid and cursive, with a long horizontal flourish extending to the right.



# FAX

|           |                            |        |               |
|-----------|----------------------------|--------|---------------|
| TO:       | FORA                       | FROM:  | Bob Spencer   |
| FAX:      | 831 883 3675               | FAX:   |               |
| PHONE:    |                            | PHONE: | 831 595 8632  |
| SUBJECT:  | Fort Ord Plan Reassessment | DATE:  | June 14, 2012 |
| COMMENTS: | Comment Form Page 1 of 4   |        |               |



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Commenter Name:

Bob Spencer

Address (Optional):

\_\_\_\_\_

Email (Optional):

docandginny@gmail.com

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*Space for written comments is provided on the reverse side.*



**COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)**

My typing is better than my penmanship, so I have included my remarks on page 4 of 4.

Thank you for the opportunity to respond.

If additional space is needed, please attach additional sheets.

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Comments (better for me to print than write these)

**"SAFETY" Information and Recommendations...**

This will provide information as personally seen over 4+ years of living adjacent to the Toro Creek BLM monument boundary and back country areas.

I became vitally involved in volunteering on the Fort Ord Public Lands and a "User's Group" contributor.

I've worked around the Toro Creek "BLM Creekside Terrace Trailhead" and hiked the back country trails of the adjacent area. A couple years ago, and always a "crime of opportunity", 12 + vehicles were burglarized by breaking their windows and stealing valuables. Most of the reports were taken by the Monterey County Sheriff Deputies on the BLM land.

Also we have had visitors, "bushwhack" / cut their own illegal trails, throughout the 7000 + acres as well as off road motorcycles and ATV's damaging existing trails and off road habitat.

For the "most part" the Hollister based BLM U.S. Ranger law enforcement officers (LEO's) had been unavailable. Because of their lack of presence, the prevention and detection of crimes against visitors and the public lands were not accomplished.

As more "open land" is cleaned and funneled to the "monument", I would think that BLM would want to "protect and serve their visitors and public lands. I would think the visitors and BLM LEO interaction would make visitors feel safer and their explanation of why the "rules" are needed.

However as the BLM U. S. Rangers patrol, on the public lands by vehicle, bicycle or hiking they could present a pleasant and caring presence for Fort Ord.





## FORT ORD REUSE AUTHORITY

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- Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Clean-up
- Infrastructure and Utilities
- Transportation
- Water
- Housing and Affordable Housing
- Noise and Safety

Commenter Name: SUSTAINABLE CARMEL

Address (Optional): CARMEL, CA

Email (Optional): \_\_\_\_\_

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*Space for written comments is provided on the reverse side.*



COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

\*SEE ATTACHED FOR COMMENTS. (2 PP)

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Si tiene preguntas o necesita informacion o traduccion en espanol, favor de llamar a Jonathan Garcia o Darren McBain al 831-883-3672.



June 15, 2012  
FORA  
plan@FORA.org

Dear members of FORA,

"In the end, our society will be defined not only by what we create, but by what we refuse to destroy." – a quote by past president and CEO of The Nature Conservancy, John C. Sawhill.

John C. Sawhill, first and foremost an economist, had a wise perspective on development, as it is often easy for society to put themselves on a path of creation, blind to what they may harm along the way. Thus, Sustainable Carmel would like to take this opportunity to emphasize the importance of a fully educated decision. We encourage you to reconsider the following issues:

As you are aware, Fort Ord has been home to acres of "urban blight" (army urbanized footprint) for many years. The overwhelming consensus of the community is a resounding demand for development. However, on your path for economic growth, it is here Sustainable Carmel encourages you to be aware of what you are capable of destroying. The Open Space beyond the boundaries of the urban blighted areas are home to many species of indigenous wildlife, there are dozens of recreational trails frequented by tens of thousands of locals *and* visitors annually, and as you may not be aware, you will often find your local surfers in the Fort Ord waters. The Monterey Peninsula stands out as an eco-tourism destination. It would be rash to neglect this and not embrace what your environment is gifting you.

As part of the Fort Ort Base Reuse Plan, you have also proposed a road for Eastside Parkway. This plan will devastate the northern oak forests and sever biological and recreational corridors from CSUMB, Seaside, and Marina. This proposal lacks heavily in economic and demographic justification, and again risks a community and tourist environment. An Environmental Impact Report is imperative, as it will clarify the boundaries at which FORA can work without harming the environment.

Finally and most importantly, your proposal for Monterey Downs should be reconsidered, as it too is an environmental threat and an economic gamble. The proposal

is inconsistent with The 2010 Monterey County General Plan, The Monterey County Municipal Code, and the Federal Endangered Species Act. Furthermore, it is careless to choose to develop on Open Space prior to developing on the Army Urbanized Footprint. It is also presumptuous to assume that the success of this project will allow for proper development of the urban decay for future dates. The economically and environmentally responsible thing to do is to build on the urban blighted areas first.

It is clear we are all in agreement that Fort Ord provides us with a tremendous amount of potential and that it is in dire need of development. However, we should all be aware of what our environment has given us. It is our responsibility to create that balance between environmental sustainability and economic growth.

Sincerely,

The members of Sustainable Carmel

The UPS Store Carmel  
Crossroads Shopping Center  
225 Crossroads Blvd  
Carmel, CA 93923



831.625.2800 Phone  
831.625.1699 Fax

Website <http://www.theupsstorelocal.com/0326/>  
Email [store0326@theupsstore.com](mailto:store0326@theupsstore.com)

## FAX COVER PAGE

|         |                      |         |                        |
|---------|----------------------|---------|------------------------|
| To      | <u>FORA</u>          | From    | <u>Marshall Harris</u> |
| Company | <u></u>              | Phone # | <u>625-2800</u>        |
| Fax #   | <u>831/883-3675</u>  | Fax #   | <u></u>                |
| Date    | <u>June 15, 2012</u> | Pages   | <u>3</u>               |

Comments on jobs and  
economic development for  
FORA planners

**The UPS Store®**

**Carmel, California**



# FORT ORD REUSE AUTHORITY

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 Phone: (831) 883-3672 – Fax: (831) 883-3675  
 Website: [www.fora.org](http://www.fora.org)

## FORT ORD REUSE PLAN REASSESSMENT

### COMMENT FORM

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- Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Clean-up
- Infrastructure and Utilities
- Transportation
- Water
- Housing and Affordable Housing
- Noise and Safety

Commenter Name: \_\_\_\_\_

Marshall Harris

Address (Optional): \_\_\_\_\_

PO Box 5171, Carmel CA 93921

Email (Optional): \_\_\_\_\_

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**SIERRA CLUB**  
FOUNDED 1892

Dear FORA Planners,

I am writing to support the Monterey Downs and the Monterey Horse Park projects as excellent avenues to create jobs and stimulate the economic development here on the Monterey Peninsula.

These projects will bring in a much needed source of income to this area along with boosting the interest in local Real Estate and increasing tourism.

There are so many members of the building industry that have been affected by the current recession here on the Peninsula.

Using our family as an example, one of my brothers was let go from his longtime job at Granite Construction Company then lost his home to a foreclosure and lived with our mother for over a year trying to recover enough to afford a place of his own again.

A second brother lost his job as an electrician, was unable to pay his part of the rent and slept on the couch at a relative's home for months and months. He is still out everyday looking for a job.

Now in the worst economy since the Great Depression, a group of investors is attempting to build the biggest generator for the local economy since the Monterey Bay Aquarium. Our Peninsula labor force needs those jobs to survive and help stimulate the economy.

The Monterey Downs project will not only provide jobs but it will provide world class facilities for athletic events, concerts, horse shows, car shows, dog shows as well as providing recreation and competition areas for swimmers, tennis players, hikers, bikers, and equestrians.

We need these projects to help provide livelihood for members of our local building industry as well as other members of the workforce on our Peninsula. The creation of jobs should be the number one objective for FORA.

I thank you for your support on this important issue.

Bruce Marshall Harris  
Building Contractor

---

**From:** "Haines Jane" <envirlaw@mbay.net>  
**To:** "Darren McBain" <Darren@fora.org>  
**Sent:** Friday, June 15, 2012 8:42 AM  
**Attach:** BRPComment2.pdf  
**Subject:** comment on Ft. Ord Reuse Plan Reassessment





# FORT ORD REUSE AUTHORITY

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- Infrastructure and Utilities
- Transportation
- Water
- Housing and Affordable Housing
- Noise and Safety

Commenter Name: JANE HAINES

Address (Optional): 601 OCEAN VIEW BLVD, #1, PACIFIC GROVE

Email (Optional): envirlaw@mbay.net

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*Space for written comments is provided on the reverse side.*



COMMENTS (SEE REVERSE SIDE FOR COMMENT TOPICS)

I have previously submitted a comment stating that the base reuse plan should be re-evaluated in light of the greatly-increased economic development that the former Ft. Ord could provide to our region by effective marketing of the newly-designated National Fort<sup>Ord</sup> Monument.

My additional comment pertains to statements by Jonathan Garcia during the Reassessment Workshops that when the FORA Board makes consistency determinations, the Base Reuse Plan gets amended. What does that mean? Does it mean that the Base Reuse Plan on the FORA website, dated June 13, 1997, is outdated and there is a newer, amended version that the public doesn't have access to?

Jane Haines (831) 375-5913

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### **FORT ORD REUSE PLAN REASSESSMENT COMMENT FORM**

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? Reuse Plan Consistency (Internally and with Regional Plans)

? Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Clean-up

? Infrastructure and Utilities

? Transportation

? Water

? Housing and Affordable Housing

? Noise and Safety

Commenter Name: Kurt Gollnick

Address (Optional): 29 Paseo Hermoso Salinas CA. 93908

Email (Optional): [kurt@scheidvineyards.com](mailto:kurt@scheidvineyards.com)

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*Space for written comments is provided on the reverse side. 2*

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To: FORA Board of Directors

From: Kurt Gollnick

I support the Base Reuse Plan Reassessment. The 1997 Fort Ord Base Reuse Plan including the 1998 Chapter 8 Sierra Club addition is still valid. The primary reasons that the 1997 Base Reuse Plan has not been fulfilled are due in part to the successes of powerful no-grow Monterey County politicians and a profoundly deep recession in the housing and commercial development industry.

The 1997 plan struck a balance between regional values on open space, environmental protection, job opportunities and economic growth and leveraging the emerging educational industry including CSUMB. Our regional community needs have not changed and the same opportunities are before us today. The Fort Ord Base Reuse Plan had its environmental impacts studied and the EIR was certified. In my view, little has changed and this document is valid today.

It is common knowledge that Salinas and Salinas Valley cities have high unemployment and comparatively few opportunities for a highly skilled and educated workforce due to the nature of the economies. The vision of development for the Reuse Plan included expanding educational opportunities in conjunction with job growth. This region of opportunity is a clear pathway for second generation members of agricultural and service industry families of Marina, Seaside, Salinas and Salinas Valley communities. The planned development including The Dunes, Seaside Resort, Main Gate Retail Center, East Garrison, Monterey Horse Park, The Resort at Del Rey Oaks and continued growth of the CSUMB campus are important opportunities for these communities.

