

# APPENDIX C

## PUBLIC COMMENT ON THE REASSESSMENT REPORT

Written and oral comments on the Reassessment Report were received through the November FORA Board meeting. Letters, comment forms, or emails were received from the following persons, agencies, and organizations, and are included on the following pages:

1. Joanne Ratcliffe (10/23/2012)
2. Sierra Club Ventana Chapter (10/30/2012)
3. Monterey County Farm Bureau (10/30/12)
4. Karin Locke (10/31/2012)
5. Monterey County Hospitality Association (11/1/2012)
6. Sid Williams, United Veterans Council of Monterey County (11/2/2012)
7. Fort Ord Environmental Justice Network (11/3/2012)
8. Bob Schaffer (11/6/2012)
9. Greg Nakanishi (11/7/2012)
10. Suzanne Worcester (11/7/2012)
11. Cal State University Monterey Bay (11/7/2012)
12. Transportation Agency for Monterey County (11/7/2012)
13. City of Seaside (11/7/2012)
14. Land Watch Monterey County (11/7/2012)

15. City of Monterey (11/7/2012)
16. Michael Weaver, Highway 68 Coalition (11/7/2012)
17. Monterey County Chamber of Commerce (11/14/2012)
18. Monterey County Resource Management Agency (11/16/2012)
19. Chris Mack (11/13/2012)
20. Law Offices of Michael Stamp, representing Keep Fort Ord Wild (11/16/2012)
21. City of Marina (11/15/2012)
22. Diversity Coalition Landuse Group (11/16/2012)
23. CHISPA (11/16/2012)

01 Joanne Ratcliffe Reassessment.txt

From: Darren McBain [Darren@fora.org]  
Sent: Wednesday, November 07, 2012 3:11 PM  
To: Richard James; Ron Sisseem; Michael Groves; Vickie Bermea  
Subject: FW: Fort Ord Reuse Plan

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

From: joanneratcliffe [mailto:joanneratcliffe@sbcbglobal.net]  
Sent: Tuesday, October 23, 2012 11:04 AM  
To: Darren McBain; landwatch@mclw.org  
Subject: Fort Ord Reuse Plan

I have read the draft plan to be presented to the meeting of October 30, 2012. In regard to water, it seems to be extremely similar to the plans I remember from when I was a member of RAP ((Research Activity Panel). At that time there was an allocation of about 6,000 afy of water for Fort Ord expansion and development. Today the allocation is 6,600 afy allocated to Fort Ord for development. There is no mention of the new planned/hoped for development of a Race Track (Monterey Downs). There are encumbrances of 785 afy plus 530 afy for line loss which have been added to the total afy.

Does water allocation mean that there is an estimated amount of water available to Fort Ord, an amount which can be counted on? If so, is it 5,295 afy? Or is it 6,600 afy?

Are we making plans for Fort Ord on the existence of water available or is it "paper water" again? Or are we betting on desal?

There are so many "if's" in the plan, and they are the same "if's" I remember from my tenure at RAP.

Water is the one element that no one can really prove. Development depends on knowing the amount of water we really have. What is it?

Joanne Ratcliffe, joanneratcliffe@sbcbglobal.net



## SIERRA CLUB VENTANA CHAPTER

P.O. BOX 5667, CARMEL, CALIFORNIA 93921

CHAPTER OFFICE • ENVIRONMENTAL CENTER (831) 624-8032

October 30, 2012

email to [board@fora.org](mailto:board@fora.org)

Board of Directors  
Fort Ord Reuse Authority  
920 Second Avenue  
Marina, CA 93933

Dear FORA Board of Directors:

Sierra Club's responses to the Draft Reassessment Report will be presented at this evening's FORA Board meeting in our Power Point presentation, comparing the FORA Board to a group of chefs who can choose to create either mediocre fast food or masterful cuisine that would result in an ideal Fort Ord by 2020.

