

## Vickie Bermea

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**From:** Michael Houlemard [Michael@fora.org]  
**Sent:** Thursday, September 06, 2012 7:34 AM  
**To:** Jason Burnett  
**Cc:** Molly Erickson; Supervisor Potter; Jane Parker; Kathleen Lee; Kristi A. Markey; Lena Spilman; Steve Endsley  
**Subject:** Re: Base Reuse Plan Reassessment – draft scoping report  
**Categories:** FORA

Jason's statement is correct.

Michael

Sent from my iPhone

On Sep 5, 2012, at 9:47 PM, "Jason Burnett" <[jason.burnett@gmail.com](mailto:jason.burnett@gmail.com)> wrote:

Molly,

It is my understanding that comments will be received and accepted up until September 14th (as you request). The September 4th cutoff was simply the cutoff that staff needed to compile comments and get them into the board packet. Any comments received after the 4th and before the 14th will be valid comments and will be provided to the board as soon as possible but won't necessarily make it into the board packet for the meeting on the 14th.

I'm copying Michael so that he can confirm or correct my statements.

Thank you,  
Jason

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Jason K. Burnett  
831.238.0009 (cell)  
[jason.burnett@gmail.com](mailto:jason.burnett@gmail.com)

On Sep 5, 2012, at 2:50 PM, Molly Erickson <[erickson@stamplaw.us](mailto:erickson@stamplaw.us)> wrote:

FORA Directors Potter, Parker, and Burnett:

Thank you, Mayor Burnett and Supervisor Potter, for the Town Hall meeting held last night.

Attached is a courtesy copy of a comment letter faxed to FORA yesterday on the reassessment. As the letter states, KFOW had difficulty finding any note of a comment deadline on the FORA website -- it was not on the FORA homepage, or on the FORA BRP reassessment page. Today, we have heard multiple reports of difficulties and errors with the FORA email addresses which were stated as the place for the public to send comments. As a result, it appears some public comments may not have been delivered.

FORA staff should extend the comment deadline to Friday, September 14, and should publicize the new deadline appropriately, including on FORA's home page.

Regards,

Molly

Molly Erickson  
Law Offices of Michael W. Stamp  
479 Pacific Street, Suite One  
Monterey, CA 93940  
tel: 831-373-1214  
fax: 831-373-0242

<FORA.12.09.04.ltr.to.pdf>

## Vickie Bermea

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**From:** Jonathan Garcia [Jonathan@fora.org]  
**Sent:** Wednesday, September 05, 2012 10:52 AM  
**To:** Darren McBain  
**Subject:** FW: Scoping Report on Fort Ord Base ReUse  
**Attachments:** Fort Ord Reuse Authority PK.pages; ATT00001.htm

Ditto.

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**From:** Paula Koepsel [<mailto:pkoepsel@mac.com>]  
**Sent:** Tuesday, September 04, 2012 5:01 PM  
**To:** Jonathan Garcia  
**Subject:** Scoping Report on Fort Ord Base ReUse

Fort Ord Reuse Authority  
920 2nd Street, Suite A  
Marina, California 93933

Re: Scoping Report on Fort Ord Base Reuse Assessment

To Whom It May Concern:

After reviewing the Scoping Report, I see three items that I want to call to your attention.

1. Figure 7.2, Page 4-195 of the Report: There is a notation of "EQ" for Equestrian Center Site Opportunity located near the East Garrison project. Please note that in 2002, this opportunity site was moved from East Garrison to Parker Flats. For accuracy purposes the map needs to be updated to reflect that.
2. Page 4-266 of the Report: This section discusses the East Garrison-Parker Flats Land Swap, but does not discuss the fact that an equestrian cross-country course was permitted within the Oak Oval/Habitat Management Parcel as a part of the land swap. The cross-country course allows for a course both in and out of the Oak Oval, extending into the rest of the County's FORHA lands if needed. It also permits permanent obstacles for the course and course maintenance. This has been omitted from the report and should be corrected and included.
3. May I call to your attention that on Page 3-3 of the Report, it states that it is expected to take another 40 years to complete build-out of former Fort Ord and that there is a 20-year projected supply of housing for residences, commercial usage and jobs. I would like to note that these projections only take into account the current job market of the Monterey Peninsula and do not factor in developments which include job creation, which leads to increased demand for housing and commercial businesses.

Please take into consideration, If projects such as the Monterey Horse Park and Monterey Downs are approved, more than 3,000 direct and 2,000 indirect jobs will be created. This is in addition to construction jobs, and the build-out and demand will thus greatly shorten the timeframe stated in the report.

Thank you,

## Vickie Bermea

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**From:** Haines Jane [envirlaw@mbay.net]  
**Sent:** Wednesday, September 05, 2012 11:18 AM  
**To:** Bice Graham; Norris Robert; Caraker Elizabeth; Garcia Jonathan; Ingersoll Diana; Yount Doug; Niizawa Carl; Holm Carl; Breen Patrick; Michael Groves; Lee Kathleen  
**Subject:** Sierra Club's August 31 comments on the Draft Scoping Report, Market Study and topics related to FORA's current reassessment of the Base Reuse Plan  
**Attachments:** Letter to FORA BoD 30 Aug 2012.pdf  
**Categories:** FORA

Attached is the Sierra Club letter you requested at this morning's FORA Administrative Committee meeting. You will notice that the cover page contains a summary of our seven comments, followed by our fifteen page analysis. Thank you for your interest.

Jane Haines



## SIERRA CLUB VENTANA CHAPTER

P.O. BOX 5667, CARMEL, CALIFORNIA 93921

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CHAPTER OFFICE • ENVIRONMENTAL CENTER (831) 624-8032

August 31, 2012

Board of Directors  
Fort Ord Reuse Authority  
920 2nd Avenue, Suite A  
Marina, CA 93933

Re: Sierra Club's comments on the reassessment documents

Dear FORA Board of Directors:

The Sierra Club has reviewed the 340-page Draft Scoping Report and its 6,378-page addenda (collectively "the reassessment documents.") Our seven comments are listed below, and our fifteen-page analysis with attachments is attached.

1. **Build on Blight First:** A majority of the 317 written comments submitted during the reassessment process responded that development on open space should not occur until the blight is removed and the urban footprint is built out. The FORA Board should amend the Base Reuse Plan (BRP) accordingly.
2. **Reexamine Financing of Blight Removal:** The reassessment documents suggest that FORA reexamine ways to finance blight removal. FORA should hold a study session with Economic & Planning Systems (EPS) to learn more about financing blight removal.
3. **Develop a Vigorous Marketing Plan:** The reassessment documents agree with the recommendations of the Sierra Club and the BRP that FORA should develop a vigorous marketing plan that will draw tourists to Fort Ord, including tourists to the National Monument. FORA should implement the recommended marketing plan.
4. **Rectify the Jobs/Housing Analysis:** The reassessment documents respond to Sierra Club's request for analysis of the BRP's jobs/housing ratio, but the analysis fails to address the main issues that Sierra Club specified. The Final Scoping Report should address the additional issues.
5. **Monitor Implementation Status Consistently:** The reassessment documents show that many BRP policies have not been implemented. FORA should correct these shortcomings and improve its monitoring of the implementation status of adopted policies.
6. **Address CSU Monterey Bay's Concerns:** The reassessment documents fail to address CSUMB's recommendation for analysis of compatibility of nearby land uses, and how

incompatibility of land uses could interfere with CSUMB's mission. Sierra Club agrees with CSUMB's recommendation and requests that the Final Scoping Report address the issue of incompatible land uses, particularly with respect to areas near CSUMB.

7. **Respond in Final Report:** Sierra Club finds some passages in the Draft Scoping Report difficult to decipher plus we have questions about interpretation. We submit these questions and concerns so that they may be addressed in the Final Scoping Report.

Thank you for this opportunity to participate in reassessment of the Base Reuse Plan.

Sincerely yours,

A handwritten signature in cursive script that reads "Thomas P. Moore".

Thomas P. Moore, Ph.D., Chair  
Sierra Club FORA Subcommittee

cf: Michael Houlemard

## SIERRA CLUB'S ANALYSIS OF THE REASSESSMENT DOCUMENTS

- 1. A majority of the 317 written comments submitted during the reassessment process responded that development on open space should not occur until the blight is removed and the urban footprint is built out. FORA should amend the Base Reuse Plan (BRP) accordingly.**

The reassessment documents at Appendices D-2, D-3 and D-4 show that the most frequent recommendation in the 317 written comments<sup>1</sup> received so far during the reassessment process is that FORA should ensure that blighted lands within the urban footprint are developed before development is allowed on open space land. Out of 317 written responses, 56 percent (179) recommend that FORA prohibit development on open land until the urban footprint is built out. A representative sample of the written comments addressing the blight issue is attachment #1 to this letter. Included are some letters by persons who also recommend that the veterans' cemetery be moved to the BLM land.

In addition to the 179 written comments opposing further development on open land until the blighted areas are built out, oral comments by the several hundred participants in one or more of the five reassessment workshops were recorded and analyzed for 22 workshop discussion groups. Twenty of the 22 workshop discussion groups contained one or more persons making oral comments addressing the blight issue.<sup>2</sup>

The public's response to the BRP reassessment undeniably shows that the reassessment must address the majority public opinion that the BRP must be amended to allow no more development entitlements outside of the urban footprint until the blighted areas are built out. FORA should amend the BRP accordingly.

- 2. The reassessment documents suggest that FORA reexamine ways to finance blight removal. The FORA Board should hold a study session with Economic & Planning Systems (EPS) to learn more about financing blight removal.**

Sierra Club representatives have heard FORA staff say many times that without the revenue from land sales, building removal cannot occur. This belief is used by FORA to justify extending the development footprint beyond the Army Urbanized Footprint boundaries shown in grey in the map attached to this letter as Attachment #2, into the larger development footprint including the area shown in red.<sup>3</sup> Developers of lands within the Army Urbanized Footprint bear the direct expense of blight removal, whereas developers of lands in open space bear the indirect expense

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<sup>1</sup> One hundred and sixty-six comments were received by email (Appendix D-2), 103 by letters (Appendix D-3), and 48 on the FORA-provided comment form (Appendix D-4), for a total of 317 written responses.