Also important is the nearly 18,000 acres of open space and recreational trails. This valuable natural resource is well protected even with the installation of the planned circulation system and cemetery.

The powerful no-growth Monterey peninsula politicians who suppress these opportunities on the pretext of environmental protection employ a thinly veiled strategy. That strategy is to enact class warfare on the largely emigrant population that stands to gain the most from education, training and job opportunities hanging in the balance at the former Fort Ord.

I encourage the FORA board to carry on with the Base Reuse Plan Reassessment and finish the job you set out to do in 1997.

Thank you.

# FAX TRANSMITTAL

TO FORA

COMPANY \_\_\_\_\_

FAX NUMBER 831/883-3675

PHONE NUMBER 831/883-3672

FROM William King

COMPANY \_\_\_\_\_

FAX NUMBER 831/659-4840

PHONE NUMBER 831/659-3161

DATE June 15, 2012

NO. OF PAGES TRANSMITTED 4  
(Including this sheet)

*(If all pages are not received or pages are illegible, please call (831) 659-3161)*

Comments for FORA planners  
attached



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- Transportation
- Water
- Housing and Affordable Housing
- Noise and Safety

*building monterey Downs / Monterey Horse Park will help!*

Commenter Name: William King

Address (Optional): 400 West Carmel Valley Rd, CV, CA. 93924

Email (Optional): \_\_\_\_\_

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Space for written comments is provided on the reverse side.



Dear FORA Planners,

I am writing this letter to support the Monterey Downs and the Monterey Horse Park projects as excellent avenues to create jobs and help stimulate the economic development on the Monterey Peninsula.

The creation of jobs should be the number one objective for FORA. There are so many members of the building industry that have been affected by the current recession that it is a tragedy.

I have family members and neighbors who worked in the trades that were nearly wiped out financially, whose homes were foreclosed upon or near foreclosure proceedings. They lost their jobs or were let go because their construction firms needed to downsize because of the recession.

Now in the worst economy since the Great Depression, a group of investors is attempting to build the biggest generator for the local economy since the Monterey Bay Aquarium.

Our county desperately needs jobs and an active economy. The Monterey Downs and the Monterey Horse Park are the only proposed projects that will do that.

The Monterey Downs project will not only provide jobs but it will provide worldclass facilities for concerts, athletic events,



horse shows, car shows, dog shows as well as providing recreational and competition areas for swimmers, tennis players, hikers, bikers, and equestrians.

When these projects are completed they will have provided livelihood for members of our local building industry as well as funds for FORA.

When FORA has these funds they can afford to have a massive clean up of the dilapidated army buildings that are crumbling everywhere on Fort Ord .

Please support the Monterey Downs and the Monterey Horse Park projects and the building industry of the Monterey Peninsula.

William King  
Retired electrician





## GROUP A

Page 1

What has been accomplished (+/-) in the last ~15 yrs.?

- needs to be disclosed.

eg. areas that have been approved for development; status of munitions clean up, trails planning

- FORA's success is critical to the well-being of the community.

TM - reassessment process

- vision

- "routes" to achieving that vision

- managing a bag of cats

  - monitoring progress

Page 2

BRP

- objectives (a variety of subject areas)

  - how are we doing on achieving them? – should be addressed in the annual report, but these have decreasing levels of detail over the years. Need to get public and FORA Board re-engaged in monitoring progress

3 The objectives need to be described in order to be understood & evaluated.

Monterey Downs

Page 3

c

"blight" areas – need a clear and consistent definition.

- focus on redevelopment of "urbanized" blighted areas

LS dislocated workers/families

- inadequate response to the impact on affected communities

**GROUP A, cont.**

- health impacts (munitions clearing burns)

BB - blight – defined by agencies

- FORA's contribution/role in establishing a regional program for addressing existing conditions, needs

Page 4

J(?)

taxpayers' role in financing FORA activities/developments

- impacts on water, infrastructure
- need good jobs to result from development
- developing blighted areas first = common sense

-

EP. What happens if BRP deadline not met?

Developers must be financially responsible

-

Esselen Nation

was promised 40-50 acres for a cultural center → currently envisioned for a wellness ctr., educational center.

Native peoples are still here in the area.

Page 5

g(?) would like to see breakdown of proposed development

- also need to ensure adequate access to FONM for all recreational users
- connectivity to FODSP
- need emphasis on ecotourism econ. development.
- res. development → too much future inventory?

## **GROUP A, cont.**

### Native American groups

- local groups/cultures still here

Page 6

### RC

#### Does the 1997 BRP vision still hold?

- 1997 vision/goals/#s were overoptimistic ?
- things move more slowly than desired.
- need jobs, economic dev't. for selves and future generations.

- 
- JM
- show respect for local heritage/legacies, history, background
  - need to take care of natural resources (e.g., wetlands)
    - requires an economic base to provide support
  - room for a full range of voices participating in the process

- 
- NC nonprofits – opportunities need to be looked at (re- developer fees, etc.)

Page 7

### developer fees

- breakdown of how they are used (mitigation, habitat restoration, regional infrastructure)
- location of cleanup areas (which standard is being applied on which sites) – history of how these determinations were made

---

### BPR employment targets

- loss of military/civilian → different levels of impact

---

### Salinas G.P. → housing

BRP needs to address ecotourism potential (re-FONM)

---

approved development projects

- re-evaluate : rec. access?

: approved projects

---

Need to take a new look at env. constraints, objectives

understand mix of past successes & misfires

---

“THANK A VETERAN”

---

Need a map that clearly shows approved projects

## GROUP B

Page 1

Accomplishments hidden

- need to list 9

Weaknesses hidden

- list constraints
- trails plan

Page 2

1. What do you like/dislike about 1997 BRP vision
2. Routes to achieve goals
3. FORA Board's monitoring tools
4. How is FORA Plan's objectives being achieved/monitored

Page 3

1. Don't know BRP objectives
2. Don't know how we are doing on these objectives  
We can now visit the website to read the objectives and come to the next meeting

Page 4

- Dislocated workers and those families affected by base closure, not addressed
- EPA only trained 20 people out of 350 applicants (super  $\text{\textcircled{G}}$  JTI (Jobs training Initiatives))
- Need solutions

Page 5

- Blight is a federal & State definition
- What happens when FORA goes away
- Development wants FORA to go away  $\rightarrow$  no water, housing and other caps.



**GROUP B, cont.**

Page 6

- Need returns for Tax payers investments
- Don't want pristine land to be sold to pay for building removal
- Financial responsible development

Page 7

- Cultural center agreement for a wellness center (1993-1997)
- Wanted native restoration of plants
- indigenous people are not extinct
- We want to do this for this community/put back on the agenda

Page 8

- Public access to FO National Monument
- intelligent design to Beach (trails)
- Promote eco-tourism
- What will add. homeless on Fort Ord do to this area

Page 9

- Native Americans can bring a lot to the community
- Has the 1997 BRP vision changed?
- FORA was established to remove the impediments to development

Page 10

- Need to look to the future
- Need to build economic & environmental businesses by preserving natural lands
- Could FORA board's fees (development fees) be discounted for non-profits?
- Break-down where the FORA fee goes & to (need nexus)

**GROUP B, cont.**

Page 11

- Need maps to show clean-up levels on properties
- When the Base closed did 18,000 jobs end or did they relocate?
- Things happening outside of FORA that will affect FORA (City of Salinas GP)

Page 12

- increase access to FO National Monument to stimulate jobs
- Re-evaluate the Land Use Plan
- Resource constrained Plan – a difficult animal to swallow

Page 13

- Need to evaluate the 1997 BRP objectives
- Need to thank Veterans for being here tonight

## GROUP C

Page 1

- \* overall presentation of workshop – good summary of “supposed to”
  - but did deliver?
  - what has been accomplished
    - strengths/weaknesses
    - good/bad
- trail plan
- 3 areas to focus comments:
  - 1) what do or don't like
  - 2) vision/goals
  - 3) FORA Board – manage “bag of cats”
- objectives – A+-A-      - responsible to monitor/manage
  - Reuse Plan
- annual reporting
- Not sure how to make comments when don't have the info (e.g. objectives, plan)
- Why EIR being prepared by same firm (EMC for Mty Downs) – corrected “RBF” preparing EIR

Page 2

- “real” reassessment – 1) blighted      – definition clarified
  - open space vs decrepit land
- jobs/cleanup/dislocated/enf justice
  - Superfund Training Initiative
- AQ/burning/health
- Blight-federal & State definition
- Plan - real world v dream world
  - FORA extension – lack of control – H<sub>2</sub>O, unit caps, cleanup/ bldg demo
  - consider implications of loss of development fees & FORA sunset

## GROUP C, cont.

- concern re: dev in “unblighted areas” –
  - econ – actual returns for investments –
    - considering all variables –
  - market for building on blighted areas 1<sup>st</sup>
- ? what happens if Jan 1<sup>st</sup> deadline not met?
- financial responsibility for dev. unbuilt
- promised cultural center – lost land to Seaside 10.45 ac → 40-45 ac.
  - now working on wellness center

Page 3

- still here – want to move project forward
- Housing Units – info requested for proposed
- Accessibility to Nt'l Monument
  - - Intelligent design of trail system thru existing/proposed dev's.
  - allow for eco-tourism
- econ-property values – reduction in MoCo pop (2010 Census)
- new homes/increased - ? Salinas home values
  - incl. in assessment
- Native American tribes – still here
- Does vision still hold?
- goals too/plan – need more time
- culture/past = benefits
- environmental & dev. balance/limits
- non-profits → consider adjusting FORA dev fee
- FOEJN – offered bldg if fixed up, then taken away

## GROUP C, cont.

Page 4

- Development fee – explain what fee goes toward – (eg HMP, CIP)
  - rational nexus explained
- ESCa/Army – cleanup
  - where & what standards
  - history behind/rationale
- ? Where did jobs go? – civilian, military
- consider other regional/local land use plans (eg. Salinas GP)
- Green/Eco-tourism = (e.g. 6 access areas from Co \$)
- how to incorporate access into existing dev.
- can we reconsider land use revisions? ~~Redo~~ Re-evaluate land use
- Sierra Club – 1997 – even plan reduction a lot more than could ~~handle~~
  - consider how collectively obj's been implemented/or not
  - study maps – figure out comments
- maps w/more detail –who developing

April

• What has been accomplished (+/-) in the last 15 yrs.?

- needs to be disclosed.

eg. areas that have been approved for development; status of munitions clean up, trails planning

- FORA's success is critical to the well being of the community.

™ - reassessment process

- vision

- "routes" to achieving that vision

- managing a bag of cats  
• monitoring progress

Apr

- BAP objectives (a variety of subject areas) are

- how<sup>^</sup> we doing on achieving them? - should be addressed in the annual report, but these have decreasing levels of detail over the years.

Need to get public and FORA Board re-engaged in monitoring progress

- 3 The objectives need to be decoupled in order to be understood & evaluated.