As will be discussed in our presentation, Sierra Club takes strong exception to the assumption in the Draft Reassessment Report regarding Category III that the FORA Board can choose to either implement the existing Base Reuse Plan policies and programs, or not. FORA's 1998 settlement agreement with the Sierra Club requires that a notice be recorded on the deeds for all property in the Fort Ord territory. This notice informs all current and future owners that development of such property shall be limited by the policies and programs of the Base Reuse Plan (Sierra Club-FORA 1998 Settlement Agreement §8.01.010(j)). FORA is legally obligated to honor these deed notifications by refusing to grant any future request for a consistency determination with the Base Reuse Plan for either a legislative action or development entitlement, until the jurisdiction making the request has implemented all applicable Base Reuse Plan policies and programs.<sup>1</sup>

Sierra Club also requests that two new policies be added in Category IV. The first is for a policy that builds on the Market Study recommendations at pages 3-10 and 3-11 of the Scoping Report for attracting "creative type" jobs to Fort Ord, possibly from Silicon Valley companies which want to open new campuses for technology R&D, or employers offering other "creative type" jobs. As our Power Point presentation illustrates, another closed Army Base, the Presidio in San Francisco, attracted Lucas Studies which, on a single day this month, offered 91 job openings ranging in salaries from \$30,000 to \$110,000 and up. Those are the types of jobs that Sierra Club wants FORA to attract to Fort Ord.

Our other recommendation is for a new policy to prevent reoccurrence of what has happened to date when development projects are approved and then little or no work proceeds on them for years. The land at East Garrison was cleared but then remained barren for six years

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<sup>1</sup> To illustrate the type of implementation that FORA and the jurisdictions must take before FORA can make any additional consistency determinations, we have attached an addendum based on the example involving Monterey County, describing actions it must take before FORA can consider its request to determine that the 2010 Monterey County General Plan is consistent with the Base Reuse Plan.

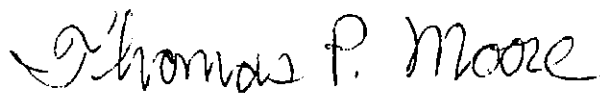
before construction began. The Dunes Project still has not removed the unsightly dilapidated barracks that it is obligated to remove. The Marina Heights site comprises an eyesore of denuded earth with no construction occurring on it.

Sierra Club understands that the jurisdictions control the terms of the development agreements, and that State law limits the jurisdictions' ability to terminate subdivision maps and development agreements (see the description on page 3-93 of the Reassessment Report). We also understand that the described previous delays were allowed pursuant to *force majeure* clauses in the Disposition and Development redevelopment agency agreements. However, we are unaware of any law that would prohibit the jurisdictions from requiring that land not be cleared until construction is ready to begin. Thus, Sierra Club requests the FORA Board to adopt a policy and programs that will require jurisdictions to prevent such delays from reoccurring. If such delays are allowed to continue, it seems unlikely that the appearance of the former Fort Ord would attract employers who could offer "creative type" jobs.

Additionally, Sierra Club requests that the FORA Board address our updated six requests from August 31, 2012 as follows:

1. **Build on blight first.** We request that the FORA Board adopt one or more of the five new options listed on page 3-79 of the Reassessment Report.
2. **Reexamine financing of blight removal.** We request that the FORA Board adopt one or more of the four new options listed on page 3-89 of the Reassessment Report.
3. **Develop a vigorous marketing plan.** We request that the FORA Board adopt one or more of the three new options listed on pages 3-87 and one or more of the four new options listed on page 3-102 of the Reassessment Report; additionally, we also request that an option regarding *vigorous* implementation be added to the options listed.
4. **Rectify the jobs/housing analysis.** We request that the FORA Board adopt the second or third option listed on page 3-94.
5. **Address CSUMB's concerns about incompatible land uses.** We request that the FORA Board adopt one or more of the four new options listed on page 3-81.
6. **Respond to Sierra Club's questions contained in Section 7 of our August 31 analysis.** We request that the Final Reassessment Report respond to the questions contained in section 7 of our August 31, 2012 letter.

Sincerely yours,



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

### Addendum: Using the Example of the 2010 Monterey County General Plan

To illustrate what Base Reuse Plan policies and programs must be implemented before a consistency determination can be made, we use the example of Monterey County General Plan. According to the Draft Reassessment Report, Monterey County has not implemented the following Base Reuse Plan policies and programs. Until they are implemented, any development approved by Monterey County on Fort Ord lands would not be limited by such policies and programs. This would violate the terms of the deed notification required by Section 8.01.020(j) of the 1998 FORA-Sierra Club settlement agreement.