<sup>2</sup> Appendix D-5.

<sup>3</sup> Attachment #2 is a copy of Figure 13 in the Scoping Report from Chapter 4 at page 4-237.

**NOTE:** *In searching for pages in the Scoping Report on the CD, inserting page numbers in the search bar frequently takes you to only the approximately correct page. For example, in searching for page 4-237 in Chapter 4 of the Scoping Report, entering 243 in the search bar takes you to page 237, whereas entering 237 would take you to page 231. Thus, for persons searching on the CD, it is important to check the actual page numbers shown at the bottom of each page. Of course, this would not be necessary for persons using a hard copy of the Scoping Report. Also, note that the CD refers to "sec." rather than to "chapter."*

of blight removal in that they pay into a land sale fund dedicated for blight removal. The Scoping Report recommends reexamination of FORA's reliance on land sale revenues to fund building removal.

Historically, the intent of the reuse process was for the Army Urban Footprint to be redeveloped first. The Scoping Report on page 4-236 states: "[the] Base Reuse Plan and Chapter 8 of the Master Resolution refer to the 'Army Urbanized Footprint' and policies direct prioritization of that area for development." That prioritization has been weakened by FORA's policy of generating revenue from land sales to finance blight removal.

The Scoping Report recommends reexamination of land sales as a way to fund building removal:

**To the degree possible given market and economic conditions, near term redevelopment efforts should be focused on paved and built areas to remove visual blight and improve the ability of the former Fort Ord to attract new employment generating uses.** Focusing near-term redevelopment efforts on blighted (paved) areas will create a more attractive urban form with the potential to catalyze future growth opportunities.

Related to this concept, reliance on land sales to fund building removal should be reexamined. In the near term, residual land values are expected to be low to nonexistent, limiting the funds that may be available from this source. The availability of property tax funding remains unresolved, which further limits the ability to incent development. *FORA should examine other means by which building removal can take place* (emphasis added). An increased pace of building removal will not only assuage visual blight issues, but will improve safety and make the area more attractive to investors.<sup>4</sup>

See also paragraph 19 on page 3-6: "The ability to realize strong growth heavily depends on the perception of the base as a coherent, well-planned area with a dynamic future...Removal of derelict Army buildings needs to be prioritized to provide a better vision of future economic opportunity." See also Appendix E, pg. 21, paragraph 7.

EPS, which wrote the Market Study, is still under contract with FORA. Sierra Club suggests that the FORA Board hold a study session with EPS for advice about reexamining FORA's reliance on land sales to fund building removal, and the economic consequences of a policy prohibiting further development on open space until the urban footprint is built out.

The public is demanding a new direction and there is no better time than this fall for the FORA Board to reexamine the relationship between its currently expanded development footprint and blight removal.

**3. The reassessment documents agree with the recommendations of the Sierra Club and the BRP that FORA should develop a vigorous marketing plan. Such a plan will help draw**

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<sup>4</sup> Scoping Report in Chapter 3, page 3-13, paragraph 7.



**tourists to the National Monument. FORA should develop and implement the recommended marketing plan.**

Sierra Club's June 1 comment on the reassessment laments that FORA has never developed a marketing plan, despite the fact that Volume 3 of the BRP states that FORA "should create a comprehensive marketing strategy and plan for all Fort Ord sites and the surrounding environs...." Sierra Club has recommended that a non-profit corporation for marketing be formed. A similar non-profit corporation is described in Volume 3, page III-5 of the BRP. As part of the marketing plan, attention must be paid to how the new National Monument could increase regional revenue from tourism. Sierra Club's June 1 letter is attached to this analysis as Attachment #3.

The Market Study agrees with Sierra Club's recommendation. It states:

Engage in comprehensive marketing and branding effort. Whether led by the public or private sector, the appearance and perception of the base needs to be improved to support development and leverage the National Monument designation of the former base.<sup>5</sup>

Additionally, page 7 of the Market Study, paragraph 7, calls for Fort Ord to recommit to marketing and branding. On pages 13 and 14, it describes the benefits that could come from marketing the National Monument.

If FORA is to follow the advice of the Market Study, it needs to develop a marketing plan that capitalizes on assets of the surrounding environs, including the National Monument.

**4. The reassessment documents respond to Sierra Club's request for analysis of the BRP's jobs/housing ratio, but the analysis fails to address the main issues that Sierra Club specified. The Final Scoping Report should address the additional issues.**

Sierra Club's June 1 comment requested a more rigorously analyzed and implemented jobs/housing ratio. The Market Study responded on page 25 of Appendix E by recommending using a slightly larger geography than solely limiting the geography to Fort Ord, suggesting for example the Monterey Peninsula or Monterey County as a whole. However, Sierra Club's main concern was with the lack of rigor in FORA's jobs/housing ratio, and that issue was not addressed. In particular, the market study should examine ways to take income distribution and housing price distribution into account in examining the concept of jobs/housing ratio. The Final Scoping Report should address the issues specified in Sierra Club's June 1 comments.

**5. The reassessment documents show that many BRP policies have not been implemented. FORA should correct these shortcomings and improve its monitoring of the implementation status of adopted policies.**

Sierra Club's enthusiasm for the BRP is based in part on its vision of clusters of pedestrian-centered villages surrounding CSUMB, linked by hiking and bicycling trails which lead through

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<sup>5</sup> Appendix E, pg. 13, paragraph 2.

areas of protected habitat. One of the policies essential to this vision is the Regional Urban Design policy, which is one of the BRP's six design principles intended to guide the plan. Sierra Club's June 1 comments complained of FORA's failure to implement BRP policies such as the Regional Urban Design policy, and requested consistent monitoring of the enforcement of the BRP's policies, noting that the BRP has 6 design principles, 8 goals, 70 objectives, 363 policies and 582 programs.

Table 8 of Chapter 4 of the Scoping Report, beginning on page 4-3 and continuing for 160 pages to page 4-163, responds with a thorough analysis of the implementation status of the BRP's objectives, policies, programs, and mitigation measures. Table 8 shows that there are 156 unmet (incomplete) objectives, policies, programs, and mitigation measures in the BRP, including the Regional Urban Design Guidelines.<sup>6</sup> The 156 shortcomings result from both the jurisdictions' failures to meet their obligations as well as from FORA's failures.

Table 8 explains what needs to be done before such objectives, policies, programs and mitigation measures can be considered complete. The FORA board should prevent this from ever happening again by scheduling a study session to review the shortcomings and decide on a process to get them corrected, and by directing FORA staff to engage in robust and continuing evaluation of the status of the implementation of the plan, and with continuing and periodic reports to the FORA board about results of these evaluations.

**6. The reassessment documents fail to address CSUMB's recommendation for analysis of compatibility of nearby land uses, and how incompatibility of land uses could interfere with CSUMB's mission. Sierra Club agrees with CSUMB's recommendation and requests that the Final Scoping Report address the issue of incompatible land uses, particularly with respect to areas near CSUMB.**

The BRP intended CSUMB to be the centerpiece of Fort Ord.<sup>7</sup> Despite that, CSUMB is not a voting member of the FORA board and it appears that the reassessment documents have ignored CSUMB's request for analysis of compatibility as part of the consistency finding process. Sierra Club agrees with CSUMB's request stated on page 60 of Appendix D-3 which asks that the reassessment 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."<sup>8</sup> It refers to "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."<sup>9</sup> CSUMB recommends that "...the assessment and analysis of

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<sup>6</sup> The Regional Urban Design Guidelines is a primary requirement of the BRP. Its importance is described in BRP Vol. 1, page 61. Sierra Club's June 1 comments cite to ten additional BRP pages where the Regional Urban Design Guidelines are required. The Scoping Report states in Chapter 4, page 4-19, that it has not been implemented. Sierra Club believes it should be a basic objective of the Reassessment process to get the Regional Urban Design Guidelines developed and implemented, and that the FORA Board should formulate a policy to ensure that in the future, the status of all goals, objectives, policies and programs are regularly monitored and the status of that monitoring is presented to the Board at regular intervals. See Sierra Club's June 1 comments at Attachment #3 to this analysis, pages 3 and 4, for further discussion of non-implemented policies.

<sup>7</sup> See comments by CSUMB at Appendix D-3, pages 58-65.

<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

compatibility of projects adjacent to the campus should address how such projects align with the goals and objectives of CSUMB and its Master Plan.”<sup>10</sup>

Sierra Club searched the Scoping Report and the EPS Market Study for analysis of compatibility of adjacent land uses requested by CSUMB, but we find little that is directly responsive to CSUMB’s plea for analysis of “projects [that] align and support the function of the University and its further growth.”<sup>11</sup> Sierra Club believes that such an analysis is needed, and we recommend additional evaluation in the Final Scoping Report of specific criteria to be used for determining the consistency of proposed projects with already-existing nearby projects, particularly as to how nearby projects align with the goals and objectives of CSUMB and its Master Plan. After all, CSUMB is described in the Market Report as “generally viewed as the most successful civilian development at Fort Ord.”<sup>12</sup>

**7. Sierra Club finds some passages in the Draft Scoping Report difficult to decipher plus we have questions about interpretation. We submit these questions so that they may be addressed in the Final Scoping Report.**

- (1) It appears from explanations in the Scoping Report that when a project receives a consistency determination approval, the BRP gets amended to conform to project characteristics that otherwise would be inconsistent with the BRP. Is this really the way it works? If so, Sierra Club has serious concerns about such a practice.
- (2) With reference to the question above, it appears that this practice results in the BRP posted on FORA’s website, which the Scoping Report in Chapter 4 on page 1-6 indicates is the digital version of the September 2001 BRP, as not in fact being the BRP as it has been subsequently amended, as explained on page 4-176. Is it true that the website BRP is not the actual BRP, and if so is there any way for the public to know what is in the actual amended BRP other than by sorting through scores of staff reports to figure out how the BRP was amended? In other words, is there an actual BRP that the public has never seen and has no reasonable way of knowing what it actually says?
- (3) The Scoping Report, Chapter 4, page 4-176, notes that “FORA staff has established procedures for conducting consistency determinations that augment the provisions of FORA Master Resolution Chapter 8.” This part of Chapter 4 compares the BRP to a general plan and quotes the California Office of Planning and Research’s (OPR) General Plan Guidelines definition for consistency, meaning that as long as the action, program, or project furthers the objectives and policies of the general plan, it can be deemed consistent. However, that is not what Chapter 8 says. The major benefit of the consistency determination standards in Chapter 8, Section 8.02.030 for the Sierra Club is that they establish mandatory criteria. In other words, they say that “the Authority Board *shall* disapprove any legislative land use decision for which there is substantial evidence supported by the record, that ....“ (emphasis added) the project fails to meet any one or more of the eight criteria in this section of Chapter 8. These eight criteria are specified in subsection (a) for mandatory denial of approval. The

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<sup>10</sup> Ibid.