Monterey Downs

1/23

- "blight" areas - need a clear and consistent definition
  - focus on redevelopment of "urbanized" blighted areas
  
- "dislocated workers/families"
  - inadequate response to the impact on affected communities
  - health impacts (munitions clearing burns)
  
- " - blight - defined by agencies
  - FORA's contribution/role in establishing a regional program for addressing existing conditions, needs



3 Apr

taxpayers' role in financing FOPA activities / developments

- impacts on water, infrastructure

- need good jobs to result from development

- developing blighted areas first = common sense

4. What happens if BFP deadline not met?

Developers must be financially responsible

Esselen Nation

was promised 40-45 acres for a cultural center → currently envisioned for a wellness ctr., educational center.

Native peoples are still here in the area.

Ant  
8

would like to see breakdown of  
proposed development

- also need to ensure adequate access to FONM for all recreational users
- connectivity to FODSP
- need emphasis of ecotourism econ. development
- <sup>res.</sup> development → too much future inventory?

Native American groups

- local groups/cultures still here.

APR  
20

Does the 1997 BRP vision still hold?

- 1997 vision/goals / #s were overoptimistic
  - things move more slowly than desired.
  - need jobs, economic dev't. for selves and future generations.
- 

JUN

- show respect for local heritage/legacies, history, background
  - need to take care of natural resources (e.g. wetlands)
    - requires an economic base to provide support
  - room for a full range of voices participating in the process
- 

NO

nonprofits - opportunities need to be looked at (re-developer fees, etc)

A17

## Developer fees

- breakdown of how they are used (mitigation, habitat restoration, regional infrastructure)
  - location of cleanup areas (which standard is being applied on which sites) - history of how these determinations were made
- 

## BRP employment targets

loss of military / civilian → different levels of impact

---

Salinas C.P. → housing

Ans

Eff needs to address tourism potential (re-FONM)

---

approved development projects

- re-evaluate; rec. access?

: approved projects

---

Need to take a <sup>new</sup> look at env. constraints, objectives  
understand mix of past successes & misfires

---

"THANK A VETERAN"

Need a map that clearly shows approved projects

B  
21

Accomplishments hidden

- Need to list 9

Weaknesses hidden

- list constraints
- trails plan

- Need to look to the future
- Need to build economic & environmental businesses by preserving natural lands
- Could FORA board's fees (development fees) be discounted for non-profits?
- Break-down where the FORA fee goes ~~to~~ to (need nexus)

6

— Need maps to show clean-up levels on properties

— When the Base closed did 18,000 jobs end or did they relocate?

— Things happening outside of FORA that will affect FORA (City of Salinas CoP)



- 102
- increase access to FO National Monument to Stimulate jobs
  - Re-evaluate the Land Use Plan
  - Resource constrained Plan — a difficult animal to swallow

B  
2/13

- Need to evaluate the 1997 BRP objectives
- Need to thank Veterans for being here tonight

B  
23

1. What do you like/dislike about 1997 BRP vision
2. Routes to achieve goals
3. FORA Boards monitoring tools
4. How is FORA Plants objectives being achieved/monitored

B  
1. Don't know BRP  
Objectives

2. Don't know how we  
are doing on these objectives

We can now visit the website  
to read the objectives  
and come to the next meeting

21

- Dislocated workers and those families affected by base closure, NOT addressed

- EPA only trained 20 people out of 350 applicants (super  
~~the~~ JTI (Jobs training Initiatives)

- Need solutions

3/4

- Blight is a federal & State definition
- What happens when FORA goes away
- Development wants FORA to go away → no water, housing and other caps

12

- Need returns for Tax payers investments

- Don't want prestine land to be sold to pay for building removed

- Financial responsible development

13

- Cultural center agreement for a wellness center (1993-1997)
- Wanted native restoration of plants
- indigenous people are not extinct
- We want to do this for this community / put back on the agenda



- Public access to FO National Monument
- intelligent design to Beach (trails)
- Promote eco-tourism
- What will add homes on Fort Ord do to this area

9

- Native Americans can bring a lot to the community
- Has the 1997 BRP vision changed?
- FORA was established to remove the impediments to development

5-21-12

# overall presentation of workshop - good summary  
of "supported" but  
- but did follow?  
- what has been accomplished  
- strengths/weakness  
- next steps

- trail plan

- 3 areas to focus comments:

1) what do or don't like

2) vision/goals

3) EIR Board - manage "how it's done"

- objectives - A.A. - supports to budget/finance  
- plan

- annual reporting

- Not sure how to make comments when don't have  
the info (eg objectives plan)

- Why EIR being prepared by same firm  
(EMC for City Downs) - corrected "RBP"  
preparing EIR.

58

- "REAL" resources - 7) alignment - definition clarified  
 - spin spin in description lead
- jobs / cleanup / relocated / org justice  
 -> Superfund Training Initiative
- AQI / burning / health
- El ije - federal / site definition
- Plan - real world v dream world  
 - BEA - address - lack of control - H<sub>2</sub>O, water cuts, cleanup being done  
 -> consider implications of loss of development fee, PERC contract
- revenue dev in "unhighlighted areas"  
 -> 2001 - actual returns for investments -  
 - considering net variables -  
 -> 100% for building on highlighted areas 50%
- ? what happens if Jan 1<sup>st</sup> deadline not met?
- > financial responsibility for dev. unbuilt
- > promised cultural center - lot lead to Seaside  
 10/15 ac -> 40-45 ac  
 ROW working on wellness center



- Development for explain what the question is (by MAP, CSP)
  - national review explained
- ESCP / Army cleanup - where? Dishes - land use
  - history behind / records
- Where did jobs go? - civilian, military
  - jobs created
- consider other regional / local land use plans (eg Solihull SP)
- Green / Eco-tourism - (eg Leicestershire - see Co G)
- How to integrate across into existing dev.
- Can we reconsider land use restrictions? ~~State~~
  - facilitate land use
- Sierra Club - 1987 - even plan, reflection & lot more
  - consider how collecting ~~more - could be done~~
  - study maps - figure out ~~concepts~~
    - have been implemented for not
- maps of more detail - who developing



## GROUP A

Page 1

### CIVILIAN JOBS – NO REPLACEMENT

Left out the disenfranchised.

\* BRAC Closure Plan – review in context

Emphasize permanent jobs

- distinguish construction jobs
- need sustainable jobs – for citizens

Non-military citizens – spend more

\* Reuse Plan marketing – has not been done

- Section 3 pp 1-18
- concentrated plan to market region
  - development corporation
  - comprehensive bus. plan

\* How will cemetery be affected?

Page 2

\*What happens to Reuse Plan if FORA goes away?

- how would jurisdictions protect habitat?
- status of agreements?
- form of governance?

What “teeth” does this process have?

Need safe environment – importance of sustaining clean-up

Community needs – not met

- projects not addressing primary needs of community

Jobs/housing ratio – closer linkage

- what’s the desired goal?

Page 3

\* What is the market for the thousands of houses in the pipeline?

\* Local hiring ordinance needed!

- Union fees are problematic

\* Great concern regarding continued presence of toxics.

- Major public health issue!
- Are residents/employees exposed to unsafe levels?

\* Three E’s: → all about JOBS

- losing best/brightest  
(Brain Drain)

Must holster POPULATION!



## GROUP B

Page 1

1. Trail access to Monument
2. Why are the barriers up (access thru to Intergarrison)
3. Public Outreach re FORA reassignment inadequate
4. Rec trail destroyed by Dunes, VA clinic seems to encroach next to Hwy 1.
5. FORA must act exclusive of Sierra Club input.
6. Blood sports inconsistent with Base Reuse plan (Horse racing)

Page 2

7. Controversial projects (gambling horse racing) reconsider
8. Modification of plan to include economy that is reality not projection of a Bear Market.
9. Forward thinking vision re Eco tourism & world class recreation.
10. Wait until CSUMB meets capacity prior to out of control development that may not meet needs.
11. Build on Blight
12. Unbridled land allocation

Page 3

on profit motive only – use the land for the people not profit.

13. Museum for cultural preservation & historical preservation.
14. Habitat management plan: Development needs management ie  
(use a tranquilizer dart)
15. FORA must take the public seriously – FORA must assume on going transparency & public over sight prior to massive development.
16. Be a visionary w/respect to land usage.
17. Epidemic in the west re: pine beetle don't fell healthy mature oaks.

Page 4

18. How can FORA be revised to be a watch dog & better land steward.
19. Consider water depletion
20. Consider home values that will be decline against onslaught of excess subdivisions.
21. Is FORAs 10 yr. extension “job security” for the 15 or truly oversight in the purest sense.

- Contact Sierra Club for 6 mos Community involvement
- Preserve Military Historic Aspects – Dept of Interior Museum Compound/Cultural Facility
- A lot of factors have changed since plan was developed. 15 years to get to know this large parcel of open space – time now needed to do this reassessment right
- Zero-based budgeting to clarify & correct basic assumptions. Full assessment Chapter 8 Language
- Workshops are reporting function
- Improve Public Awareness
- Rushed process is absurd. Public needs to be noticed, \$100 mil of work with no budget for notices

- Oak forest dense & most unique at Happy Trails/8<sup>th</sup> & Gigling work toward leaving it as is
- Eastside Parkway – EIRs & slipping things passed onto property now Downs says is theirs.
- “Illegal Dumping” Jerry Smith access restriction? Intergarrison could relieve traffic
- Blight cleanup, obscures the forest and has greater visibility from freeway giving a poor impression of what beauty is actually here
- Timeline problem for extension, such as cleaning up blight checks & balances
- Goals of original Base Re-Use Plan to “replace” flawed economic model replacing soldiers with civilians & single family homes. Resource needs different.
- Population projections wildly off
- Blight

- tie new entitlements to completion of those already entitled
- E. Garrison of 2003 / Parker Flats Landswap so E.G. larger so habitat → PF & then no residential in PF
- New National Monument was not considered in original plan
- EMC-Project Mgmt for Downs & this process – issue of potential conflict
- ½ of previous military population was low-paid & transient
- No CSUMB involvement due to timing of process
- Possible use of model of assigning economic value & collect fees
- Veterans Cemetery 38 acres for Public Lands, more appropriate locations than current proposal

### **GROUP C , CONT**

- \$1.7 annual FORA budget – let sunset – apply \$ to cemetery
- Tribes locally are more or less invisible on the Coast, dedicated lands and involvement to be in this process

## GROUP D

Page 1

- Is there a difference between having BLM take over rest of open space vs. local, state, etc
- Will all the cleanup be done (1) on time (2) on budget; what is completion schedule; is this the end of cleanup responsibilities on Ft. Ord? What other cleanup efforts need to be accomplished.
- Reassessment: (1) concern on timeline and (2) procedure.
- Report card? Open up? Refine reassessment?
- Time/availability of public comment; how is FORA acting on comments
- does it all match w/Sierra Club settlement definition
- FORA needs to clearly set out goals, objectives, land use, etc so public clear on what should comment on, what FORA wants
- What does FORA review to prepare report
- FORA needs to look at entire plan as regional plan and how to make asset for whole instead of just individual pieces.
- If don't finish out plan how do you fund the mitigations since no developer fees. Effect on EIR/UP.