#### **Land Use Policies:**

- Program A-1.2: Adopt appropriate infill residential zoning for CSUMB to expand its housing stock (see Reassessment Report pg 3-42).
- Program B-2.1: Amend the County's zoning ordinance in regard to land use on the former Fort Ord other than zoning within the East Garrison Specific Plan (see Reassessment Report pg. 3-42).
- Program C-1.1: Amend the Greater Monterey Peninsula Area Plan to zone and consider development of a significant new residential area in the County Eucalyptus Planning Area at the perimeter of the BLM land (see Reassessment Report pg. 3-43).
- Twenty-one other land use programs pertaining to residential, commercial, recreation/open space, and institutional land uses listed in the Draft Reassessment Report on pages 3-43 to 3-51.

#### **Circulation Policies:**

- Program B-1.2: Adopt truck routes (see Reassessment Report pg. 3-51).
- Program C-1: Classify roadways and provide design details (pg. 3-51).
- Program C-1.2: Preserve sufficient right-of-way for anticipated future travel demands based on build out of the FORA Reuse Plan outside the East Garrison Specific Plan (see Reassessment Report pg. 3-51).
- Program A-1.2: Develop programs to fund and construct bus facilities, including shelters and turnouts (see Reassessment Report pg. 3-52).

#### **Recreation and Open Space Policies:**

- Policy C-1: Establish an oak tree protection program to ensure conservation of existing coastal live oak woodlands in large corridors within comprehensive open space systems (see Reassessment Report pg. 3-53).
- Policy G-2: Adopt a program to encourage private park development (see Reassessment Report pg. 3-54).
- Policy G-3: Adopt landscape standards to guide development of streetscapes, parking lots, government facilities, institutional grounds, and other public and semi-public settings with the former Fort Ord (see Reassessment Report pg. 3-54).
- Policy G-4: Coordinate the development of park and recreation facilities with neighboring jurisdictions (see Reassessment Report pg. 3-54).

#### **Conservation Policies:**

- Policy A-1: Finalize and adopt implementation plan for Polygon 11a (East Garrison North, which is outside the area included in the East Garrison Specific Plan) to include maintenance of areas with disturbed sandy soils to support sand gilia and Monterey spineflower, and maintain north-south trending linear habitat such as dirt roads or firebreaks to retain and improve the area's function as a corridor for sand gilia dispersal, as required by County's Section 2081 incidental take permit issued by CDFG for the East Garrison Specific Plan pertaining to Polygon 11a (see Reassessment Plan pg. 3-55).
- Twenty-three other conservation programs pertaining to protection of biological resources listed in the Draft Reassessment Plan on pages 3-55 to 3-63.

**Noise Policies:**

- Program A-1.1: The County's General Plan Table S-2 shows that the County's noise criteria must be lowered 5 to 10 dBA for residential and schools categories of land use (see Fort Ord Reuse Plan Table 4.5-3 and Reassessment Report pg. 3-63).
- Three other noise programs pertaining to establishing a set of guidelines for controlling noise at the former Fort Ord which is consistent with Base Reuse Plan noise guidelines.

**Safety -- Seismic and Geological Hazards Policies:**

- Program A-1.2: Adopt a fault zone setback requirement for projects within the former Fort Ord (see Reassessment Report pg. 3-65).
- Program C-1.3: Prepare inventories and operations plans for critical facilities (see Reassessment Report pg. 3-66).

**Hydrology/Water Quality Policies:**

- Adopt a program in collaboration with Marina and Seaside requiring each to adopt and enforce a storm water detention plan and implementation measures to be considered in all new development for the purpose of increasing groundwater recharge and thereby reducing further seawater intrusion.

Note: FORA has not yet developed plans required by the Base Reuse Plan such as a Master Drainage Plan and design guidelines which the County will be required to adhere to (see Reassessment Report pg. 3-41). Furthermore, FORA hasn't implemented the CEQA mitigation measures described on pages 3-66 to 3-67 of the Draft Reassessment Report. Thus, Monterey County cannot adopt any required policies or programs that rely on these base wide FORA policies, programs or CEQA mitigation measures that have not yet been implemented by FORA.