<sup>11</sup> CSUMB’s comments at Appendix D-3, pg. 60.

<sup>12</sup> Appendix E (Market Study) at pg. 21.

mandatory requirement resulting from use of the word “shall” differs greatly from OPR’s much more lenient consistency determination criteria, which is a basic reason for Sierra Club’s settlement agreement. Does FORA take into consideration the stark difference between what Chapter 8 says about consistency determinations pertaining to consistency with the BPR as compared to what OPR says about consistency determinations pertaining to a general plan?

- (4) Chart 7 in Chapter 3 on page 3-4 of the Scoping Report has footnotes referring to Table 2-7. Please inform us where Table 2-7 can be found.
- (5) Chart 7 on page 3-4 has a column entitled “Projected Fort Ord Supply.” Please inform us the origin of the projection; is it a projection found in the BRP, and if so where in the BRP? Is the word “projected” used in the column title intended to refer to the residential units and square footage that have already been entitled, or does it refer to the numbers of units, footage and jobs that were planned-for at some time in the past? and if so, at what time in the past and by whom?
- (6) Page 2-9 of the Scoping Report states: “Project-specific public comments are best directed to the relevant local jurisdiction, as the FORA Board does not have discretionary authority to review or approve entitlements for such projects.” Does this mean that FORA believes its consistency determination review authority is merely ministerial rather than discretionary?
- (7) We approve of the BRP identifying areas by polygon numbers, such as is used in Figure 7.1 in the Scoping Report, because the reader can readily identify the area under discussion. However, we would find it helpful if a chart were added to the BRP showing the equivalent County Assessor Parcel Numbers (APN) and Department of Defense parcel numbers linked to the polygon numbers. That way, if a polygon consisted of several parcels with several owners, that fact could be easily discerned.

**Attachment #1:** Representative sample of portions of letters responding to the reassessment process.

**Attachment #2:** Map showing Army Urbanized Footprint and Base Reuse Plan Development Footprint Located Outside the Army Urbanized Footprint which is Figure 13 in Chapter 4 of the Scoping Report (page 4-237).

**Attachment #3:** Sierra Club’s June 1, 2012 recommendations for the reassessment, review and consideration of the Fort Ord Base Reuse Plan.

## Representative Comments Regarding Blight/Urban Footprint

Pacific Grove, Henrietta Stern:

*"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 cooperative 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 blight 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."* (Page 239 of 298 in Appendix D-3.)

Carmel, The Quirits family:

*"All development should replace the old dilapidated barracks of buildings already there on Fort Ord. Don't even think of destroying beautiful oak woodlands while messes are still standing."* (Page 11 of 298 in Appendix D-3.)

Seaside, Roelof Wijlandus:

*"We must build on the blighted parts of Ft. Ord first."* (Page 6 of 48 in Appendix D-4.)

Marina, Monterey Off Road Cycling Association:

*"We believe that developments, should they occur, should happen on the 'Army urbanized footprints' (the areas with abandoned buildings and parking lots) first."* (Page 113 of 298 in Appendix D-3.)

Salinas, David Alexander:

*"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."* (Page 24 of 287 in Appendix D-2.)

Pebble Beach, Robert and Linda Gormley:

*"Limit further expansion of commercial businesses and housing to areas already occupied by old buildings used by the Army."* (Pg. 121 of 287 in Appendix D-2.)

Monterey, Barbara Baldock:

*"Please consider development in the parts of Ft. Ord where there is already old buildings. Surely money can be found to clear these sites. ... Development should not be considered in the oak woodlands. These should be preserved for recreational use."* (Pg. 76 of 287 in Appendix D-2.)

Pacific Grove, Vicki Pearse:

*“Place development only on already-built and blighted sites (Army Urban Footprint) -- not on forested open space....Site [the proposed veterans’ cemetery] 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.”* (Pgs. 124-125 in Appendix D-2.)

Prunedale, Joel Trice:

*“Build on urbanized blight first....Locate and build veterans cemetery at a location which may be incorporated into the National Monument.”* (Pg. 61 of 287 in Appendix D-2.)

Carmel Valley, Marli Melton:

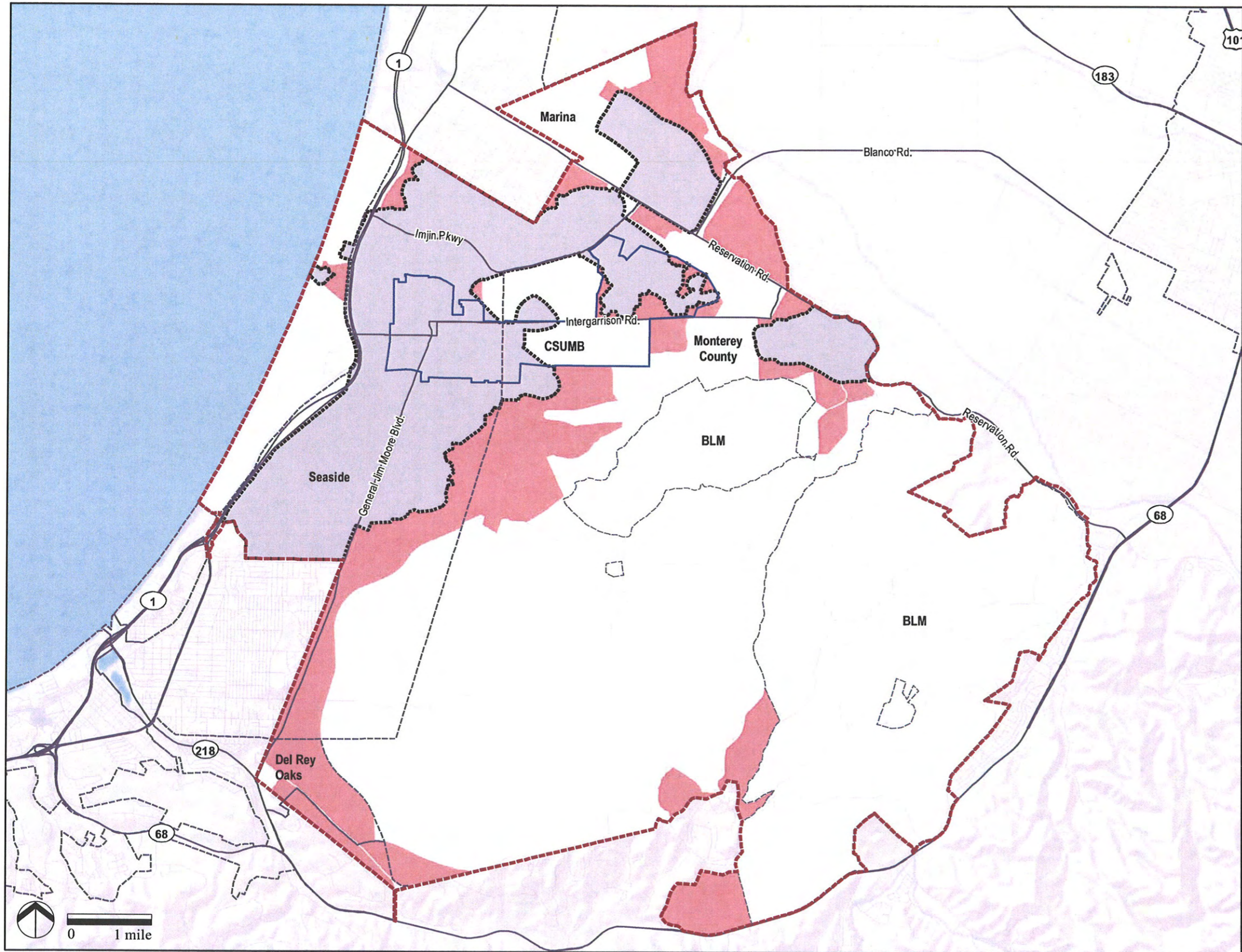
*“Revise the Plan to make it an absolute priority to redevelop already developed areas, especially those that are blighted and need clean-up, BEFORE allowing development on existing open space.”* (Pg. 127 of 287 in Appendix D-2.)

Royal Oaks, Mark Kaplan:




*“Build on urbanized blight first.”* (Pg. 68 of 287 in Appendix D-2.)

APO, AE 0902, Sandy McPherson:

*“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.”* (Pg. 56 of 287 in Appendix D-2.)



**Legend**

-  Fort Ord Boundary
-  Army Urbanized Footprint (see note 1)
-  Base Reuse Plan Development Footprint Located Outside the Army Urbanized Footprint (see note 2)

**Map Description**

This map illustrates locations of areas designated for development in the 1997 Base Reuse Plan relative to the Army Urbanized Footprint.

**Notes**

1. The "Army Urbanized Footprint" is derived from the Draft Land Use Baseline Study of Fort Ord, California, prepared by the U.S. Army Corps of Engineers, Sacramento District in March 1992. The majority of the urbanized footprint boundary is taken from Figure 3 – Fort Ord Existing Land Use Map. Adjustments to this line were made for the Frederick Park and Schoonover Park housing areas based on Figure 7 Fort Ord Locator Map; the revised line matches actual development in this area.
2. The Base Reuse Plan Development Footprint is derived from the 1997 Base Reuse Plan. This boundary is taken from Figure 3.3-1 Land Use Concept Ultimate Development. For the purposes of this map, the boundary is highlighting areas outside of the "Army Urbanized Footprint" that the 1997 Base Reuse Plan designates for development.