Page 2

- how are you going to clean up rest of base if no land sales or revenue from development
- How did Sierra Club decision become policy b/c two parties came to a decision that changed the original plan that had full community input
- how much money will be spent to clean up, protect the environment, restore habitat, create open space and recreation and tourism opportunities by the completion of the plan
- Public definition of blight, development where oak trees are, Whispering Oaks – public has stated concerns
- 75-acre park for Seaside mentioned in Reuse plan – what happened to it.
- Inter-garrison/South Boundary would adequately relieve congestion and relieve need for other highways.
- What is strategic plan of FORA for moving forward with building removal.
- What is total cost for building removal on Ft. Ord – regardless of obligation to removal (total cost)? Does Army have any responsibility to remove? Break down by jurisdiction so public knows what each city/jurisdiction would be responsible for

Page 3

- Why Why did CSOMB abandon their conversion program for buildings – what costs/facts made decision. What about Ord community (military housing in Seaside)

**GROUP D, cont.**

- ratio of recreation area per capita compared to other counties (open ~~xxx~~ space/recreation – are they viewed differently)
- ~~⊖~~ Is there a trail plan (completed) and should trails actually traverse through developed residential and commercial areas.
- What message does it send to the development community when you change the rules halfway through
- If cleanup protocol cleans up certain areas to set levels, how do you adjust the plan to change/relocate clean up areas – where would FORA get the money to do this
- explain system of development – developer plans w/city and then goes through FORA
- did federal gov't give money to other base closures for building removal
- how is it decided which projects get priority

What is total spent on lawsuits/attorneys fees/public records

Page 4

request to date. (1) FORA (2) jurisdictions (3)CSUMB (4) private developments

## GROUP E

Page 1

Municipalities' ability to voting on FORA board

- structure of Board
- Board governance
- potential for restructure
- develop blighted areas first
  - definition of blight
    - Army structures
- NOT - open/woodland areas

Page 2

Preston Park

\$19 m loan

compliance w/Army MOU re-transfer

---

3 "E's"

- concern re economic development/jobs replacement inadequate
  - commute imparts

Page 3

Veterans cemetery

- should go forward on its current site

---

employment estimate 2008

- source
- update status

---

FORA reporting resp.

- frequency
- to whom

Page 4

Monterey Downs

- perm. jobs

---

future housing → demand?

---

Who hired consultants?

**GROUP E , cont.**

---

affordable housing

- use existing structures?

---

blight/demolition

- potential jobs opportunity
- ways to fund this effort/incentives other than a dev't project

Page 5

Preston Park

- mgmt/tenant issues
- ~~concern~~ concern for FORA's lack of attentiveness to residents' concerns

---

MPC → Interest in Parker Flats Regional Public Safety Center

---

Theme: Ft. Ord Nat. Monument

use as economic driver if Regional Visitor's Center & Open Space Access – full range of job potential (military history, recreation et al)

Major Access should be Explored

Page 6

- Promote history of Ft. Ord for veterans who served & were stationed at Ft. Ord
- Coordinate w/Convention & Visitor's Bureau new website coming soon

---

Promote business development that ties into land use & history

---

Full Transparency of ALL Documents

Page 7

Several Development Interests do not live here & will not be affected by many of "their" plans

---

Is there enough market? How to calibrate proposals within a realistic current framework?

---

Planning has been done on a jurisdictional basis rather than regional plan for integrated forward motion.

---

**GROUP E , cont.**

FORA has not promoted integrated cooperation

Page 8

35 million for HCP/Does BLM have ~~pr~~ resources (\$\$, staffing, etc)?



A.  
CIVILIAN JOBS - NO REPLACEMENT  
Left out the disenfranchised.

X BRAC Closure Plan - review in context  
Emphasize permanent jobs

- distinguish construction jobs
- need sustainable jobs - for citizens

Non-military citizens - spend more

X Reuse Plan - marketing - has not  
been done

- Section 3 pp 1-18
- concentrated plan to market region
  - o development corporation
  - o comprehensive bus. plan

X How will cemetery be affected?

What happens to Reuse Plan if FORA goes away?

- how would jurisdictions protect habitat?
- status of agreements?
- form of governance?

What "teeth" does this process have?

Need safe environment - importance of sustaining clean-up

Community needs - not met

- projects not addressing primary needs of community

Jobs/housing ratio - closer linkage

- What's the desired goal?

AP

- X What is the market for the thousands of houses in the pipeline?
- X Local hiring ordinance needed!
  - Union fees are problematic
- X Great concern regarding continued presence of toxics.
  - Major public health issue!
  - Are residents/employees exposed to unsafe levels?
- X Three E's: → all about JOBS
  - Losing best/brightest (Brain Drain)

Must bolster POPULATION!

- 8.1
- ① Trail access to Monument
  - ② Why are the barriers up  
(access thru to Intergarrison)
  - ③ Outreach re <sup>Public</sup> <sup>FORA</sup> reassignment  
inadequate
  - ④ Rec trail destroyed by Dunes.  
VA clinic seems to encroach  
next to Hwy 1.
  - ⑤ FORA must act exclusive  
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(15) How can FORA be revised to be a watch dog + better land steward.

(19) Consider water depletion

(20) Consider home values that will ~~be~~ decline against onslaught of excess subdivisions.

(21) Is FORAS 10 yr. extension "job security" <sup>or the 15</sup> or truly oversight in the purest sense.

C. Group 5 w/Ron Recommendations P1

- Contact Sierra Club for 6 mos  
Community involvement
- Preserve <sup>Military</sup> Historic Aspects. Dept of Interior  
Museum Compound / Cultural Facility
- A lot of factors have changed since plan  
was developed. 15 years to get to know this  
large parcel of open space - time now needed to  
do this reassessment right
- Zero-based budgeting to clarify & correct basic  
assumptions. Full assessment Chapter 8 Language
- Workshops are reporting function
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- Rushed process is absurd, Public needs to be  
noticed, \$100 mil of work with no budget for  
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C  
P2 Group 5 Run P2

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- Blight cleanup, obscures the forest and has greater visibility from freeway giving a poor impression of what beauty is actually here
- Timeline problem for extension, such as cleaning up blight  
Checks + balances
- Goals of original Base Re. Use Plan to "replace" flawed economic model replacing Soldiers with civilians + single family haws. Resource needs different.
- Population projections wildly off
- Blight

Gray 5 Row

PS

- tie new entitlements to completion of those already entitled
- E Garrison of 2003 p Parker Flats Landswap  
so E.G. larger so habitat → PF + then no residential in PF
- New National Monument was not considered in original plan
- EMC-Project Mgmt for Downs + the process - issue of ~~potential conflict~~  
potential conflict
- 1/2 of previous military population was low paid + transient
- No CSUMB involvement due to timing of process
- Possible use of model of assigning economic value + collect fees
- Veterans Cemetery 38 acres for Public Lands, more appropriate locations than current proposal
- \$1.7 annual FORA budget - let sunset - apply \$ to cemetery
- Tribes locally are more or less invisible on the Coast, dedicated lands and involvement to be in this process

- Q. Is there a difference between having BLM take over rest of open space vs. local, state, etc
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  - Report card? Open up? Define reassessment?
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  - What does FORA review to prepare report
  - FORA needs to look at entire plan as regional plan and how to make asset for whole instead of just individual pieces.
  - If don't finish out plan how do you fund the mitigations since no developer fees. Effect on EIR/UP.

- Q. 29
- how are you going to clean up rest of base if no land sales or revenue from development
  - How did Sierra Club decision become policy b/c two parties came to a decision that changed the original plan that had full community input
  - how much money will be spent to clean up, protect the environment, restore habitat, create open space and recreation and tourism opportunities by the completion of the plan
  - ~~public~~ definition of blight, development where oak trees are, Whispering Oaks - public has stated concerns
  - 75-acre park for Seaside mentioned in Revise plan - what happened to it.
  - Inter-garrison / South Boundary would adequately relieve congestion and relieve need for other highways.
  - What is Strategic plan of FORA for moving forward with building removal.
  - What is total cost for building removal in Ft. Ord - regardless of obligation to removal (total cost)? Does Army have any responsibility to remove? Break down by jurisdiction so public knows what each city/jurisdiction would be responsible for

Why did CSOMB abandon their conversion program for buildings - what costs/facts made decision. What about Ord community (military housing on Seaside)

- ratio of recreation area per capita compared to other counties (open ~~area~~ space/recreation - are they viewed differently)
- Is there a trail plan (completed) and should trails actually traverse through developed residential and commercial areas.
- What message does it send to the development community when you change the rules halfway through
- If cleanup protocol cleans up certain areas to set levels, how do you adjust the plan to change/relocate clean up areas - where would FOIA get the money to do this
- explain system of development - developer plans w/ city and then goes through FOIA
- did federal govt give money to other base closings for building removal
- how is it decided which projects get priority
- what is total spent on lawsuits/attorneys fees/public records

request to date. (1) FOIA (2) jurisdictions (3) CSUMB  
(4) private development

11/11 municipalities' ability to  
Vote on FORA board

- structure of Board
- Board governance
- potential for restructure

- develop blighted  
areas first

- definition of blight
- Army structure

NOT - open/woodland  
areas

11/15  
Preston Park

\$19m loan

compliance w/ Army  
MOU re-transfer

---

3 "E's"

- concern re. economic development / jobs replacement inadequate  
→ commute impacts



Veterans cemetery

- should go forward on its current site
- 

employment estimate  
2008

- source
  - update status
- 

FOIA reporting resp.

- frequency
- to whom

# Monterey Downs

- perm jobs

---

future housing - demand?

---

who hired consultants?

---

affordable housing

- use existing structures?

---

blight / demolition

- <sup>potential</sup> jobs opportunities
- ways to fund this effort / incentives
- other than a dev project

2001  
Preston Park

- tenant issues
  - concern for FOPA's  
lack of attentiveness to  
residents' concerns
- 

MPC → Interest in  
Parker Flats Regional  
Public Safety Center

---

Ther. Ft. Ord Nat. Monument

Use as economic driver is

Regional Visitor's Center is

Open Space Access - full range of jobs

potential (military history, recreation, etc.)

Major Access should be Explored

100  
- Promote history of Ft. Ord  
for veterans who served &  
were stationed @ Ft. Ord

Coordinate w/ Convention & Visitor's Bureau  
- new website coming soon  
new website →

Promote business development  
that ties into land use & history

---

Full Transparency of All  
Documents

Several Development Interests  
do not live here & will not  
be affected by many of "their"  
plans

---

Is there enough market?  
How to calibrate proposals  
within a realistic current (business)?

Planning has been done on a jurisdictional  
basis rather than regional plan for  
integrated forward vision

---

TOCA has not promoted integrated cooperation

200

35 million for HCP / Does BLM

have resources (AS, staff, etc)?



## GROUP A

Page 1

Needed: Clearer maps

What's proposed?

Better updated info. overall

Is it realistic to replace 18,000 soldier jobs?

What is a realistic baseline for projecting replacement jobs?

Is FORA exerting appropriate and sufficient leadership?

What are the water sources?

Why is Monterey Downs on the map already?

(on MST parcels)

Do more public surveys: Wish Lists!

Education

Environment

→ Economic Development! Survey! Study!

Page 2

→ Is the Habitat Conservation Plan complete? Costs? More time needed?

→ Are habitat protection areas sufficiently large? Connected?

→ Are corridors connected for critters and for humans?

→ Is it even desirable to try to replace the military & population jobs?