October 30, 2012

Fort Ord Reuse Authority  
Att: Board Members  
920 Second Ave., Ste. A  
Marina, CA 93933

**RE: Comments on Draft Fort Ord Base Reuse Plan Assessment Report**

Dear FORA Board Members:

Monterey County Farm Bureau represents family farmers and ranchers in the interest of protecting and promoting agriculture throughout our County. We strive to improve the ability of those engaged in production agriculture to provide a reliable supply of food and fiber through responsible stewardship of our local resources.

The original Fort Ord Base Reuse Plan was negotiated, through broad community involvement and with many compromises, to provide a framework for all interests throughout our diverse County. Fort Ord Reuse is not just a coastal zone process, but a cornerstone for both inland and coastal interests to create something lasting for all our communities. So far, the efforts have resulted in 70% of the base now preserved as a National Monument, along with the inception of Cal State Monterey Bay as the beginnings of a world-class university in our County.

As the FORA Board reassesses the Base Reuse Plan, it is important to maintain the original intent of the plan, which was to provide 70% of the base as open space for parklands and recreational use, and the remaining 30% to be utilized by CSUMB and other development; this is intended to restore a large portion of the jobs and economy that was lost when the military base closed. While we are many years down the road from the closure, the local economy of the Monterey Peninsula cities, nor Salinas, still has not seen any improvement from base reuse.

It is most important that Monterey County continue to develop new jobs for the future; we have a tourism industry that has not fully recovered from the past years' economic depression. We cannot, as a community, give up on the original reuse plan that provides for development to drive economic stability for our region. The failure to create new jobs in these past years cannot be used as an excuse to add more land to the 70% already designated as open space.

The FORA Reuse Plan must continue to reflect all community interests, not just those with the loudest voices. The success of our entire County depends on all facets of the community promoting a successful economy, not just in the Salinas Valley.

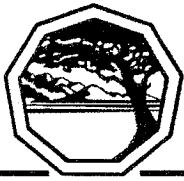
We urge your support for the Fort Ord Base Reuse Plan that continues to work towards economic development on the remaining 30% of base land.

Sincerely,

A handwritten signature in black ink, appearing to read 'Norman C. Groot', is written over a horizontal line.

Norman C. Groot  
Executive Director





# FORT ORD REUSE AUTHORITY

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

## FORT ORD REUSE PLAN REASSESSMENT COMMENT FORM DRAFT FORT ORD BASE REUSE REASSESSMENT REPORT

FORA welcomes public input on the Draft Fort Ord Base Reuse Reassessment Report, as it relates to the 1997 Fort Ord Base Reuse Plan reassessment process. The draft report is the third of three reports which are part of the reassessment process. The other two are the Market Study and Scoping Report, both of which were released in August 2012. The 1997 Base Reuse Plan was created as a 40- to 60-year plan. The overall goal of the reassessment process is to explore whether policies, programs and procedures to implement the Base Reuse Plan should be updated to better address current conditions and meet the community's future needs. The Draft Reassessment Report was prepared and released on October 17, 2012. It includes a range of subject and topic areas with options that the FORA Board of Directors may wish to consider for future modification of the Base Reuse Plan. It is expected that the FORA Board will receive the Draft Reassessment Report in November 2012 and begin deliberating on possible modifications in 2013.

The Scoping Report was prepared to provide information about the current status of Base Reuse Plan implementation. The Market Study addresses current and projected future economic conditions. The subjects, topics, and potential options for Base Reuse Plan modification included in the Draft Reassessment Report are based on information contained in the Scoping Report, the Market Study, and additional public input received during the reassessment process to date.

The Scoping Report, Market Study, and Draft Reassessment Report are available on the FORA website at [www.fora.org](http://www.fora.org). Copies of the reports are available on computer disk and in the main libraries in Marina, Seaside and Monterey as well as at the FORA office at 920 2nd Avenue, Suite A in Marina off Imjin Parkway.