Source: Fort Ord Reuse Authority 2012, U.S. Army Corps of Engineers 2012, ESRI 2009

Figure 13  
Fort Ord Reuse Plan Development Footprint



**Draft**



## 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

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:

<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

<sup>3</sup> Base Reuse Plan, Volume 3, page 1-4.

<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.

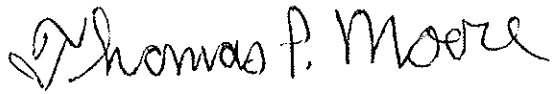
<sup>7</sup> Base Reuse Plan, Volume 2, multiple pages.

<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.

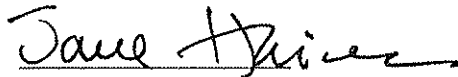
Sincerely yours,



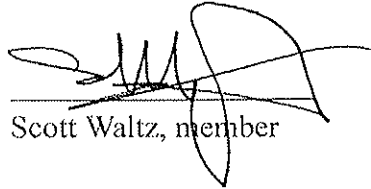
Tom Moore, Chair



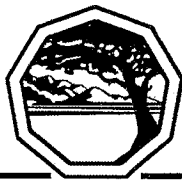
Steve Zimak, member



Jane Haines, member



Scott Waltz, member



# 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 SCOPING REPORT



FORA welcomes public input on the Scoping Report, as it relates to the 1997 Fort Ord Base Reuse Plan reassessment process. The 1997 Base Reuse Plan was created as a 40-60 year plan. The overall goal of the reassessment process is to explore whether 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 options that the FORA Board of Directors may wish to consider for possible future action related to the Base Reuse Plan.

The Scoping Report includes a summary of information collected about the implementation of the Base Reuse Plan since it was approved 15 years ago. The Scoping Report also includes an analysis of current and future economic and market conditions and trends. The Scoping Report will be used as a basis for identifying possible options for consideration that may be included in the Reassessment Report for future consideration or action by the FORA Board.

Comments submitted by 5:00 PM on September 4, 2012, will be included in the Final Scoping Report scheduled for release on September 7, 2012. Comments received after this deadline will be accepted but will not be included in the Final Scoping Report document and may not be included in the Board packet for the FORA Board meeting on September 14, at which the Board will consider accepting the Scoping Report. Comments can also be presented on September 14 at the FORA Board meeting, but those comments will not be included in the Final Scoping Report document.

Commenter Name: LeVonne Stone  
Address (Optional): Fort Ord Environmental Justice Network  
Email (Optional): \_\_\_\_\_

FORA cannot directly respond to each and every comment that is submitted; however, all comments will be reviewed.

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 or the Base Reuse Plan, 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.*



PLEASE SUBMIT COMMENTS BY 5:00 PM SEPTEMBER 4, 2012

COMMENTS

Submitted 10 written letters from:

- Melantha Jamieson
- A. Hynes
- Pastor Williams
- Yolanda Triutt
- Judith Wall McCaskill
- Sandra Dixon
- Sierra Dixon
- Macheel Roper
- Nick Washington
- Henrai Harrison

Received by:

Lena Spilman  
Lena Spilman

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.



9/6/12

To Whom It May Concern:

I Melantha Jamieson, Monterey County for 26 years. Currently I'm disabled, due to a work related injury in 2006 as well as being homeless, and without health or dental insurance. In 1996 when talk of the Fort Ord closure came about. I contacted Congressman Sam Farr asking about the abandoned housing on the former Fort Ord. I also brought to his attention that with all the available housing with the closure of the base, it was no reason why our homeless population should have been homeless. At that time Sam Farr informed me that after everything was said and done about the division of the land on the base that a certain amount of the land would be used to house the homeless. Here it is 16 years later and still nothing have happened to make Sam Farr's statement about taking care of the homeless true. I as well as many Monterey County residents have been negatively impact and we continue to be. The Constitution said " That we the people our the government" somehow

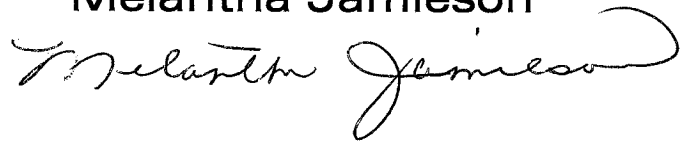


I don't think that the people being the government would have voluntarily become homeless or jobless without the assistance of a failing economy.

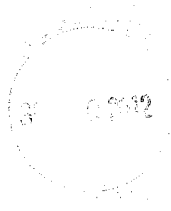
Monterey County is in desperate need of affordable housing, as well as business development to ensure future jobs for its unemployed residents, not more golf courses or state prisons.

Sincerely,

Melantha Jamieson

A handwritten signature in black ink that reads "Melantha Jamieson". The signature is written in a cursive style with a large, sweeping flourish at the end of the name.

September 04, 2012



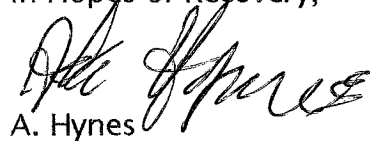
To Whom It May Concern:

I have been a resident here for the past 14 years and I have not seen any specific improvements for the community. We need job training and development for the local minorities that live here. We need affordable housing where you do not need to have three or four jobs to afford to live in a box but still cannot afford to eat or do anything else.

We need health assessments for communities living around or have lived around the Fort Ord Area. We need to have some say in what or who comes into the community meaning contractor or entities that hire people to come in therefore leaving local people needing job without any options.

The main reasons for not hiring is that they are not qualified. Note: Job training will eliminate the need for them not being qualified. We need to have jobs available for our children. This whole process needs to be looked at and done right and done with every disclosure to the public.

In Hopes of Recovery,

  
A. Hynes

Pastor C. Williams  
Seaside, CA. 93955

September 04, 2012

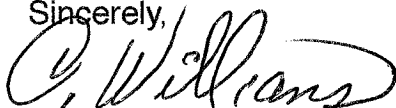
I am a long time resident of the Monterey peninsula since 1969. At that time there was no Freeway, no commercial construction, therefore our community was very healthy in our bodies and economically. My husband was a active duty, healthy soldier along with many other soldiers who were stationed at the Fort Ord Army Military facility.

Since that time, many of our soldier friends have gotten extremely ill, after being exposed to the training chemicals related to training at Fort Ord , including the burning and smoke. Especially the outbreak of Meningitis, where many soldiers died and was hospitalized, including Hunter Liggett.

Our communities have been highly affected by the Chemicals spread on the ground and coming out of the planes. The bullets that also burn and any other chemicals, causing severe respiratory illness and also deaths in our community. We have gently asked for help for the people who were affected and who are still being affected. Even though it seems as though our cries have fallen on deaf ears, but once again we solicit your help.

Even though it is too late for some of my friends, their families still wait eagerly for the restoration of a once healthy environment and economy. To once again be able to breathe fresh air and to enjoy a healthy community with the creation of new businesses and good jobs for local families, who were so greatly devastated. We lost many families and their businesses with the impact to the economy with the downsizing after the closure of Fort Ord. I attended some meetings at the request of the fort Ord Environmental Justice Network, but our concerns were not given much thought by those in position to help us.

Sincerely,

  
Pastor C. Williams

September 8, 2012

To Whom It May Concern:

I am an African American resident in Seaside, CA. Since the closing of the Military base we have been fighting ways to improve our living standards. There are few to none employment opportunities, affordable housing, and our utilities are extremely costly. These are all issues that we were promised would be addressed. To this date we are still struggling.

With the exception of the Fort Ord Environmental Justice Network, who works very hard to include us, we feel that we our needs are being disregarded and we are being ignored. We would like to see our elected officials and FORA take more action concerning these matters. We would also like to be included in the decision making process.

Salinas, CA.  
Yorlanda Truitt

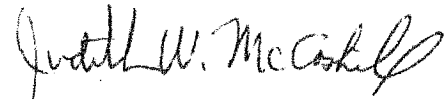
September 9, 2012  
102 W. Rossi Street  
Salinas, CA 93901

To Whom It May Concern:

I'm a concerned resident of Monterey County. It's been brought to my attention the future plans to re-develop the Fort Ord area. We need new businesses, expand current businesses, new jobs, community programs, etc. in the Fort Ord area. Many people are counting on the re-vitalization efforts. Numerous hours of planning will produce, tremendously remarkable benefits for the community.

Please move forward with restoring the Fort Ord area for the community.

Sincerely,



Judith Wall McCaskill

September 8,2012

To Whom It May Concern,

I am concerned about the Community Resuse Program. My understanding is that this program is designed for the COMMUNITY. As a citizen of the community I would like to have access to affordable housing, job training, and better healthcare.

What is the use of having a Community Resuse Program if the COMMUNITY is not benefitting?

The Fort Ord Environmental Justice Network has been advocating for our community for well over 20 years and yet "you people" aren't listening. I support the FOEJN.

Sincerely,  
  
Sandra Dixon

September 7, 2012

Dear Sir or Madam:

When I graduate from high school next year, I would like to be able to have access to job training or other opportunities that will help me be a productive citizen.

I am a 18 year old female with goals in life. I want to stay here on the peninsula and I need to have affordable housing, access to good healthcare.

A lot of the community that I grew up has left because there is nothing here for us. I am still hoping for this to change, right now.

Please consider these requests from a concerned citizen.

*Sierra Dixon*  
Sincerely,  
Sierra Dixon

September 6, 2012

To Whom It May Concern:

As a single – widowed parent of a 17 year old and a 11 year old, I need access to affordable housing and healthcare. These have been my major issues since moving to the Monterey Peninsula 10 years ago.

I lived in the CSUMB community during the burns is 2008. At that time I became involved with the Fort Ord Environmental Justice Network because they were the only organization speaking out against the negative affects of those burns and the lack of care for families who could get decent wage jobs.

We had a beautiful community AND we need more job training, affordable housing for low income and resources that will help maintain our community.