Reduce the number!

Reduce the stress on resources!

→ Make provision for: contractors yards.

→ It's not necessary for humans to have access to every bit of ground!

→ If jobs are to be added, they should be high-quality jobs! Define what kinds of jobs will be added.



**GROUP A, cont.**

Page 3

→ Utilize more creative ways of capturing, recycling resources!

What is the actual condition of water sources? Are graphs correct?

→ Is 6600 AF actually available?

→ For presenting information, have a plan that will yield useful responses.

→ A problem: incompatible uses of adjacent parcels. Oversight?

Parcel recipients changing intended uses:

MONTEREY DOWNS IS AN INCOMPATIBLE NEIGHBOR TO THE  
NATIONAL MONUMENT

→ Why aren't blighted areas being redeveloped first?

→ Why is a 4-lane road being built?

Cutting through established communities

→ Greater transparency on funding, process?

More opportunities for feedback needed

Page 4

MPC Police Training center has buffers. Citizen tours of lands are strongly encouraged.

Why consider adding houses & offices in development at Fort Ord when the area has many  
unsold houses & empty storefronts?

(Why isn't Esselen Nation on map)

- Indigenous peoples issues – land – East Garrison 45+/- acres?
- Current economic situation – empty office complexes, housing stalling, etc & how that affects FORA view of current plan for Ft. Ord (changes from 1997 to today)
- Projected job creation into areas of advanced technology (ie. green jobs, renewables, etc.) as opposed 2 housing/retail (short-term, low wage jobs, temporary)
- Housing + K-12 ImBalances must be addressed prior to moving forward in the FORA's updating of plans for Ft. Ord (along w/updating high-tech infrastructures w/in Monterey Bay Area)
- Impacts of Development on Resources [Demand for Resources], Infrastructure of Monterey Area – how will we pay for this, where will the Resources (ie. water) come from.
- ☆ Hundreds of vacant housing/bldgs on old Ft. Ord – issue of what to do with these in an economically/environmentally feasible manner? Very imp. to public! The already developed areas need to be reused/revitalized 1<sup>st</sup> (this is the public's perception).
- More education to public on what's happening/designation of abandoned military structures (blight) – everyone knows what was already designated to certain groups/agencies, the less questions/~~angry~~ anger from public

- Concern over earlier jurisdictional deals parceling out the lands of Ft. Ord → the development interests making \$ @ the expense of the local communities .... Implement more realistic land costs (not giving it away); more transparency in dealings; need to provide ~~more~~ more public comment time.
- Safety issue w/ vacant military bldgs – could cause FORA & local communities to be exposed to a lawsuit; cheaper to pull down than to rehab.
- Tradeoffs to financing tear-down of old military bldgs (capital Improvements tax/funding?)
- Revenue sharing among jurisdictions (transiency tax shared among along – ie. Del Rey Oaks?) to make it more fair to all if one gives up building in lieu of open space ....
- Present an accurate, updated dataset (ie GIS maps, etc.), available to the public, so that they can review, with accuracy) what actually is occurring with the lands on the former Ft.

**GROUP B, cont.**

Ord. Did the original 1997 12,000 pg. document ~~actually~~ become accurately implemented?  
How different is the 1997 document from the reality on the ground, today?

- Looking @ results of other BRAC plans; success/failures? Compare to try to strengthen Ft. Ords!

MPC - supportive of education/providing support –

- training – economic engine

- Public Safety/training

EMC - Jason Campbell – Seaside City Council –

- Downs paying City paying EMC

X Breakdown of jobs/local contractors/

- economic breakdown – who is getting jobs

- policy should happen organically – not necessarily policy requiring local firm preference

Projects having low income housing – does that mean low income jobs?

X Transparency of funding Senior-rec/fitness/opportunities of FO

- flat areas like 8<sup>th</sup>/Gigling

↗  
Mty Downs

- public access where projects are proposed

- Accessibility – social groups/ADA/Seniors

- need for this type of open space

X- Military museum/information/Honoring Vets

- rehabilitation & recreation

- Chapter 8 – includes protection of resources

- Make sure education remains priority

- Housing ordinance/federal funding/state funding require accessibility/~~visibility~~ visitability requirements

- % req'd

- ability to age in place

- not just low income/renovated military housing

## GROUP C, cont.

- new housing
- working age adults w/disabilities ←
- consider/evaluate employment opportunities
- transportation/housing placement

Page 3

- how to capture intellect generated from FO/educational institutions in area
  - lack community to keep educated in area
  - research in ag./tiered from edu. institutions
  - physical investment of edu. facilities
- Ecotourism or recreational tourism + infrastructure
- But can't ruin – reasons to go & so need to be stewards/business support
- X- Logical connection w/Pinnacles – employees (#, maint.)
  - visitor friendly – more in Pinnacles may create symbiotic relationship w/FONM
- FORA – can they play a role w/creating vision for ecotourism – address all E's
- What economically brings people here

Page 4

- Vol 3 – Business Plan
  - “FORA should develop a plan to bring econ/people”
- X- Regional Urban Guidelines/marketing plan
- Let's get fit bootcamp
- Return for investment huge if focus on a recreation
- Who pays for it – sheer cost of owning land/maintaining it/liability
- X- Public against – FORA - not engaged w/jurisdictions – not talking to each other – loss for future generations – need regional oversight -
- Landownership costs – projects/developments aside

**GROUP C, cont.**

- Regional Project/impact who is responsible for marketing – creating the draw
- X- Lack of minority input/use of land
- Passive Recreation vs Soccer fields
- Fees not req'd for Nt'l monument
- BLM – good maint of trails

Page 5

- City of Salinas – needs parkland

- Plan Centers vs developments (proposed/existing)
  - walkability

- Urban Sprawl – East Garrison – low income ~~far~~ housing far from retail/grocery

- Public safety
  - Jurisdiction oversight
  - Veteran's Cemetary
- 3 arguments for FORA purpose
- Can FORA be fixed?

- Figure Projects Built, Entitled, Proposed since 1997
  - develop blighted before open space

- Branding/marketing -
  - local needs not being marketed
  - come visit, come learn,
  - ~~keep a~~
- Support what we have

Page 6

- Before marketing, need to stop “bad” projects (Eastside Pkwy)
- Entitled projects – require mitigation compliance
- What is left at this point in time – can't go back & take away entitlements – can we?

- Vet's Cemetery where it's currently planned and don't move it based on tree removal
  - Jobs that employ skilled workforce being developed at Fort Ord universities/schools
  - Develop areas previously developed/abandoned buildings/existing streets. Maritime chaparral eco-system. Focus on in-fill
  - Revise the plan based on current population and users groups. New constituencies. Groups are more aware of opportunities. More outreach to rec users.
  - MPC police training facility next door to Vet's Cemetery – loud uses/better location for cemetery \* Not Anti-Vet
- Environmentally conscious people are not

- Youth camp not shown on EMC map provided at meeting.
- Connecting trail from State Beach to inland areas
- Eastside Pkwy including under/over crossings for wildlife/fauna
- Eastside Pkwy use existing roadway corridors/not thru undeveloped areas
- trail connections from beach to overall regional park system (Toro/Carmel Valley)
- Keep open spaces open/focus on infill. Regional view of development taken into account before building on Fort Ord open space. Duplication of development/uses
- Piece meal approach – addressed by master plan/not individual jurisdictions. Global
- No annexation of land w/o public vote

- What's the next economy for the Monterey Peninsula – more than service oriented/research facilities etc. Utilize CSUMB grads/programs
- Market cultural and environmental opportunities
- Return “urban blight” to open space
- Think REGIONALLY/GLOBALLY
- Look at optional sites for Vet's Cem.

5/29

Page 1

Needed: clever maps

What's Proposed?

Better updated info. overall

Is it realistic to replace 18000 soldier jobs?

What is a realistic baseline for projecting replacement jobs?

Is FORA exerting appropriate and sufficient leadership?

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(on MST parcels)

Do more public surveys: Wish Lists!

- Education
- Environment

⇒ Economic Development! Survey! Study!



- Is the Habitat Conservation Plan complete? Costs? More time needed?
- Are habitat protection areas sufficiently large? Connected?
- Are corridors connected for critters and for humans?
- Is it even desirable to try to replace the military jobs?   
of population Reduce the number!  
Reduce the stress on resources!
- Make provision for: contractors yards.
- It's not necessary for humans to have access to every bit of ground!
- If jobs are to be added, they should be high-quality jobs! Define what kinds of jobs will be added.

→ Utilize more creative ways of capturing, recycling resources!  
Cisterns, grey-water, solar hot water, PV

What is the actual condition of water sources? Are graphs correct?

→ Is 600 AF actually available?

→ For presenting information, have a plan that will yield useful responses.

→ A problem: incompatible uses of adjacent parcels. Oversight?  
Parcel recipients changing intended uses.

RENTERS' DEMAND IS AN INELUCTABLE NEIGHBOR TO THE NATIONAL HOUSING

→ Why aren't blighted areas being redeveloped first?

→ Why is a 4-lane road being built?  
cutting through streets & communities

→ Greater transparency on funding, process?  
More opportunities for feedback needed

MPC Police Training center has buffers.  
Citizen tours of lands are strongly  
encouraged.

Why consider adding houses +  
offices in development at Fort Ord  
when the area has many unsold houses  
+ empty storefronts?

B  
PI

(Why isn't ESSELEN <sup>North</sup> on map?)

- Indigenous Peoples issues - land <sup>East</sup> <sup>Envision</sup> 450+ acres?

- Current economic situation - empty office complexes, housing shortage, etc + how that affects form view of current plan for ft. COB (champs from 1997 to today)

- Projected job creation into areas of advanced technology (software jobs, renewables, etc) as opposed to housing/retail (short-term, low wage jobs, temporary)

- Housing + K-12 <sup>Implications</sup> must be addressed prior to moving forward in the City's updating of plans for ft. COB along w/ updating high-tech infrastructures w/ downtown Bay Area

- Impacts of Development on Resources [Demand for Resources], Infrastructure of downtown Area - how will we pay for this, where will the Resources (i.e. water) come from

<sup>It's</sup> Hundreds of vacant housing/bldgs on dot ft. COB - issue of what to do with these in an economically/environmentally feasible manner? Very dep. to public! The already developed areas need to be re-used/reutilized <sup>14</sup> (this is the public's perception).

- More education to public on what's happening/designation of abandoned buildings/structures (light) - everyone <sup>has</sup> what was already designated to certain offices/business, etc less questions/anger from public

① (5/29/12) <sup>planning</sup> meeting

5/29

Concern over earlier jurisdictional deals parceling out the lands of Ft. Ord → development interests making @ the expense of the local communities... Implement more rational land costs (not giving it away); more transparency in dealings; need to provide more public comment ~~time~~.

Safety issue w/ vacant military bldgs — could cause fire + local communities to be exposed to a lawsuit; cheaper to pull down than to rehab.

Tradeoffs to bringing tear-downs of old military bldgs (capital improvements to building?)  
Revenue sharing among jurisdictions (transition tax shared among along w. key list) to make it more fair to all if we give up building in lieu of open space...  
Present an accurate, updated dataset (ie GIS maps, etc), available to the public, so that they can review, with accuracy, what actually is occurring with the lands on the former Ft. Ord. Did the original 1977 map pg. document accurately implemented? How different is the 1977 document from the reality on the ground, today?

