



# FORT ORD REUSE AUTHORITY

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

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## BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE MEETING

1:30 p.m., Friday August 22, 2014

920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933 (FORA Conference Room)

### REVISED AGENDA

1. **CALL TO ORDER**

2. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

- a) BLM letter regarding highway signage, 8/1/14
- b) Jane Haines comments regarding highway signage, 7/31/14 & 8/14/14

3. **APPROVAL OF MEETING MINUTES**

- a) July 31, 2014 Post-Reassessment Advisory Committee Minutes

4. **PUBLIC COMMENT PERIOD**

Individuals wishing to address this body on matters within the jurisdiction of FORA, but not on this agenda, may do so during the Public Comment Period for up to three minutes. Public comments on specific agenda items will be heard under that item.

5. **BUSINESS ITEMS**

- a) Highway Signage Discussion INFORMATION/ACTION
- b) Development opportunities and challenges discussion INFORMATION

*Background materials links:*

- [Reassessment Market Study](http://www.fora.org/Reports/FinalReassessment/MarketStudy.pdf)  
<http://www.fora.org/Reports/FinalReassessment/MarketStudy.pdf>
- [Reassessment Report Section 3 \(3-83 to 3-89\)](http://www.fora.org/Reports/FinalReassessment/3_TopicsandOptions.pdf)  
[http://www.fora.org/Reports/FinalReassessment/3\\_TopicsandOptions.pdf](http://www.fora.org/Reports/FinalReassessment/3_TopicsandOptions.pdf)
- [Colloquium Videos](https://www.youtube.com/playlist?list=PLjfEU5a5iDj5gm6r118V5lazzld_wqnQqC)  
[https://www.youtube.com/playlist?list=PLjfEU5a5iDj5gm6r118V5lazzld\\_wqnQqC](https://www.youtube.com/playlist?list=PLjfEU5a5iDj5gm6r118V5lazzld_wqnQqC)
- [UC MBEST Vision Report](http://www.fora.org/Reports/FinalVisionRpt12-05-11.pdf)  
<http://www.fora.org/Reports/FinalVisionRpt12-05-11.pdf>

6. **ITEMS FROM MEMBERS**

7. **ADJOURNMENT**

**NEXT PROPOSED MEETING: TBD**

*For information regarding items on this agenda or to request disability related accommodations please contact the Deputy Clerk 48 hours prior to the meeting. Agendas are available on the FORA website at [www.fora.org](http://www.fora.org).*

United States Department of the Interior  
**Bureau of Land Management**  
Fort Ord National Monument  
20 Hamilton Court  
Hollister, CA 95023

August 1, 2014

Memorandum

To: Michael Houlemard and Josh Metz, Fort Ord Reuse Authority (FORA)

From: Eric Morgan, Fort Ord National Monument Manager

Subject: FORA Coordination with California Department of Transportation on directional signage to the Fort Ord National Monument

The purpose of this memorandum is to provide informal feedback on initial proposals being generated by the Post Reassessment Advisory Committee (PRAC) of the FORA on state highway signage to the Fort Ord National Monument.

We are extremely pleased that FORA and elected officials that serve on your Post-Reassessment Advisory Committee are supportive of the National Monument and want better directional signage to the National Monument across the state highway system. We share that desire. Clear highway signage not only assists the out-of-town traveler in locating access points and the facilities of the National Monument, but the signage can contribute to a sense of community connection to a landmark when the highway signage is coordinated with local jurisdictions, and can lead to spin-off tourism benefits to those local communities.

Since becoming a National Monument on April 20, 2012, we have received hundreds of calls and emails from out-of-town visitors that want to see and visit the National Monument, or who have recently visited it. My observations that are based upon personal communications with hundreds of these out-of-town travelers are:

*Many first-time visitors or potential visitors have preconceived notions of what they can expect at the Fort Ord National Monument that is based upon their visits to other National Monuments. Because National Monuments are managed by a variety of different federal agencies and offer an extremely diverse suite of experiences, people often have preconceptions that can occasionally lead to disappointment. Nationwide, the BLM manages 20 National Monuments across 9 states that encompass more than 6*

million acres. The BLM National Monuments can generally be characterized as big landscapes that are rugged and largely undeveloped, catering to visitors that favor self-discovery and primitive support facilities. On the other hand, the National Park Service manages 79 National Monuments across the U.S. that can be as developed and urbanized as the Statue of Liberty, Cabrillo, Fort Monroe, Fort McHenry, and Fort Sumpter. Contributing to the confusion is that all 9 of the National Park Service managed National Monuments that were former Forts all contain a considerable amount of historic structures left behind from military use that do not exist on the Fort Ord National Monument. Ironically, what many of us are calling blight, many out-of-town visitors consider the Fort Ord National Monument attractions (i.e. the old WWII era buildings) even though they are not on the Monument.