We are tired of all of the hype and promises

Best Regards,  
Macheel Roper  
Marina, CA. 93933



September 7, 2012

I am a young Hispanic/African American male that was born in Seaside. My family has lived and worked in this community for over 20 years. Now that I am graduating from high school, I would like to give back to the community too.

I would like to have access to job training so that I can learn a trade and make a decent living. Seaside and the surrounding areas needs affordable housing and decent jobs.

I am writing this letter in support of the Fort Ord Environmental Justice Network's ambition to achieve a healthier Monterey Peninsula.

Sincerely,  
Nick Washington

September 8, 2012

To Whom It May Concern,

I am a 17 year old young African American male that has lived here on the peninsula since 2003. I have been volunteering with the Fort Ord Environmental Justice Network (FOEJN) since 2008. FOEJN has been a valuable resource to me.

I would like to have access to job training, affordable housing, affordable healthcare, specifically because I have been negatively affected in my health by the burns and smoke from Fort Ord.

Sincerely,  
Henrai Harrison

## Vickie Bermea

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**From:** Darren McBain [Darren@fora.org]  
**Sent:** Friday, September 14, 2012 9:26 AM  
**To:** Richard James  
**Cc:** Michael Groves; Ron Sisseem  
**Subject:** FW: Fort Ord Reuse Plan Reassessment Scoping Report

**Categories:** FORA

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**From:** Jonathan Garcia  
**Sent:** Thursday, September 13, 2012 2:30 PM  
**To:** Darren McBain  
**Subject:** FW: Fort Ord Reuse Plan Reassessment Scoping Report

fyi

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**From:** Jim Hendrick [<mailto:jimhendrick@comcast.net>]  
**Sent:** Thursday, September 13, 2012 12:06 PM  
**To:** board; Michael Houlemard; Jonathan Garcia  
**Subject:** Fort Ord Reuse Plan Reassessment Scoping Report

Dear Sir/Madam:

I am a founding director of the Monterey Horse Park, a California nonprofit public benefit corporation, and I have a comment regarding the East Garrison-Parker Flats Land Swap as discussed at pages 4-266 and 4-267 of the Draft Scoping Report. I was, literally, in the room when this land swap was first suggested to us by the County's Jim Colangelo in, if memory serves, November of 2000. In the summer and fall of 2000, our Monterey Horse Park group was working with the Bay Area Sports Organizing Committee ("BASOC") in its preparation of San Francisco's bid to host the 2012 Olympic Games. With FORA's encouragement, that bid designated East Garrison as the location of the bid's equestrian venue, which included a cross-country course as required by the International Olympic Committee. The bid, which was submitted to the United States Olympic Committee by the deadline in December 2000, included a detailed plan of what would become the Olympic equestrian venue at East Garrison upon acceptance of the bid by the USOC and then the IOC.

Accordingly, before we could agree to the land swap proposed by the County, we needed certainty that the new Parker Flats site would allow for construction of the requisite cross-country course since the BASOC Olympic bid would need to be revised if the venue moved from East Garrison to Parker Flats. We raised this concern with the County and its consultant, Mike Zander, the author of the Assessment East Garrison-Parker Flats Land Use Modification (May 2002), cited at Table 27 on page 4-267 of the scoping report. His report provided the assurance we needed to consent to the swap:

Section 4.1.2 of the Assessment, at page 18, states: "The oak woodland reserve in the Horse Park area (or possibly the adjacent oak woodlands and grasslands to the east) would include an allowance for a section of the proposed cross-country course. The course section would require two

lanes, each approximately 75 feet wide. However, no buildings, grandstands, corrals, parking areas or other developments would be allowed in the habitat reserves."

Parker Flats Condition 3 of the Assessment, at page C-2, states: "An approximately 150-foot wide section of the proposed cross-country course shall be allowed through the eastern end of oak woodland reserve, or possibly through the oak woodlands and grasslands to the east of the Horse Park area, but shall be sited and designed to minimize vegetation removal and maintain wildlife movement corridors between habitat reserves."

It was on this basis that the Monterey Horse Park agreed to the land swap. Accordingly, it would be appropriate to make note of this important detail in the Scoping Report. Thank you very much.

Sincerely,  
Jim Hendrick, Director  
Monterey Horse Park



September 14, 2012

Mr. Michael Houlemard  
Executive Officer  
Fort Ord Reuse Authority  
920 2<sup>nd</sup> Avenue, #A  
Marina, CA 93933

Dear Mr. Houlemard:

Re: Comments on Fort Ord Base Plan Reassessment Scoping Report and Market Analysis

Please enter this letter and attached comments into the public record for Item 9(e) of the September 14, 2012 meeting of the Board of the Fort Ord Reuse Authority: the Fort Ord Base Plan Reassessment (BRP) Scoping Report. Although there were statements that comments received after September 4, 2012 will not be incorporated into the Final Scoping Report, we urge you to reconsider corrections of factual errors that are noted in the attached comments.

Due to staffing limitations, the City of Marina has not finished its review of the August 2012 Draft Fort Ord Base Plan Reassessment Scoping Report and may have additional comments. We will endeavor to get them to FORA as soon as possible, and look forward to a detailed review of the BRP reassessment document.

Sincerely,

*Douglas A. Yount*

Douglas A. Yount  
Interim City Manager

Attachments: City of Marina Comments

Cc: Steve Endsley  
Michael Groves, EMC  
Christine di Iorio, AICP, Marina Director of Community Development

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*Serving a World Class Community*

**Draft Fort Ord Reuse Reassessment Scoping Report**

<b>Page</b>	<b>Section</b>	<b>Comment</b>
3-8	Top of page: <i>The issues confronting local developers include a lack of identified demand in the face of continued high development costs.</i>	Not correct in terms of senior housing which has consistently high demand.
4-6	B-22: <i>The University Villages (Dunes) Specific Plan does not address buffers along State Route 1.</i>	Please explain this statement.
4-11	E-1.2: <i>The City of Marina has adopted an Airport Master Plan which designates about 255 acres for commercial/industrial uses in the area adjacent to UC MBEST.</i>	This is not correct.
4-13	E-3.1: <i>The 2006 Marina General Plan includes four new connections....</i>	Wrong year - 2000
4-31	E-2.1: <i>The City extended California Avenue which connects older housing areas with businesses along Imjin Parkway.</i>	<i>The City extended California Avenue which connects <u>existing</u> housing areas with businesses along Imjin Parkway.</i>
4-31	E-2.1: <i>The 2006 Marina General Plan...</i>	2000
4-43	C-2-1: <i>Jurisdictions complete this program on an ongoing basis as projects and parks are developed.</i>	Reevaluate this language.
4-54	B-1.3: <i>The Marina High School has been constructed.</i>	Not accurate: The Marina High School opened in renovated existing former Army school buildings. A master plan is underway, anticipating construction of key facilities.
4-59	C-1.1. <i>The 2006 Marina General Plan designates the functional purpose of each street, and includes cross-sections for several specific streets. General Plan Figure 3.1 generally indicates streets with fewer lanes than indicated in BRP Figure 4.2-3, including Reservation Road, Second Avenue, and most of Imjin Parkway all of which are 6 lanes in the BRP and generally 4 lanes in the Marina General Plan</i>	Need to address.
4-63	A-1.1: <i>2006 Marina General Plan Figure 3.2 shows a local transit zone and five transit station locations within Fort Ord. The intermodal corridor also passes through Marina, and is included in the University Villages ("Dunes") Specific Plan.</i>	Note General Plan inconsistency
4-67	A-1.1: <i>Marina Municipal Code Title 18 establishes a trip reduction program.</i>	No longer applicable.

4-75	E-1.1: <i>The City is currently initiating a Specific Plan for the Airport Business Park; all compatible recreational uses are being evaluated.</i>	Need more accurate language.
4-76	E-2.1: <i>The Marina Equestrian Center is operating within the Marina Village District.</i>	Need to address interim status.
4-90	B-1.2: <i>The local jurisdictions are participating in Marina Coast Water District's development of the Fort Ord Water Augmentation project, a component of the Regional Urban Water Augmentation Program (RUWAP). The Monterey County Water Resources Agency has an oversight role in the protection of groundwater resources.</i>	Is this updated information?
4-107	A-4.3: <i>The City is currently coordinating with the University of California Natural Reserve System regarding the Airport Business Park Specific Plan.</i>	Incorrect title of plan
4-136	B-1.1. <i>The jurisdictions investigate noise effects of proposed projects on existing development through the environmental review process, but do not proactively address existing noise issues at existing developments.</i>	Consistency with General Plan.
4-137	B-3: <i>The jurisdictions prepare noise studies as part of the environmental review of projects. The noise studies are based on each jurisdiction's noise standards, which vary from those of the Fort Ord Reuse Plan (see Program A-1.1 and A-1.2 above).</i>	<i>The noise studies are based on each jurisdiction's noise standards, which vary from those of the Fort Ord Reuse Plan (see Program A-1.1 and A-1.2 above), however, found to be consistent under the General Plan.</i>
4-132	B-1.2: <i>Building proposed for demolition are required to be screened for historic significance in accordance with Department of Parks and Recreation guidelines.</i>	Not the process per the State and the Base Reuse Plan.
4-132	B-1.3: <i>The CEQA process (State law) requires impact avoidance and mitigation – including possible relocation of historic buildings – to occur, or to be determined infeasible, before demolition can be approved by a jurisdiction. CEQA also requires public notification of proposed projects and, in the case of significant impacts such as demolition of historic buildings, requires an Environmental Impact Report with associated public hearings. Each jurisdiction's development review process provides additional mechanisms requiring public notice and hearings.</i>	Add: <u>First is the determination of the structure being an eligible historic resource.</u>
4-133	B-1.4: <i>The University Villages (Dunes) Specific Plan proposes the preservation and reuse of the large warehouse building (south of Eighth Street near State Route 1), two chapels, and a brick structure.</i>	Add: <u>All are being considered for adaptive reuse.</u>