Looking @ results of other BRAC plans; success / failures? Compare to try to strengthen Ft. Ord!

② (State)  
revising first

C Monterey - 5/29  
Crist Harwayne & David Zeldner

MPC - supportive of education/providing support -  
- training - economic engine  
- Public Safety/Training

EMC - Jason Campbell - Seaside City Council -  
- Downs paying City paying EMC

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necessarily policy requiring local firm preference

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mean low income jobs?

X transparency of funding

Senior rec/fitness/opportunities of FO  
- flat means like 8th/Groking

↑  
mty Downs  
- public access where projects are  
proposed

- ← Accessibility - social groups / ADA / Seniors
  - need for this type of open space
- X Military Museum / Information / Honoring Vets
  - rehabilitation & recreation
- Chapters - includes protection of resources
- Make sure education remains priority
- Housing ordinance / federal funding / state funding
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- new housing
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- 23
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FO/educational institutions in area
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- But can't ruin - reasons to go so need to be  
Stewards/business support
- X - logical connection w/ Pinnacles - employees (4, maint.)  
- visitor friendly - more in Pinnacles may create  
symbiotic relationship w/ FONM
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VISION for ecotourism - address all E's
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C  
- Vol 3 - Business Plan

"FORA should develop a plan to bring econ/people"

X Regional Urban Guidelines / marketing Plan

- Let's get fit bootcamp

- Return for investment huge if focus on recreation

- Who pays for it - sheer cost of owning land / maintaining it / Liability

X Public angst - FORA - not engaged of jurisdictions -

not talking to each other - loss for future generations - need regional oversight -

- Land ownership costs - projects / developments aside

- Regional Project <sup>who is responsible for marketing -</sup>

X Lack of <sup>creating the draw</sup> minority input / use of land

- Passive Recreation vs Soccer fields

- Fees not req'd for NHI Monument

- BM - good maint of trails

City of Salinas - needs parkland

- Plan Centers vs developments (proposed/existing)  
→ walkability

- Urban Sprawl - East Garrison - low income ~~the~~ housing  
far from retail/grocery

- Public Safety

- Jurisdiction oversight } 3 arguments  
- Veteran's Cemetery } for FOIA purpose

- Can FOIA be fixed?

- Figure Projects Built, Entitled, Proposed since 1997  
↳ develop blighted before open space

- Branding/Marketing -

- Local needs not being marketed  
- come visit, come learn,

ideas

- Support what we have

- Before marketing, need to stop "bad" projects  
(Eastside Plenary)
- Entitled projects - require mitigation compliance
- What is left at this point in time - can't go  
back; take away entitlements - can we?

Stan's map 5/29

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<sup>D</sup><sub>23</sub> → What's the next economy for the Monterey Peninsula - more than  
Service oriented / research facilities etc. utilize CSUMB grants/programs

→ Market cultural and environmental opportunities

→ Return "urban blight" to open space

→ Think REGIONALLY / GLOBALLY

→ Look for options of \$110.5 For Vote Comm.



## GROUP A

Page 1

- Is EMC able to issue an unbiased report due to conflicts of interest?  
[Note added: Suggest outside report(er)]
- CSUMB not currently in session to include students (faculty in process)  
[Note added: Suggest have meeting just for them]
- Consider urbanized area development prior to devel. of open space
- Concentrate tourism rather than devel. bike, open, eco concerns
- Horse park allows access to a more diverse group, more access to open area
- Permanent community members should have input, not students
- Students are members of community & should have input
- Develop in city
- Fair deal for Seaside community from the development. Seaside citizens will end up paying for ↑d services. Will income from development pay directly for ↑d services needed?

Page 2

- Marina equestrian center also provides access to ecotourism
- Horses, racing is a dying industry
- Other horse parks closing
- WATER concerns [Note added: pollution? enough? polluted aquifer]
- FORA needs to develop regional urban design guidelines” – concerns whether they have actually done this/failed to do so.
- \* ~~Should h~~ Consistency guidelines must be developed before any other guidelines
- Development of empty homes/foreclosed
- Water allocation
- Environment, education, economics  
need ↑d consideration
- East Side Parkway cuts through significant habitat – bad idea [Note added: EIR]



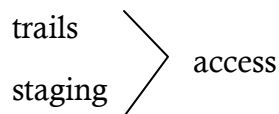
**GROUP A, cont.**

- Veterans Cemetery is very important for service of veterans – DONT FORGET VETERANS!

Page 3

- National Monument brings concerns for adjacent land
- No more shopping centers
- Over 2000 houses in foreclosure already in Mont. County
- Consider current economic situation
- EMC & FORA should use the term “outdoor recreation” v. “ecotourism”
- How much do FORA & EMC consider what citizens are saying – Please hear our comments
- Redeveloping of existing Fort Ord buildings to look similar to military buildings as part of tourism area – what Fort Ord used to be like.
- Connecting pathways within developed/natural areas
- Water supply ample? per table in handout
-

- Monterey Downs ~2% of F.O.



world-class sports facility

outdoor complement to indoor facilities at Monterey Conf ctr

Seaside needs housing

- Need factual info  
Construction/jobs/econ. stimulus needed in the area
- S. Benito/S. Cruz/Monterey equestrian comm. supports  
M. Fairgrounds no longer adequate

- more jobs/housing needed (afford.) for people to stay in area, not be priced out
- concern about racetrack, but support eq.
- M. Downs → economic benefit  
1<sup>st</sup> class equestrian facility to boost region
- multiplying effect/benefit throughout the regional economy from eq. uses
- M. Downs is innovative/unique, suited to its site & setting; not urban sprawl;  
compatible/can co-exist w/ other land uses, families
  - ↳ builds/enhances relationship btwn humans (kids) and animals
  - an alternative to urban influences

- horse racing/eq. community is hard-working and dedicated; contributes to overall community cohesiveness
- diverse array of horse-related programs and opportunities for people to get involved
- M. Downs site – important access to public lands must be recognized/maintained

**GROUP B, cont.**

- existing blighted sites should be developed ~ these are the sites that will provide benefits to the local cities
- Nat'l Mon. → tourism/leverage; sensitive to development adjacent.
- avoid issues w/ developer solvency
- affordable housing
- Marina eq. ctr. exists

Page 4

- Veterans cemetery  
sale of endowment parcel is needed
- development must be logical and efficient; must be economically viable (“fiscally neutral”)
- M. Downs will enhance Nat'l Mon. (possibly improve access/appeal/interest)

**GROUP C**

Page 1

\* how are notes being tabulated/compiled/avail to public?

- Veteran's Cemetery – change location
- smart growth –

---

VETERAN'S CEMETARY Supporters

---

RECREATIONAL USERS!

---

HORSES/MONTEREY DOWNS!

---

Politics! Politics! Politics

(More time for deliberations)

Page 2

“Focus has gone terribly arway!”

Redirect Fort Ord Focus to redevelop Blight first!

Skeptical of sustainability of Monterey Downs project – is it appropriate for the proposed location??

---

Was input from CSUMB students solicited?? [Campus community gone – post commencement]

---

Fort Ord Ecosystem is irreplaceable!

WE NEED JOBS!

We need a moratorium on development on Fort Ord!

Do not confuse development of open lands with true sustainable employment!

Page 3

CEQA Prohibits piecemealing the Monterey Downs project!

FORA is funded by Land Sales

---

Reassessment of the Plan!

3 manor recessions since original plans was proposed ~~Rem~~

Self determination of those jurisdictions that are most affected by the FORA Plan

Monterey Horse Park has been stuck in limbo for at least eight years!

**GROUP C, cont.**

Page 4

Both the Monterey Equestrian Center, as well as the Veteran's Cemetery, have been "projects in search of organizational support and planning" –

A False Choice – We can have both!

A jewel in the crown of Monterey County!

---

Chris: All lots of record without water deserve first priority! I'm not against the horse park, I'm against the location

No Eastside Parkway Please! use existing route

Page 5

"A Map of the entitled and proposed development that is more accessible to the public."

---

"Monterey Downs is exploiting the ~~level~~ Veterans in order to build their project."

---

THERE ARE OTHER LOCATIONS MORE APPROPRIATE LOCATIONS FOR THE VETS CEMETERY ON BLM OR COUNTY PARCELS

---

## **GROUP D**

Page 1

East Side Parkway – County Rd –  
Boundaries, Recreational Facilities

Economic Development (need some level)  
careers/Jobs

18,000 acres recreational open space – (not at this time)

BLM 7,400 acres currently  
7,000 more to come

Monterey Downs – water & waste  
concern about water for whole Reuse plan for housing/economy

Page 2

- Method of allocation of water
- type of jobs created  
type of level of income  
non seasonal  
whose responsible once FORA is gone for cleanup, ordinance  
ordinance

Veteran's Cemetery in Seaside/Monterey County

Redevelopment of contamination area

Diversity use of commercial, recreational, industrial & retail development

Page 3

Native American issues being addressed by Fort Ord Reuse Plan

## GROUP E

Page 1

- Original job loss projections inaccurate. (already recaptured) – CSUMB already entitled (will provide jobs). 13,500 military jobs were relocated after closure, 3,700 civilian jobs already replaced.
- Military cemetery was there from the beginning & there shouldn't be opposition.
- look beyond redevelopment – beyond 5-10 yrs
- To our advantage to keep cemetery in current location. Will bring people to Monterey.
- Horse showing facility needed in this area. Would personally utilize a horse facility on Fort Ord.