*Many first-time visitors or potential visitors confuse the Fort Ord National Monument with National Parks which are usually much more developed.* Only the National Park Service manages National Parks and there is usually a higher level of facility development associated with Parks and programs that cater to Parks. For example, the National Park Service oversees a Park Passport program where visitors can get a stamp from each unit. We frequently get calls from people that want to get the Fort Ord stamp for their passport and want to know where the visitor center is located to get that stamp – they are confusing the Monument with a National Park.

*Many first-time visitors that gain access to the Monument from 8<sup>th</sup> Avenue and Gigling, or the Jerry Smith corridor of Intergarrison Road are greatly disappointed in the quality of these informal access points.* As recently as yesterday, I spoke with an elderly woman from out-of-state who was parked at 8<sup>th</sup> Avenue and Gigling and she called to complain about the horrific conditions of the facility. She asked over and over again, where is the National Monument, where is the Monument Gift Shops, and where can I get my Park Passport stamped. She was obviously the victim of a preconceived notion of what to expect at a National Monument/Park, and it didn't help that we (BLM) showed that location as a Trailhead on our first published National Monument Guide and Trail Map. Although we are grateful that landowners such as FORA/MST are tolerating parking for access to the Monument at 8<sup>th</sup> Avenue and Gigling, and FORA/County for Jerry Smith corridor parking, these locations are not being managed by any public agency for long-term public use. It is our understanding that these locations are not intended to be trailheads under current reuse plans, and they are currently not welcoming and comfortable trailhead locations. The BLM removed the 8<sup>th</sup> Avenue and Gigling location as an advertised trailhead location from its revised Trail Map and Guide.

We currently cannot support any highway signage from Highway 1 that directs visitors to the National Monument at any of the currently used access points along the northwest margins of the National Monument until there is a commitment and minimal facilities to cater to the increased use that the signing will provide. We are thrilled that Monterey County has shown an interest with improving the Jerry Smith access point and managing

that for long-term public use. Until such time that something more desirable and welcoming is developed, we cannot support Highway 1 signage to that location because it reflects poorly on the Monument. Furthermore, we recommend that we collectively deemphasize parking opportunities at 8<sup>th</sup> Avenue and Gigling to out-of-town visitors until a firm commitment is made by all parties involved to manage that site as a public access trailhead. If the current Reuse Plan holds, that location located 1 ¼ miles away from the National Monument and planned open space areas is separated by the future Eastside Parkway, future MPC Public Safety Training facility and future mixed uses being contemplated by Monterey County that includes residential development.