4-133	B-1.4: <i>Most of the barracks between Eighth Street and Divarty Road are still standing.</i>	<i>Most of the barracks between Eighth Street and Divarty Road are still standing, <u>but are not considered historic resources.</u></i>
4-134	A-1.1: <i>2006 Marina General Plan Table 4.1 presents the City's noise criteria. The City's noise criteria are 4 dBA higher for several categories of land use (residential, hotel, live-work, office, industrial) compared to Fort Ord Reuse Plan Table 4.5-3.</i>	<i>The City's noise criteria are 4 dBA higher for several categories of land use (residential, hotel, live-work, office, industrial) compared to Fort Ord Reuse Plan Table 4.5-3 <u>but are found to be consistent with the Base Reuse Plan.</u></i>
4-135	A-1.2: <i>Marina Municipal Code Chapter 9.24 and Chapter 15.04 control noise in Marina. The Chapter does not include specific noise performance standards.</i>	<i>The Chapter does not include specific noise performance standards, <u>because it is addressed in the CEQA process.</u></i>
4-148	A.5: <i>The 2006 Marina General Plan identifies a site at the Marina Airport for a new fire station, and two other potential sites (8<sup>th</sup> Street/Second Avenue and Imjin Parkway/Abrams Drive) for fire stations to serve Fort Ord.</i>	<i>This is not accurate.</i>
4-200	<i>...the BRP could more directly address these issues by the strengthening of existing policies to address...greenhouse gas emissions.</i>	<i>This would require the opening up of the Reuse Plan.</i>
4-206	<i>Coastal Program: The Fort Ord Dunes State Park General Plan acknowledges the absence of a local coastal program...</i>	<i>This is not accurate. Marina adopted a Local Coastal Program.</i>
4-223	<i>Last paragraph: An August 2005 FOR A/Marina memorandum of agreement assigned FOR A \$46,000,000 in building removal costs within the Dunes on Monterey Bay (formerly known as University Villages) Specific Plan area. Actual removal was conducted by Marina Community Partners. FOR A paid \$22,000,000...</i>	<i>Check for accuracy.</i>
4-228	<i>CSUMB Traffic Constraints: As the result of the settlement of FOR A's lawsuit against CSUMB, campus growth is limited by the need for traffic facility improvements.</i>	<i>Recheck this language.</i>
4-234	Table 20 Job Creation: Office/Retail	<i>CHOMP/Wellness Center should be listed in office separately from Dunes Shopping Center</i>
4-234	Table 20 Job Creation: Government	<i>Children's Services has been closed for 3 years. Monterey County Department of Behavioral Health scheduled to move in with 110 persons in 2014.</i>
4-242,	Figure 15 and Figure 16	<i>No. 21 in northern part of map is not Chartwell School; it's MPUSD</i>

4-244		Marina High School and MCOE Gladys Stone School.
4-251	Storm Water: <i>The U.S. Army's 60-inch outfall has broken apart where it discharges, about 400 feet from the shore.</i>	Where is this?
5-2	Documents	Include: Housing Element of 2009; UCMBEST Concept Plan, The Dunes Application for Sustainable Communities; any documents related to Cypress Knolls. Recommend review of City of Marina Strategic Project Fact Sheets (available on City website)
5-2	<i>Monterey County Airport Land Use Commission. Marina Municipal Airport Comprehensive Land Use Plan, November 18, 1996</i>	Outdated – need to reference draft and Airport Master Plan.

### **Fort Ord Base Reuse Plan Reassessment – Market and Economic Analysis**

- Table 2-4, Existing FORA development: In Marina section - no listing of Monterey Peninsula College Education Center, Veterans Transition Center has more than 13 units, does the Dunes 40,000 sf of office = Wellness Center? Interim Inc. is listed as 11 MF units which is incorrect (maybe a reference to the 11 dilapidated units that will be torn down for Rockrose Gardens?) Interim currently owns the following shared Housing:
  - Shelter Cove, 613 Bayonet Circle – 37 beds (including RM bed), 5 buildings (Transitional Housing)
  - Sandy Shores, 2982 Bayonet Court - 28 beds, 4 buildings (Permanent Housing)
  - And from Shelter Outreach Plus, Interim rents at 2429-2434 Lexington Court – 12 beds in 3 buildings (Transitional Housing)
- Table 2-5, Fort Ord Reuse Plan Reassessment Housing Unit Status: in Marina section, Rockrose Gardens is 11 existing units, 10 new units NOT 21 new units
- Table 2-7, FORA Future Development Projections, Marina section: Interim-Lexington Court is not 14,000 sf of office, it is 21 Multifamily units; Cypress Knolls is not 400 SF units, the entitlements are for 499 SF units, 213 MF; where is the VA clinic listed within The Dunes data?
- Pg 84: Discussion of R&D/Flex Space does not accurately reflect Marina market of high demand for space we can't yet offer. Do not agree with analysis that UCMBEST space not appropriate to fulfill demand.
- Appendix A-1: Cypress Knolls: description is inaccurate: replace with "is planned/entitled for up to 772 units. RFQ was issued for developers to build up to 400 units; one SOQ received and currently under consideration."

## Vickie Bermea

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**From:** Jennifer Coile [jcoile@ci.marina.ca.us]  
**Sent:** Friday, September 14, 2012 2:04 PM  
**To:** steve@fora.org; lspilman@fora.org  
**Cc:** Michael Groves; james@emcplanning.coml; Doug Yount; Debby Platt  
**Subject:** FORA Board Meeting 9-14 - Item 9(e) - Comments to enter into the Record  
**Attachments:** City of Marina.Comments.Fort Ord Scoping.cover letter.docx; City of Marina. Comments. Draft Fort Ord RR Scoping Report.final 1PM.docx

**Importance:** High

**Categories:** FORA

Steve/Lena,

Please enter the attached into the public record and provide copies at today's Board meeting. Thank you.

Regards,

Jennifer Coile



**OFFICE OF THE MAYOR**

440 Harcourt Avenue  
Seaside, CA 93955

Telephone (831) 899-6706

FAX (831) 899-6227

September 14, 2012

Fort Ord Reuse Authority Board  
920 2nd Avenue, Suite A  
Marina CA 93933

**SUBJECT: FORA Base Reuse Assessment Scoping Report Comments**

Dear FORA Chair and Board Members,

This letter is in follow up to Scoping Report Comments submitted by city staff on August 31, 2012. At a Special City Council Meeting held on September 10, 2012, the Seaside City Council received staff's comment letter and provided additional comments for FORA Board's consideration.

One of the City Council's primary goals is to ensure economic opportunity and stability for our community. We continue to be concerned that the third element of the Base Reuse Plan, economic development, may not reach its full potential, and this would have particularly damaging effects on the city of Seaside.

The City of Seaside's economic opportunities in the former Ft. Ord lands are very limited. Of the approximately 4,000 acres within the City of Seaside's city limit, only 15% is considered developable. Therefore, it is critical that the re-assessment of the Base Reuse Plan (BRP) affirm that the City of Seaside retains its right to develop consistent with its adopted General Plan as it may be modified from time to time. In addition, the Reassessment Report should also acknowledge the City's plans to implement the Projects at Main Gate Specific Plan as well as identify and incorporate the City of Seaside 2010 Seaside East Conceptual Master Plan and its emphasis on shifting current residential land use designations to employment generating commercial/light industrial/R&D land uses along General Jim Boulevard south of Coe Avenue. A third area known as "Surplus II" which is adjacent to California State University Monterey Bay (CSUMB) also has the potential for Office/R&D development. Reaffirmation of the City's right to develop consistent with its adopted General Plan, as may be modified, will ensure that the economic opportunities for our citizens are protected and accomplished.

It should also be noted that the environmental component of the Reuse Plan is linked to these aforementioned economic opportunities as funding for habitat management is to come from fees received from private development.

In regards to job opportunities and labor force preparation, the Association of Monterey Bay Area Governments recently released Projections for the AMBAG Region 2010-2015 which provided population and employment projections for the region. The Reassessment Report should take into account the projections provided in this report related to the southward expansion of the Silicon Valley/San Jose metropolitan area workers and how base reuse can accommodate the projected employment and housing demands.

We appreciate the opportunity to provide you with our comments and concerns and thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "F. Bachofner", is written over a horizontal line.

Felix H. Bachofner  
Mayor

CC: Seaside Council Members



September 14, 2012

Michael Houlemard, Executive Officer  
Fort Ord Reuse Authority  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, California 93933

**SUBJECT:    Comments on the Fort Ord Reuse Authority Base Reuse Plan  
              Reassessment Scoping Report**

Dear Mr. Houlemard:

The Transportation Agency for Monterey County is the Regional Transportation Planning and Congestion Management Agency for Monterey County. During the preparation of the 1997 Base Reuse Plan, the Transportation Agency undertook a regional study to assess Fort Ord development impact on the study area transportation network. As a follow-up to this effort, the Transportation Agency also completed a 2005 FORA Fee Reallocation Study, which is the basis of funding for the Fort Ord Reuse Authority's Capital Improvement Program.

The proposed Base Reuse Plan reassessment is being undertaken to account for changes in development conditions, reviewing land use relative to the 1997 baseline, and maintaining consistency with local and regional plans. The goal is to provide the Fort Ord Reuse Authority Board with possible options for the future modification of the Reuse Plan.

The Scoping Report provides a review into the status of the Fort Ord Reuse Plan; the Transportation Agency offers the following comments:

1. The Transportation Agency supports and considers payment of the Fort Ord Reuse Authority's development impact fee as sufficient mitigation of cumulative impacts to regional highways.
2. As a point of clarification, there are several instances in the Scoping Report that refer to the regional travel demand forecast model as developed or maintained by the Transportation Agency; the regional model is actually overseen by the Association of Monterey Bay Area Governments. The Transportation Agency contracted with the Association of Monterey Bay Area Governments to perform the modeling analysis necessary to complete the 2005 FORA Fee Reallocation Study.