Comments submitted by 5:00 PM on November 7, 2012 will be included in the FORA Board packet for the November 16, 2012 FORA Board meeting, at which the FORA Board is anticipated to receive the Draft Reassessment Report. Comments received after this deadline will be accepted, but may not be included in the Board packet for the FORA Board meeting on November 16. Comments can also be presented on November 16 at the FORA Board meeting.

Commenter Name: KARIN LOCKE

Address (Optional): \_\_\_\_\_

Email (Optional): WISTERIA6MA@COMCAST.NET

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.*



SIERRA CLUB  
FOUNDED 1892

COMMENTS

Concern about FT. ORD Deves State Park General Plan - No CA Coastal Commission Plan - Shows a huge oversight at this late date.

Hydrology issues and air native development

Aquifers AOTPCCL - lower 180/400, upper 180, 002 TCE A Aquifer, 002 TCE upper 180 Aquifer and future Monterey Downs large/medium facility - <sup>Water Issues</sup> are not

CA FO's - Congressional Research paper from <sup>Jan</sup> 2/2010 Cited massive fish kills from manure pollutants - Environmental and Air Emission degrade the water quality and health - Pathogens in manure will leach into groundwater.

- Maintain
- No mention of use of Foralands for future CCA's - green energy
- Developers should be time managed - limited cost.
- Greenhouse gas increase by animals should be monitored
- Look regionally in water issues - Stormwater, Desalination, Carmel River issues, Salt water intrusion - on MoCo.

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.



DM  
5/23/12

November 1, 2012

Supervisor Dave Potter, Chair  
Board of Directors  
Fort Ord Reuse Authority  
910 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93933

Dear Chair Potter:

MCHA represents the hospitality industry throughout Monterey County. Hospitality generates \$2,000,000,000 in direct visitor spending and \$40,000,000 in local taxes. The hospitality industry employs more than 20,000 people. Economic success and growth in Monterey County is essential to the security and growth of our industry. We believe FORA and the area of the former Fort Ord has been important for our economic recovery and the continuing growth of the former Fort Ord is vital for our future. That growth will provide places for our workers to live, shop, recreate and further their education. It will provide our children a place to come home to and find housing alternatives, continuing higher education and meaningful employment. Our employees, their families and our guests will be able to use the current open space areas, nearly 70% of the area, for their recreational purposes and the retail centers for places to stay and shop.

The Reassessment Report provides an outstanding overview of the FORA land use plans and policies and is very clear in identifying areas that need to be addressed. But while we agree there are issues to be addressed, we are very concerned that the reassessment not be used as a way to undo and unnecessarily end the life of the FORA plan and to lose the opportunities provided in the Plan. Many of the commenters write as if the region's economic recovery is complete and the original goals and objectives, to replace the economic loss of an operating army base with a diverse and sustainable economy, have been met. The economic recovery is not complete; the goals and objectives have not been fulfilled.

The Report correctly points out in Category 1 that there are many changes needed to update the current Plan from both an editing and a factual basis. The Report further identifies in Category II a number of changes that need to be made to reflect consistency decisions that have been made by the FORA Board and actions taken by surrounding cities and the County. Category III lists by city and county the programs

and mitigation measures which the Report finds to be incomplete. It is not clear in the Report if these findings were reviewed with the agencies and if they reviewed, do the agencies agree with the findings. The "incomplete" list should be transmitted to the agencies and they should be asked specifically if they are in agreement with the findings, what is the status completion and most importantly, are the programs and mitigations still relevant.

The work to address the findings and recommendations in Categories I-III should be completed and the current Plan should be updated before any other changes to the Plan are considered. This will allow all interested parties to work from the same Plan and information platform.

We have a number of concerns with many of the findings in Category IV and V. These concerns fall into four primary areas:

Changes to the Plan:

MCHA does not believe broad, large scale changes to the Plan are needed or advisable. The Plan provided a range of development opportunities as well as significant open space and resource protection. Prior to the national economic crisis the Plan was providing a range of economic and housing opportunities for the communities that were consistent with the mission of FORA. It was the economic crisis, not any defect in the Plan, which curtailed the planned and approved development projects.