Page 2

- Horse facility needed in area – would personally utilize
- Horse facility would contribute revenue to the area (benefit local economy)
- Concerned about safety of open space (desolate & unsafe). Development would help.
- Support Horse Facility for all horse users. Would attract international/would-class competitors. Would create jobs.
- Seaside resident – would like to bring world-class curling facility to Seaside.
- Reuse has taken too long

Page 3

- Support for Veterans cemetery (multiple group members)
- wants to protect integrity of Veterans cemetery project & ensure its completion
- Support veterans cemetery
- FORA should have promoted cemetery more over the years.
- Eastside Pkwy will destroy access to open space – access corridors need to be taken seriously & implemented.
- the State will maintain & operate the cemetery upon receipt of endowment fund

**GROUP E, cont.**

Page 4

- How FORA fund building removal w/out land sales?
- Why CSUMB no longer planning to renevatate their existing structures?
- Does federal gov't pay for any building removal?
- Monterey Downs will bring 3,000 permanent jobs
- Would like to see new jobs evaluated based on duration & pay level
- Support for cemetery on Nat'l Monument land. Detach from profit-making proposals

Page 5

- We need an update of the BRP
- Need to reduce blight
- important to focus new development in areas w/existing building to be removed. (do this before developing open spaces) – ~~they~~ there is already a good deal of commercial space
- reduce appeal fee
- P Need plan for a grand entrance to the Nat'l Monument (include wildlife corridor, trails) – this should be planned first (visitors center)

Page 6

- Support Veterans cemetery
- opposed to Horse facility (to prevent gambling)
- Need to be forward-thinking in approach to planning
- What is the nature of the Monterey Downs project?
- Monterey Downs will create thousands of jobs & contribute to the local economy
- Need to seek opportunities to pursue/increase ecotourism



5-30-12

## Luana

- CSUMB - lack of involvement / just graduated
- not enough time for comment
- politically motivated -
- VC

- FORA could have funded cemetery

- joining VC / mty Downs - mistake  
develop blight

- CSUMB - 1/3 of potential - who went to CSUMB

## Gordon

- Bio/Rec treasure at Parker Flats

- 1992 Flora & Fauna

- now against dev. - in that location

- cemetery other locations

- opposed to MP using VC to get HP

- support for fauna - trees

- contribute / take responsibility - paid price  
for freedom of Carpenter - lost in  
economic downturn - tree vs jobs -  
steward but have to decide values -  
need cemetery

- moratorium of dev of open lands

- request use and vacancy not equal

- jobs / construction vs open space

Jerry

- mty Downs - jobs needed
- trees not paying tax like veterans
- need Downs for jobs / endowment

Beeth - tied under CEQA - piecemealing  
- covering cost of EIR / zoning -  
if challenged will defend for them  
- explained in Reassessment - how  
FORA gets \$, land sales / dev fees

Ralph - 3 major recessions cause of  
stop gap dev  
- 18,000 acres for open space  
- 3,000 acres  
- addtl areas of dev - up to  
jurisdiction  
- if you limit dev,

- Mt. Horse Park Board member - 8-10 yrs
- how to raise \$, no title to property
- made possibility - likes racing
- talk to students of CSUMB instead
- of assuming
- stimulus to econ

- intimidating group
- need jobs
- race horses ~~are~~ personal choice -
- projects/events - all but equine
- horse shows - have supporting infrastruct.

- support project
- stimulates econ
- ability to dev  $\Rightarrow$  keep open space -
- good balance

- ecosystems - unique / endemic
- think bigger than Horse Park

- not false choice - can have both
- lot of open space  $\Rightarrow$  Horse Park

- lot of opportunity
- Chris - lots of record of all jurisdictions
  - need ~~for~~ <sup>water</sup> permit if no water
  - reginally - lots of urban footprint
  - unique oak woodland
  - not against H.P. - just location
  - equestrian - in Pebble Beach
  - VESP - not at current location
- map of entitled ~~of~~ <sup>if</sup> proposed ~~of~~ projects
  - need more clarity
- live what we preach - democracy wins, loser goes to court

- 10  
 A - EMC unbiased report due to conflicts of interest? Seaside
- CSUMB not currently in session to include students (faculty in process)
  - Consider urbanized area development prior to devel. of open space
  - Concentrate tourism rather than level bike, open, eco concerns
  - Horse park allows access to a more diverse group, more access to open area
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- Horses, racing is a dying industry
- Other horse parks closing
- WATER concerns pollution? enough? <sup>of rd</sup> <sup>Tapwater</sup>
- FORA <sup>needs to</sup> develop regional urban design guidelines - concerns whether they have actually done this/failed to do so
- \* ~~Should to~~ Consistency guidelines must be developed before any other guidelines
- Development of empty homes/foreclosed
- Water Allocation
- Environment, Education, Economics
  - need ↑'d consideration
- East Side Parkway cuts through EIR Significant habitat - bad idea
- Veterans cemetery is very important for service of veterans - **DON'T FORGET VETERANS!**

- National Monument brings concerns for adjacent land
- No more shopping centers
- Over 2000 houses in foreclosure already in Mont. County
- Consider current economic situation
- EMC or FORA should use the term "outdoor recreation" v. "ecotourism"
- How much do FORA or EMC consider what citizens are saying - Please hear our comments
- Redeveloping of existing Fort Ord buildings to look similar to military buildings as part of a tourism area - what Fort Ord used to be like.
- Connecting pathways within developed/natural areas
- Water supply ample? ~~per~~ table in handout
-

Monterey Downs

~2% of F.O.

trails } access

staging }

world class sports facility

outdoor complement to indoor facilities  
at Monterey Conf ctr

Seaside needs housing

• Need factual info  
construction/jobs/econ. stimulus  
needed in the area

• S. Benito / S. Cruz / Monterey  
equestrian comm. supports  
M. Fairgrounds no longer  
adequate

Seaside  
Dennis group



- more jobs/housing needed (afford)  
for people to stay in area, not  
be priced out
- concern about racetrack, but  
support eq.

- M. Downs → economic benefit  
1st. class equestrian  
facility to boost region

- multiplying effect/benefit throughout  
the regional economy from eq. uses

- M. Downs is innovative/unique,  
suited to its site & setting; not  
urban sprawl; <sup>compatible</sup> can co-exist w/  
other land uses, families

↳ builds/enhances  
relationship b/w  
humans (kids) and  
animals  
an alternative to  
urban influences

• horse racing / eq. community is hard working and dedicated; contributes to overall community cohesiveness

• diverse array of horse-related programs and opportunities for people to get involved

• M. Downs site - important access to public lands must be recognized / maintained

• existing blighted sites should be developed ~ those are the sites that will provide benefits to the local cities

• Nat'l Mon. → tourism / leverage; <sup>sensitive to development adjacent.</sup>

• avoid issues w/ developer solvency

• affordable housing

• Marina eq. ctr. exists

- Veterans cemetery  
sale of endowment parcel is  
needed
- development must be logical  
and efficient; must be economically  
viable ("fiscally neutral")
- M. Downs will enhance Nat'l Mon.  
(possibly improve access/appeal/interest)

6  
\* how are notes being tabulated/ Seaside  
Compiled / avail to public?

- Veteran's Cemetery - change location
- smart growth -

VETERAN'S CEMETARY  
Supporters

RECREATIONAL USERS!

HORSES/MONTEREY  
DOWNS!

Politics! Politics! Politics  
(More time for Deliberations)

C  
"Focus has gone terribly ~~away~~!"  
Redirect Fort Ord Focus to redevelop  
Blight first!

---

Skeptical of sustainability of  
Monterey Downs project - is it  
appropriate for ~~the~~ proposed location??

---

Was input from CSUMB students  
solicited?? [Campus community group - post  
commencement]

---

Fort Ord Ecosystem is irreplaceable!

WE NEED JOBS!

We need a moratorium on development on Fort Ord!

Do not confuse development of open lands  
with true sustainable employment!

C  
23  
CEQUA Prohibits piece mealing  
the Monterey Downs project!

FORA is funded by Land Sales

---

Reassessment of the Plan  
3 major recessions since original  
plans was proposed ~~Reass~~

Self determination of those  
jurisdictions that are most affected  
by the FORA Plan

Monterey Horse Park has been stuck  
in limbo for at least eight years!

C  
# Both the Monterey Equestrian Center, as well as the Veteran's Cemetery, have been "projects in search of organizational support and planning" —

A False Choice —

We can have both!

A jewel in the crown of Monterey County!

---

Chris: All lots of record

without water ~~deserve~~  
first priority! I'm not against  
the horse park, I'm against the location  
No Eastside Parkway please! Use  
existing route

C  
22  
'A Map of the entitled and proposed development that is more accessible to the public.'

---

"Monterey Downs is exploiting the ~~best~~ Veterans in order to build their project."

---

THERE ARE OTHER LOCATIONS  
MORE APPROPRIATE ~~LOCATIONS~~  
FOR THE VETS CEMETERY ON  
BLM OR COUNTY PARCELS



Seaside

East Side Parkway - County Rd-  
Boundaries, Recreational facilities

Economic Development (need some  
careers/jobs come level)

18,000 acres recreational open  
space - (not at this time)

BLM 7,400 acres currently  
7,000 more to come

Monterey Downs - water + waste  
Concern about water for whole Reuse  
plan for housing/economy

Redevelopment of condonment  
area

Diversity use of commercial,  
retail, industry, retail development

- Method of allocation of water
- type of jobs created
- type of level of income
  - non-seasonal
- Whose responsible once FOKA is gone for cleanup, ordinance ordinance

Veteran's Cemetery in Seaside)  
Monterey County

Redevelopment of containment  
area

Diversity use of commercial,  
recreation, industrial & retail development

Native American issues being  
addressed by Fort Ord Reuse Plan

- Original job loss projections inaccurate. (already recaptured) - CSUMB already entitled (will provide jobs). 13,500 military jobs were relocated after closure, 3,700 civilian jobs already replaced.
- Military cemetery was there from the beginning & there shouldn't be opposition.
- Look beyond redevelopment - beyond 5-10 yrs
- To our advantage to keep cemetery in current location. Will bring people to Monterey.
- Horse showing facility needed in this area. Would personally utilize a horse facility on Fort Ord.

20

- Horse facility needed in area - would personally utilize
- Horse facility would contribute revenue to the area (benefit local economy)
- Concerned about safety of open space (desolate & unsafe). Development would help.
- Support Horse Facility for all horse uses. Would attract international/world-class competitors. Would create jobs.
- Seaside resident - would like to bring world-class curling facility to seaside.
- Reuse has taken too long

- Support for Veterans cemetery (multiple group members)
- Wants to protect integrity of Veterans cemetery project & ensure its completion
- Support veterans cemetery
- FORA should have promoted cemetery more over the years.
- Eastside Pkwy will destroy access to open space - access corridors need to be taken seriously & implemented.
- The state will maintain & operate the cemetery upon receipt of endowment fund

- How FORA fund building removal w/out land sales?
- Why CSUMB no longer planning to renovate their existing structures?
- Does federal govt pay for any building removal?
- Monterey Downs will bring 3,000 permanent jobs
- Would like to see new jobs evaluated based on duration & pay level
- Support for cemetery on Nat'l Monument land. Detach from profit-making proposals

- We need an update of the BRP
- Need to reduce blight
- Important to focus new development in areas w/ existing building to be removed. (do this before developing open spaces) - ~~that~~ there is already a good deal of commercial space
- Reduce appeal fee
- Needs plan for a grand entrance to the Nat'l Monument (include wildlife corridor, trails) - this should be planned first (visitors center)



- E<sub>2</sub>
- Support Veterans cemetery
  - Opposed to Horse facility (to prevent gambling)
  - Need to be forward-thinking in approach to planning
  - What is the nature of the Monterey Downs project?
  - Monterey Downs will create thousands of jobs & contribute to the local economy
  - Need to seek opportunities to pursue/ increase ecotourism



## GROUP A

Page 1

- Tenants @ Preston Park – stakeholder
  - Concerns as they abut projects are heard
    - water supply/pollution/
    - public right for opposition
- HCP fully funded – assure
- Beach-FODSP to Nt'l monument – preserved trails/corridors
- VC id'd & developed not in connection w/MD
- Veterans retirement home on urban core
- Imjin Pkway – expanded 2 to 4 lanes from Res to 6<sup>th</sup>
- ESP → EIR mandated

Page 2

- Education, It ind, office – from slides – anything in Reuse Plan to that would prohibit anything not listed above
- Should have policy prohibiting gambling
- Evaluate office, retail, ind, housing needs from 97 plan to now & if makes senses
- Entitled project – if new project same, evaluate if needed
- CSUMB - @ buildout, taking into account recreational needs of entire base
- Making sure #'s updated & economic analysis uses new/updated #'s