3. The Scoping Report contains a comprehensive review of changes to land use and General Plan updates for the Cities of Del Rey Oaks, Marina, and Seaside and the County of Monterey since the Base Reuse Plan was first completed. The information contained in the report should be cross-referenced with the regional travel demand forecast model to ensure consistency between the findings in the report and the expected growth and development patterns contained in the model.
4. The Scoping Report does not address whether changes to land use and General Plans for other entities within the former Fort Ord were also analyzed and catalogued. Key among these would be the City of Monterey, which updated their General Plan in 2004, and California State University Monterey Bay, which has also updated their Campus Master Plan and has agreements with FORA regarding campus growth and transportation infrastructure.
5. Consideration should also be given to exploring changes in land use, development proposals, and expected transportation improvements outside the boundaries of the Base Reuse Plan that may have an impact on travel patterns within the former Fort Ord. Specific examples include the City of Salinas' 2002 General Plan Update and the Monterey Branch Line light rail stations, both of which could require updates to the Base Reuse Plan and the Capital Improvement Program.
6. The Scoping Report notes that the county-wide regional network identified in the Transportation Agency's Regional Transportation Plan includes four routes that pass through or adjoin the former Fort Ord: State Route 1, Imjin Parkway, Reservation Road, and Blanco Road. Highway 68 between Salinas and Monterey is also considered part of the regional network and runs along the southern border of the former Fort Ord. *Highway 68 Operation Improvements* are funded by the FORA Capital Improvement Program and *Highway 68 Widening* is funded by the Transportation Agency's regional development impact fee – this state facility should be included with the reassessment of the Base Reuse Plan.
7. The Transportation Agency encourages that the policy inconsistencies between the Base Reuse Plan and the Regional Transportation Plan be updated in the Base Reuse Plan reassessment. Primarily, these include:
  - a. Maximizing the use of existing infrastructure for transportation improvements;
  - b. Considering the use of roundabouts;
  - c. Prioritizing funding to fill gaps in bicycle and pedestrian facilities;
  - d. Coordinating bicycle signage; and
  - e. Updating the alignment of the Mutli-modal Corridor to run along Inter-Garrison Road;

September 14, 2012

8. The Transportation Agency recommends that as part of the plan reassessment, that an updated transportation analysis also be conducted to ensure that the proper level of mitigations are contained in the Capital Improvement Program to sufficiently address the current and expected levels of development as determined by the reassessment.
9. The Transportation Agency also recommends that the Base Reuse Plan reassessment incorporate the recent Multi-modal Corridor into the Fort Ord Reuse Authority's Capital Improvement Program and utilize the adopted Memorandum of Agreement as a basis for future planning of the designated route.

Thank you for the opportunity to comment on the reassessment process. If you have any questions, please contact Michael Zeller of my staff at 831-775-0903.

Sincerely,



Debra L. Hale  
Executive Director

**Vickie Bermea**

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**From:** Haines Jane [envirlaw@mbay.net]  
**Sent:** Thursday, September 06, 2012 5:58 AM  
**To:** Michael Groves  
**Subject:** FORA Draft Scoping Report

**Categories:** FORA

Dear Michael:

I'm writing to let you know that the transition between page 4-163 and page 4-164 in the Draft Scoping Report needs attention.

Best regards,  
Jane





September 17, 2012

Mr. Michael Houlemard, Executive Director  
and the FORA Board  
Fort Ord Reuse Authority  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93933

**RE: Fort Ord Reuse Plan Reassessment Additions to the Scoping Report Errata 9/14/12**

Dear Mr. Houlemard and FORA Board:

On September 14, 2012, I attended the lengthy Fort Ord Reuse Authority Board of Directors meeting and while there received an additional report, "Additions to the Scoping Report Errata." This report stated comments that had been received by the previous deadline for submission of September 4, 2012 and identified additional changes to various chapters of the Scoping Report.

Monterey Peninsula College submitted a letter dated September 4, 2012 which cited omissions regarding Program C-1.2 and A-1.4 of the Scoping Report. The September 14, 2012 "Errata" report included an addition regarding the Program A-1.4 matter; however, the issue with the Program C-1.2 remained unaddressed. I had prepared language on this matter for submission at the meeting, but due to the length of the meeting, Chair Potter continued consideration of the Scoping Report until the October 12, 2012 Board meeting. Prior to adjournment, I inquired on the record whether further corrections could be submitted, and Chair Potter indicated all submissions received by September 17 would be considered.

In the "Additions to the Scoping Report Errata" document distributed on September 14, an important addition was made to page 4-52, Program A-1.4 that noted the existence of an agreement between Monterey Peninsula College and the Bureau of Land Management. However, the other area noted for change by MPC's letter of September 4, 2012 was not addressed. With reference to Program C-1.2, the Scoping Report states, "No development plans are approved for Polygon 19a." This statement is misleading because it does not note the existence of property exchange agreements signed in 2002 and 2003 by Monterey Peninsula College, the Fort Ord Reuse Authority, and Monterey County which approve development of parcel E19.a.5 as a site for public safety training functions. Therefore, I request that the statement that no development plans are approved for Polygon 19a be revised by adding similar language to that used on page 4-52, Program A-1.4. An addition on page 4-41, Program C-1.2 should include the following statement: "FORA, the County, and MPC have entered into agreements that address development plans for parcel E19a.5."

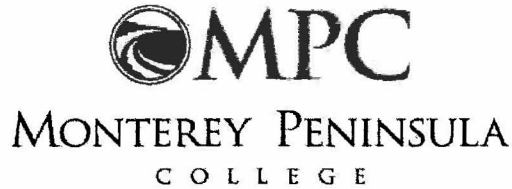
I request that this addition to Program C-1.2 appear in the corrected Errata report that will be distributed at the October 12, 2012 meeting. If you have any questions, please let me know.

Thank you,



Douglas R. Garrison  
Superintendent/President

Attachment: Monterey Peninsula College Letter to FORA, September 4, 2012  
cc: Vicki Nakamura, Assistant to the President



September 4, 2012

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

**RE: Fort Ord Reuse Plan Reassessment Scoping Report**

The Scoping Report for the Fort Ord Base Reuse Plan reassessment was recently released by the Fort Ord Reuse Authority. I am writing to provide comments regarding Chapter 4, Reuse Plan Implementation.

On page 4-41, regarding Program C-1.2 and open space designation, the notes state, "Open space will be provided within Eucalyptus Road area on land under the control of Monterey Peninsula College. No development plans are approved for Polygon 19a." This statement needs clarification – I believe Polygon 19a includes the College's parcel, E19a.5, which is planned for development as the site of an emergency vehicles operations course and fire tower training facility. Monterey County and the Fort Ord Reuse Authority are signatories to property exchange agreements in 2002 and 2003 with the College that approves development of this parcel for this purpose.

Later, on page 4-52, regarding Program A-1.4, and the minimization of impacts of proposed land uses which may be incompatible with public lands, such as ... siting of the Monterey Peninsula College's Military Operation Urban Terrain (MOUT) law enforcement training program in the BLM Management/Recreation Planning Area. The notes state, "The County has not taken actions to minimize potential impacts resulting from ... the MPC MOUT facility." Again, Monterey County, the Fort Ord Reuse Authority, and the Bureau of Land Management (BLM) are signatories to a 2005 agreement with the College where BLM agreed to withdraw its claim to the MOUT facility in favor of MPC's ownership. The parties all acknowledged the MOUT facility would continue to be operated by MPC as a public safety and tactical training facility within BLM's area. The recent designation of the BLM's Fort Ord acreage as a national monument does not extend to the MOUT facility and thus, should not affect continued use for public safety training. The agreement also addresses coordination between MPC and BLM to address concerns with operation of the MOUT facility.

I offer these clarifications because the College agreed to relocate its public safety training facilities to the Parker Flats area and MOUT facility to resolve a longstanding (ten years!)

September 4, 2012  
Fort Ord Reuse Authority  
Page 2

land use conflict with the County and FORA over the East Garrison. Reaching agreement was not an easy process; but the College agreed to the exchange to ensure the future development of the training facilities at Parker Flats and the MOUT. The facilities 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.

The College has been providing training for law enforcement, fire technology, and emergency responders for numerous years. MPC graduates are employed at local police and fire agencies in the area and throughout the state of California. The facilities at Parker Flats and the MOUT are necessary to continue meeting training requirements and serve local public safety needs.

MPC looks forward to continuing its successful role in the reuse of the former Fort Ord. The public safety training facilities in Parker Flats and at the MOUT facility will be an educational resource for the region and have positive economic development impacts for the area. Thank you for the opportunity to provide comment on the Scoping Report.

Sincerely,



Vicki Nakamura  
Assistant to the President

**Darren McBain**

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**From:** Molly Erickson [mailto:erickson@stamplaw.us]  
**Sent:** Monday, September 17, 2012 4:50 PM  
**To:** Darren McBain  
**Cc:** Lena Spilman  
**Subject:** Re: Item 9e on FORA board agenda

Darren:

Thanks for your response. Attached is a courtesy copy of the letter I hand delivered to Lena on Friday at the Board meeting, prior to the discussion of agenda item 9e. The letter is from our Office on behalf of Keep Fort Ord Wild.

Thanks for your effort to try to clarify the confusing naming of the various reassessment scoping report documents. It is very confusing to have two sets of additional scoping report documents, both of which are numbered starting with page 3-1.

The "Additions to the scoping report errata" was made available to the public for the first time at the September 14, 2012 FORA board meeting. I ran across the last copy available at that meeting. The first page of the packet made it look like the packet contained only correspondence. I was surprised to find additional scoping information from the reassessment consultant contained in the packet.

These are two comments on the "Additions to the scoping report errata."

1. The proposed changes to Page 2-9 – re FORA 's role on projects – does not reflect the actual facts. Contrary to the proposed changes, "project-specific public comments on projects not yet approved by the local jurisdictions are" not best directed to the relevant local jurisdiction, because FORA may consider taking actions that enable specific projects prior to the land use jurisdiction's approvals. One example of this is the Veterans Cemetery project, where the FORA Board has indicated its desire to change the land use jurisdiction on the Base reuse Plan map to enable the cemetery. Without such change, the cemetery could not proceed. The cemetery has not yet been approved by Seaside. The issue identified in the report – whether the FORA Board does or does not have discretionary authority to review or approve entitlements for such projects – is not the issue. As to the proposed change regarding the Eastside Parkway project is also incorrect. The Eastside Parkway is a component of the capital improvements program – it is not a future potential component. But because the CIP is not part of the Base Reuse Plan, the reference to the "BRP capital improvements program" is inaccurate and should be deleted. The Base Reuse Plan is of higher authority, and the CIP should not be mischaracterized by the proposed implication that the CIP is part of the BRP.