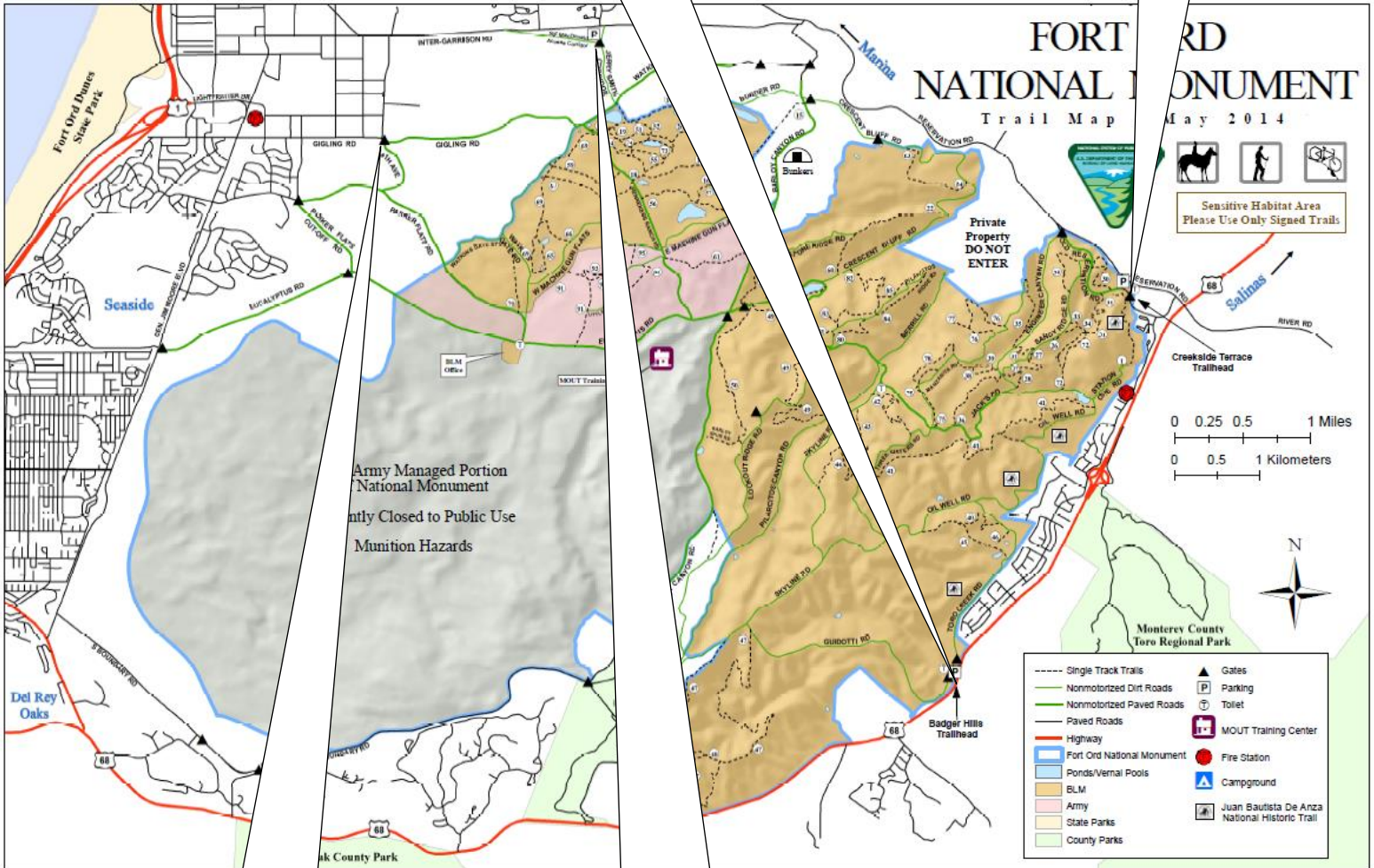
The BLM strongly supports cooperation and assistance from FORA and others with improved state highway signage to the two trailheads that BLM manages near the Highway 68 corridor. The Badger Hills Trailhead located off State Route 68 and Creekside Terrace Trailhead located off Portola/Reservation Road contain the type of minimum visitor-serving facilities that make out-of-town (and local) visitors feel welcome and we believe are worthy of better highway signing. These two trailhead facilities took years of budget requests to develop and were not a result of being designated as a National Monument because the funding requests preceded the Monument designation. Federal budget sequestrations that began this fiscal year and will extend for years to come will make it increasingly fund facility developments like those two trailheads.

The BLM will continue to coordinate with others on opportunities to develop and maintain better trailheads along the northwestern margins of the Monument. This includes coordinating with private developers or public organizations who are proposing reuse proposals under various ENA's with local jurisdictions.

As you know, the BLM plans to relocate our regional Hollister Field Office and Fort Ord Monument Work Center under one roof across the parking area from the FORA office in 2015 or 2016. Once that occurs, there will be a much more accessible agency presence and visitor-serving facility in place that can welcome visitors and direct them to the trails of the Fort Ord National Monument.

Badger Hills Trailhead we support efforts to improve highway signing directions to this BLM developed Trailhead

Creekside Trailhead we support efforts to improve highway signing directions to this BLM developed Trailhead



8<sup>th</sup>/Gigling We no longer show this as a Trailhead on Monument Map We recommend no highway signing to this location at this point in time.

Jerry Smith/Intergarrison We are encouraged by County progress to develop and formalize this access point soon. We recommend no highway signing to this location at this point in time until there is a firm commitment by County to manage as Trailhead.

**From:** [Haines Jane](#)  
**To:** [Josh Metz](#)  
**Subject:** Re: today's PRAC meeting  
**Date:** Thursday, August 14, 2014 7:50:30 AM

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Josh,

It's fine with me for you to include my comments. Those comments were specific to Badger Hills. The trail head sign situation at the other 3 FONM entrances is the following:

Creekside - no trail signs but at least it's obvious where the trail is (unlike at Badger Hills)

Jerry Smith Corridor - if a visitor can figure out where to pull off Intergarrison Road, at least there's a sign at the trailhead saying "Jerry Smith Corridor"

8th & Gigling - no trail marker signs, in fact I don't even think 8th & Gigling is an entrance to FONM

BLM regulations prohibit signs until a Monument has a Sign Plan. I drafted a sign plan that conforms to BLM regulations and offered it to Eric Morgan. However, he apparently wants to wait until 2020 before he begins thinking about a sign plan.