Page 3

- Recreational access – existing dev.
- Why can't project sites be located in other areas – incl. entitled projects
- \$, where to get funding
- ? about date when MD will explain where they will get water
- Would like to see bike infrastructure more emphasized
- College community emphasis
  - Need not to be so seperated
- Community should be before college
- Develop urbanized blight before open space

Page 4

- Jobs – create to take out urban blight
- Represent young – need affordable housing, green bldg's, bike lanes
- Support cemetery next to MD
- Steven Ross Memorial Park
- Who pays for VC or other if FORA leaves
- Recreational access –
  - maps need to show proposed roadway (eg ESP)
  - ESP limits access
  - water issues – just b/c 6600 allocated doesn't mean it's there
  - for each dev<sup>↑</sup>
- Support MD, jobs
- Wildlife corridors

**GROUP A, cont.**

Page 5

- Dev. next to Nt'l Monument should be consistent w/recreational uses & econ opp. a
- Keep Mty Wild & S Not Seaside poor
- Comment group should not include "hovering" of developers, etc.
- Win-win of job creation thru take out urban blight & new houses
- Jobs based on bio/rec. use

- Environment rather than to be used as engine for economic devel
- No horse park
- Eco tourism
- ~~Reuse existing buildings for housing~~
- Restrict new const to cantonment area
- Have equine center as proposed – creates jobs and supports local horse riders
- Provides ADA access to open areas
- Preserve habitat
- No horse park & commitment of land to this use

- BRP growth projections are grossly inaccurate and must be revised
- Develop vet's cemetery
- Develop world class curling facility on Ft Ord
- Active support of small businesses on Ft Ord
- Support equine uses of habitat
- Reduce size of vet's cemetery
- Botanical garden center on Ft Ord like S Diego

- FORA to have planning/oversight input during development of general & or specific plans
- Want miniature museum

Monterey Downs

- infrastructure
- traffic
- values
- ~~not (fit)~~ not a good fit.
- racing
- gambling

Land transfer priorities in 1994.

- DOD
  - Other fed. agencies
  - McKinney Act
- Needs to be on evaluation of how some groups rec'd land through conveyances but not other groups

EMC/FORA – relationship

- Not enough separation
- bias — reassessment
- presentations/process

↓  
Not enough input/time opp!

CEQA

- thresholds
- fair-share traffic fee impacts
- Regional Urban Design guidelines needed

establish ground rules for development industry in relation to future projects

Veterans cemetery

- need to ensure it goes forward

Nat'l Monument

- What basis for size of the monument? – TOO LARGE (subject to being reduced in the future?)
- Reduces developable area
- Could increase future dev't costs

**GROUP C** , cont.

Nat'l Mon.

- Creates opportunities for new types of econ. activity
- Need to ensure access opportunities

Page 4

Need to prioritize reuse of prev. developed areas

---

Dev't impact fees – allocated to park devt. and maintenance

---

ADA access to public lands – needs to be addressed

---

FORA transparency  
all docs must be freely accessible

Page 5

Concerned about transparency/legality of Preston Park sale  
\_\_\_\_\_ - FORA has been insensitive.  
There need to be affordable housing

---

Low-impact development standards are needed (particurlry storm water)

Page 6

Community garden opportunities ? – should be provided

---

Services for homeless veterans

---

Process of small-group discussions was too short (x2)  
- Needs to be extended

---

Should plan for next round of updates (15-year timeframe, similar to cities/counties)

## GROUP D

Page 1

Vision – 3E's are artificial

- Ed & Environ – provide jobs
- Econ focused on devel – counter productive & compete w/ existing residents' biz
- Eastside Pkwy ill conceived – delete this from plan
- Promote tourism above development ie: guided tours, etc (as part of updated plan)
- Affordable housing; use existing infrastructure instead of “open space”
- Reduction in appeal fee process
- No Monterey Downs; add this land to BLM land
- ~~Concerns about~~ Oppose Eastside Prkway; stop project. Open Inter Garrison instead to mitigate traffic
- Concerned that Vet. cemetery is tied to Monterey Downs; move vet. cem. site (look @ BLM lands) more appropriate locations other than Parker Flats

Page 2

- Thinks there needs to be a new, bigger event center in Monterey (Monterey Downs) to promote tourism in the area. Monterey Downs supports Vet. cem. and Horse Park. Also, more Seaside housing.
- Concerned about BRP environmental aspect but would also like BRP to address need for jobs. Where can jobs come from?
- Set up “gate” and charge people to access land
- Would like existing land proposed for (in BRP) development to not be turned into open space; instead should be used for economic opportunity x2
- Maintain Vet. cem. @ its current designated site. Moving site would result in set back of 15 years of work.
- Promote job creation via BRP
- Use National Monument to promote jobs and tourism
- Get rid of Eastside Parkway
- Would like BRP & general FORA process to be more public and transparent. Engage public!



- How do horse's consumption of water count against water allocations provided to the 6160 housing units?
- Develop Army urbanized footprint before previously undeveloped land.
- Vol 2 BRP: use it as assessment checklist
- How do you pay for mitigations if fee is not collected from all 6160 housing units & other uses (retail etc)

- Jobs/housing balance analyzed to ensure the affordability of the homes matches the wages paid @ jobs
- No changes to the BRP should ~~affect~~ delay the veteran's cemetery development.
- Get the vet's cemetery moving
- Alternate funding for the vet's cemetery
- Finish Imjin Pkwy/Imjin Road helps to alleviate traffic to Reservation Rd.
- Fort Ord as a recreational mecca; <sup>↙ not horsepark</sup> already being used for rec – economic generator/focus in BRP

- Original vision of housing not working – doesn't create ~~eco~~ funds. ~~as related to~~ recreational mecca creates funds.
- Jobs Men make plans – God laughs
- Sustainable water supply should be identified. Currently oversubscribed.
- Identify alternate sources of funding to address blight (pre WWII bldgs etc) since RDA eliminated.
- Define historical as “living” vs “things” expensive for agencies/time consuming to protect
- 3340 ESCA acres rolled into BLM as coastal wildlands that should be protected.

- Buffer between Nat'l Mon. & urbanized Army footprint.
- Vision being split between local jurisdictions, should be a comprehensive global view of the plan as a whole.
- Reassessment take into account '97/'98 Jones & Stokes report on coastal oak habitat
- Absolutely no open space developed until A.U.F. ~~must be~~ developed first
- ~~D~~ Will FORA follow county's tree/landmark oaks regulations
- Salazar said “conservation equals economic stimulus” said 3x (written after group broke up)

A<sub>01</sub>

- tenants @ Preston Park - stakeholder
- concerns as they about projects are heard
  - water supply/pollution
  - public right for opposition
- HOP fully funded - assure
- Beach - FOLSP to Nat'l Monument - preserve trails/corridors
- VC id'd & developed not in connection w/ MD
- Veteran's retirement home on urban core
- Imjin Hwy - expanded 2 to 4 lanes from Res to 6<sup>th</sup>
- ESP → EIR mandated

10/2/12  
Sierra Club

A 23

- Education, Lt ind, office - from slides - anything in Reuse Plan that would prohibit anything not listed above
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- Pr 23 - recreational access - existing dev.
- why can't project sites be located in other areas - incl. entitled projects
- \$, where to get funding
- ? about date when MD will explain where they will get water
- would like to see bike infrastructure more emphasized
- College community emphasis
  - need not to be so separated
- Community should be before college
  - develop urbanized blight before open space

A<sub>10</sub>

- jobs- create to take out urban blight
- represent young- need affordable housing,  
green bldg's, bike lanes
- support cemetery next to MD  
Steven R. Memorial Park
- Who pays for it or other if FERA leaves
- recreational access -  
- maps need to show proposed roadway (eg ESP)
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doesn't mean it's there
- for each dev ↑
- support MD, jobs
- wildlife corridors

- <sup>Act</sup>
- dev next to NPI monument should be consistent w/ recreational uses <sup>scen</sup> & app. ~~is~~
  - Keep mty wild ~~is~~ ~~is~~ Not seaside poor
  - comment group should not include "horening" of developers, etc.
  - win-win of job creation thro take out when bldg. new houses
  - jobs based on bio/rec. use

8/1  
- ENVIRONMENT <sup>To be used as equine center</sup> ~~RATHER THAN~~ ECONOMIC DEVELOPMENT Sgt 36

- NO HORSE PARK
- ECO TOURISM
- ~~REUSE EXISTING BUILDINGS FOR HOUSING~~
- RESTRICT NEW CONST TO CANTONMENT AREA
- HAVE EQUINE CENTER AS PROPOSED - CREATES JOBS AND SUPPORTS LOCAL HORSE RIDERS
- PROVIDES ADA ACCESS TO OPEN AREAS
- PRESERVE HABITAT
- NO HORSE PARK & COMMITMENT OF LAND TO THIS USE

- BRP GROWTH PROJECTIONS ARE GROSSLY INACURATE AND MUST BE REVISED
- DEVELOPE VET'S CEMETARY
- DEVELOP WORLD CLASS CURING FACILITY ON FT ORD
- ACTIVE SUPPORT OF SMALL BUSINESS ON FT ORD
- SUPPORT EQUINE USES OF HABITAT
- REDUCE SIZE OF VET'S CEMETARY
- BOTANICAL ~~GARDEN~~ ON FT ORD  
CENTER  
like Stripes



82

- FORA TO HAVE PLANNING <sup>OVERSIGHT</sup> INPUT DURING DEVELOPMENT OF GENERAL for SPECIFIC PANS
- want miniature museum

C  
91

# Monterey Downs

Sierra Club

- infrastructure
- traffic
- values - racing
- gambling

→ NOT a good fit.

## land transfer priorities in 1994.

- DOD
- other fed. agende -
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EMC / FURA - relationship

- not enough separation
- bias < reassessment
- presentations / process

↓  
not enough  
input  
time /  
opp.

---

CEQA - thresholds

- fair, sharp traffic fee impacts
- Regional Urban Design guidelines needed

establish ground rules  
for development industry  
in relation to future projects

## Veterans Cemetery

- need to ensure it goes forward
- 

## Nat'l Monument

- what basis for size of the monument? - **TOO LARGE** (subject to being reduced in the future?)
  - reduces developable area
  - could increase funding dev't cost
- 

## Nat'l Mon.

creates opportunities for new types of econ. activity

- need to ensure access; opportunities;

20  
Need to prioritize  
reuse of prev. developed areas

---

dev't impact fees - allocated  
to park dev't. and maintenance

---

ADA access to public  
lands - needs to be  
addressed

---

FORA transparency  
all docs must be  
freely accessible

C  
15

concerned about transparency/  
legality of Preston Park sale.  
- FORA has been insensitive.

---

There needs to be affordable  
housing.

---

Low-impact development  
standards are needed  
(particularly storm  
water)

36  
Community garden  
opportunities? - should  
be provided

---

Services for homeless  
veterans

---

process of small-group  
discussions was ~~too~~ short (w)  
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(15-year timeframe, similar  
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Q1

Serra Club 4/2

VISION - 3 E's are artificial

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Sierra Club  
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604  
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Jones & Stokes report on Coastal oak habitat

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