2. As to page 4-52, the proposed change is incorrect. Contrary to the proposed change, the County has had the opportunity to takes actions to minimize potential impacts resulting from major roadways." As one example, in 2011 the County adopted an alignment for the Eastside Parkway that runs past proposed residential areas and the CSUMB property. At that time, the County failed to take that opportunity to minimize potential impacts from that proposed major roadway.

Regards,

Molly

Molly Erickson  
Law Offices of Michael W. Stamp  
479 Pacific Street, Suite One  
Monterey, CA 93940

LAW OFFICES OF  
**MICHAEL W. STAMP**

Michael W. Stamp  
Molly Erickson  
Olga Mikheeva

479 Pacific Street, Suite One  
Monterey, California 93940

Telephone (831) 373-1214  
Facsimile (831) 373-0242

September 14, 2012

Via Hand Delivery

Dave Potter, Chair  
Members of the Board of Directors  
Fort Ord Reuse Authority  
920 2nd Ave., Suite A  
Marina, CA 93933

Re: September 14, 2012 meeting – revised agenda item 9e (Base Reuse Plan reassessment, formerly item 7e)

Dear Chair Potter and Members of the FORA Board of Directors:

This Office represents Keep Fort Ord Wild. Due to concern that meeting records may be destroyed by FORA, Keep Fort Ord Wild submits these written comments and will be supplementing them with oral presentation.

Keep Fort Ord Wild is concerned about the following broad categories:

1. There is no legal water for development at Fort Ord. The Salinas Valley Groundwater Basin is in overdraft. In an overdrafted basin, new groundwater cannot be appropriated.
2. The 6,600 AF relied upon by the Base Reuse Plan was not a legal transfer of water rights.
3. All Fort Ord water comes from Deep Aquifer:
  - a. ancient water not being recharged, not sustainable.
  - b. unknown quantity, could run out in the near future.
4. Even if the 6,600 AF transfer was legal, which it is not, Seaside and the County do not have enough paper water for their approved and planned developments.
5. The scoping report discussion of water demand are flawed.
  - a. Mere estimates of paper demand.
  - b. Fails to include potential demand of existing and future uses.
  - c. None of the water demand is capped or otherwise limited.

Dave Potter, Chair  
and Members of the FORA Board of Directors  
September 14, 2012  
Page 2

6. Significant issues that were raised in public comment on the draft reassessment scoping report were ignored in the final report.
7. The changes made in Chapter 3.0, "scoping report errata," are all attributed to public agencies or to staff. No changes are attributed to members of the public, or to public interest organizations. Despite the many valid comments and criticisms of the draft report which merited changes to the report, apparently all were rejected.

Because the scoping report data and analysis are flawed, the conclusions are flawed. These problems are significant. They are caused, at least in part, by the conflict of interest of the reassessment report preparer. These issues, along with other issues raised by the public during this process, render the Base Reuse Plan reassessment unreliable, and in violation of the settlement agreement with the Sierra Club as incorporated into the FORA Master Resolution.

Knowing that there is no legal water for development, the FORA Board should not perpetuate the policies of the existing Base Reuse Plan that rely on the 6,600 AF transfer. Further, the Board should require the reassessment process to acknowledge that the existing uses on Fort Ord are supplied by a limited water supply that is not quantified, not sustainable, and not reliable.


The FORA Board should require an objective and independent reassessment of the Base Reuse Plan, including a fair and balanced analysis of the issues raised by the public.

These comments are also submitted as comments on the draft scoping report for the reassessment. Please include them in the final report.

Thank you for the opportunity to comment.

Very truly yours,

LAW OFFICES OF MICHAEL W. STAMP



Molly Erickson

## Darren McBain

---

**From:** Markey, Kristi A. x7576 [MarkeyKA@co.monterey.ca.us]  
**Sent:** Tuesday, October 02, 2012 10:37 AM  
**To:** Darren McBain  
**Subject:** FW: Comments/Direction on Scoping Report and Reassessment Process

Hi Darren, this is what Jane sent to Michael on September 17<sup>th</sup>, thanks!

Dear Michael,

At the FORA meeting on Friday, I expressed concern that our process for the Assessment included direction from the Board on the Scoping Report, not merely receiving it, and that I had some data that I wanted to see included, as well as some questions about statements in the Scoping Report. You asked me to submit those in writing and other Board members have the opportunity to do the same.

The following constitutes my comments, as well as a request for a Board agenda item on Parker Flats:

1. The Scoping Report, or the Assessment document itself if more appropriate, should include a chart illustrating how much of the water allocated to each jurisdiction remains uncommitted to a project, so we have a real sense of the water situation. This data has already been compiled by FORA staff and has been provided to stakeholder groups, so this should be a simple matter.
2. The Scoping Report, or the Assessment document itself if more appropriate, should include a transportation study that gives us a sense of current traffic levels on the roads in Fort Ord. To whatever extent we can use what TAMC or other local bodies may already have done, that saves money and should be done. If we do not have any current studies, I would like the Board to consider allocating the necessary funding to do a traffic study on the following roads: Imjin Parkway, 2<sup>nd</sup> Avenue, General Jim Moore Boulevard.
3. The consultants provided a very brief summary of the Parker Flats Land Swap MOU and did not clarify the issue of residential restrictions in the Parker Flats area. I have two requests on this topics:
  - a. The October FORA agenda to include a presentation by staff on the issue of restrictions on residential use in Parker Flats imposed by both the FOSET document transferring the land from the Army which contains a restriction for health and safety reasons, and the Parker Flats-East Garrison Land Swap MOU which states that the land uses described in the 2002 Assessment document (Zander and Associates) will be adhered to, and page 11 says there will be no residential use in Parker Flats.
  - b. The Scoping Report include a more in-depth analysis of the Land Swap and how it affects the Base Reuse Plan, with the consultants looking more closely at the Assessment document and page 11 in particular.
4. The Scoping Report makes reference to a "jobs follow housing" model. I did not follow the logic of such a phenomenon; the Report seemed to be saying that if we have a diverse workforce, employers will relocate here, therefore if more housing is built, that workforce will move here. However, the only people moving here without jobs are those who do not need to work (retired, wealthy, etc), so I do not understand what this is based on. Could we get a more clear explanation?

5. The comment letters on the Scoping Report raised a point about the Report's description of the Consistency Process. The Report should describe the Consistency Process as it is spelled out in the Master Resolution.

6. The comment letters also asked how we are going to ensure that Base Plan policies are implemented. The report identified over 150 policies and programs that have not been completed, some because the time is not ripe, but others because the jurisdictions simply failed to do it. FORA may need to take additional steps to ensure that jurisdictions implement policies in the Base Plan, which may include facilitating coordination of those policies and programs that involve multiple jurisdictions. I'd like to see options for doing so included in the Reassessment.

7. I have reviewed CSUMB's comments and wish to support its remarks and requests regarding the Scoping Report.

Sincerely,

Supervisor Jane Parker  
Fourth District



## Vickie Bermea

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**From:** Lena Spilman [Lena@fora.org]  
**Sent:** Monday, September 17, 2012 4:18 PM  
**To:** Darren McBain  
**Subject:** Fwd: MPC/Dr. Garrison's Additions to the Scoping Report  
**Attachments:** MPC Additions to FORA Scoping Report 9-17-12.pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

**From:** Carla Robinson <[crobinson@mpc.edu](mailto:crobinson@mpc.edu)>  
**Date:** September 17, 2012 2:36:05 PM PDT  
**To:** "Michael Houlemard ([michael@fora.org](mailto:michael@fora.org))" <[michael@fora.org](mailto:michael@fora.org)>, "[lena@fora.org](mailto:lana@fora.org)" <[lena@fora.org](mailto:lana@fora.org)>  
**Cc:** Douglas Garrison <[DGARRISON@mpc.edu](mailto:DGARRISON@mpc.edu)>, Vicki Nakamura <[VNAKAMURA@mpc.edu](mailto:VNAKAMURA@mpc.edu)>, Carla Robinson <[crobinson@mpc.edu](mailto:crobinson@mpc.edu)>  
**Subject:** MPC/Dr. Garrison's Additions to the Scoping Report

On behalf of Dr. Douglas Garrison, please see the attached letter of additions to the Fort Ord Reuse Plan Reassessment Scoping Report and the referenced letter of September 4. The original copy of this letter and a copy of the referenced letter from September 4 from Vicki Nakamura are in today's mail to FORA.

Thank you.

Carla Robinson  
Executive Assistant to Dr. Doug Garrison  
Monterey Peninsula College  
[crobinson@mpc.edu](mailto:crobinson@mpc.edu)  
980 Fremont St  
Monterey CA 93940  
831/646-4272

## Vickie Bermea

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**From:** Justin Wellner [jwellner@csumb.edu]  
**Sent:** Wednesday, September 19, 2012 11:47 AM  
**To:** Steve Endsley; Michael Groves; Candance Ingram; Richard James; David Zehnder  
**Subject:** Additional CSUMB Comments Regarding the Scoping Report

**Categories:** FORA

Dear All:

After hearing some interesting comments about the remaining blight on and near the CSUMB campus by the public and Board Members at the Friday, September 14 Board Meeting, I went back and reviewed pages 4-222 through 4-227 of the Scoping Report.

This section is well done, but I offer the following recommended changes to help inform the public and Board Members as the topic of blight moves forward in conversation and assessment of Phase II:

1. Update Figure 12 to distinguish between those remaining buildings that are in reuse and those that are slated to be torn down/removed. The way the figure reads now makes it appear all the buildings labeled in red are to be torn down, which is not the case.
2. Add information on the number of remaining military structures that need to be removed from CSUMB's property (approximately 95 structures). It might also be helpful to include additional information or facts that was cited in CSUMB's June 12 letter to FORA.

"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."

Sincerely,

Justin Wellner

--

Justin Wellner  
Director of Governmental & External Relations  
Office of the President  
California State University, Monterey Bay  
100 Campus Center

Seaside, Calif 93955  
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