Jane

On Aug 13, 2014, at 4:19 PM, Josh Metz <[Josh@fora.org](mailto:Josh@fora.org)> wrote:

> Hi Jane,

>

> I would like to include your comments below in a revised PRAC meeting packet. The location of highway signage appears to be more controversial than I expected. Your input below would be useful for PRAC members to see. Just want to give you a heads-up. If you have any objections please let me know.

>

> All the best

> Josh

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> -----Original Message-----

> From: Haines Jane [<mailto:janehaines@redshift.com>]

> Sent: Thursday, July 31, 2014 7:53 AM

> To: Josh Metz

> Subject: today's PRAC meeting

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> Josh,

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> This email is just to give you a "heads-up" that I'll use my 3 minutes today to present the attached proposal for reversing the loss of middle class jobs and housing opportunities.

>

> Also, if the topic arises of getting Caltrans to install a sign to the Monument on Highway 68, I'll strongly oppose it. Each time I go to Badger Hills, including at 11:44 a.m. yesterday when I took this photo, there are seldom more than 6 cars there. No wonder! There are no markers for trail heads. I spoke with Eric Morgan about this a year ago. I'm convinced that it will be a very long time before he decides to do anything about it. I think that a big Caltrans sign announcing Ft. Ord. Natl. Monument on Highway 68 would make us the disappointment capital of the world - because that place is desolate. Drop by some time and see for yourself.

>

> Jane

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**FORT ORD REUSE AUTHORITY**  
**BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE (PRAC)**  
**MEETING MINUTES**

1:00 p.m., Monday, July 31, 2014 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

**1. CALL TO ORDER**

Confirming a quorum, Fort Ord Reuse Authority (FORA) PRAC Chair Jerry Edelen called the meeting to order at 1:05pm. The following people were in attendance:

**Committee Members**

Jerry Edelen (Chair), Del Rey Oaks  
Gail Morton, City of Marina  
Jane Parker, Monterey County  
Thomas Moore, MCWD  
Victoria Beach, Carmel-by-the-Sea

**Staff**

Michael Houlemard, FORA  
Steve Endsley, FORA  
Josh Metz, FORA

**Other Attendees**

Jim Fletcher, UCP East Garrison LLC  
Eric Morgan, BLM  
Graham Bice, UCMBEST  
Rick Reidl, City of Seaside  
Bob Schaffer, member of the public  
Jane Haines, member of the public

**2. APPROVAL OF MEETING MINUTES**

MOTION: Tom Moore moved, seconded by Jane Parker, to approve the June 23 & 30, 2014 meeting minutes, as presented.

MOTION PASSED: Unanimous.

**3. PUBLIC COMMENT PERIOD**

None.

**4. BUSINESS ITEMS**

Jim Fletcher presented an overview of the UCP East Garrison LLC development including history, context, and current directions. Member Jane Parker asked about 2-bd units, and Jim Fletcher indicated they may be included in Grove Lots in Phase II. Members asked Jim Fletcher to identify challenges he's faced as a developer and potential regulatory/policy improvements. He indicated reducing the CFD fee has been very helpful. Also one of his big challenges has been finding sufficient labor to meet their development needs. All members indicated the discussion was very valuable. Other business items were rescheduled for the next meeting.

Staff noted that Richard Bernhardt will be coming to present his experience as the Administrator in charge of the Baldwin Park, FL Base Reuse process on September 19 from 12-2 prior to the Board meeting. Staff also presented an update on the Highway signage process for the Fort Ord National Monument (FONM) and Fort Ord Dunes State Park (FODSP). CalTrans can provide signs for FONM on Hwy 68 and FONM & FODSP on Hwy 1.

5. **ITEMS FROM MEMBERS**

None.

6. **NEXT STEPS**

- a. FORA staff will continue to
  - i. coordinate with CalTrans and Monterey County Public Works department about additional highway signage for the Fort Ord National Monument
  - ii. coordinate the visit by Richard Bernhardt on September 19

7. **ADJOURNMENT**

The next meeting of the PRAC was set for Friday August 22 at 1:30pm. The meeting was adjourned at approximately 2:30pm.

Minutes prepared by Josh Metz

DRAFT