MCHA believes that the current range of the types and potential locations planned for future development creates alternatives and options for residents and those who would invest in the community. We also believe that options create opportunity and given the state of our economic recovery opportunities should not be discarded.

Several of the commenters indicated the blighted areas of the former Fort Ord should be redeveloped before development is considered in other areas. We are in complete agreement that the blighted areas need to be improved. We do not believe that should be at the cost of other prospects. There may be an opportunity to blend the two. FORA should consider establishing policies and programs that could lead to a requirement for new development to contribute to a fund specifically for the cleanup of blighted areas.

Changes in Governance:

MCHA believes this would be a very bad time to consider a change in the makeup of the FORA Board. It is evident that the FORA functions are complex and they rely heavily on a Board that has significant knowledge of both the history and inner workings of FORA. FORA is also working under a short time line. The six years extension granted earlier this year is not a great deal of time given the tasks that lie ahead. Changes in the make up the FORA Board, which in itself could take up to a year, and the resultant learning curve will only slow FORA's progress.

Monterey Downs:

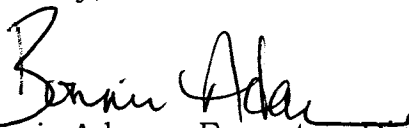
Many of the public comments, either directly or indirectly, address the Monterey Downs project. MCHA has not taken an official position on this project other than to say it is worthy of consideration. Monterey Downs and its role in the continuing evolution of the former Fort Ord should be fully studied before any decision, pro or con, is made. The City of Seaside has appropriately directed that the necessary environmental studies be done so that the issues and alternatives can be fully vetted before any decision is made. That, we believe, is the proper course at this time.

Honoring Past Commitments:

The FORA Plan was a commitment to the region to replace the economic engine that was lost with the base closure. The Plan was well on its way to doing that before the economic downturn that affected us all. A great deal of time, energy and resources were committed to bringing that to fruition, and many decisions were made based on the future the Plan mapped out. Those commitments should be honored and FORA should stay on the course the Plan set.

MCHA believes the framework and principles of the FORA Plan should remain intact and the goals set by that Plan should be realized. MCHA recognizes that there are undoubtedly operational issues that need to be addressed and corrected. There are also Plan updates and refinements that need to be completed. FORA should focus its energy and resources on those areas rather than taking on massive organizational and policy changes to its mission and its Plan.

Sincerely,



Bonnie Adams, Executive Director  
Monterey County Hospitality Association



# FORT ORD REUSE AUTHORITY

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

*DM  
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## FORT ORD REUSE PLAN REASSESSMENT COMMENT FORM DRAFT FORT ORD BASE REUSE REASSESSMENT REPORT

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Commenter Name: Sid Williams

Address (Optional): see attached

Email (Optional): see attached

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

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



*S*

COMMENTS TO THE PUBLIC DRAFT

REASSESSMENT REPORT

Fort Ord Reuse Plan Reassessment

Submitted By: Sid Williams, Secretary United Veterans Council of Monterey County

147 Dolphin Circle

Marina, CA 93933

[csm\\_ret@comcast.net](mailto:csm_ret@comcast.net)



Preface: When considering the various Subject and Topic Areas within the reassessment report it is very important to consider the relationships between and among them as they relate to each particular project or proposal. As an example, the Veterans Cemetery is one Subject in the Report and it has three topic areas. However, there are many other parts of the Reuse Plan that impact the cemetery. Traffic, Water, Economic Redevelopment, Urban Blight by inference, and Procedures that may or may not impact on the sovereignty of the various land use jurisdictions that comprise the lands under FORA's purview just to name a few. The specific comments below speak to some of those inter relationships. When the final document is produced for discussion by the Board I would hope that it will be considered in this light and not just as a series of individual Subjects, Topics, Policies or Procedures. These comments represent the view of the United Veterans Council of Monterey County which is an umbrella organization that, through its members, represents over 28,000 veterans and their families from throughout the county. Nearly all persons who speak for the Veterans Cemetery before the FORA Board and its committees are represented by the United Veterans Council.

1. Page 3-69 Table 12: Land Use/General: When reassessing the Base Reuse Plan please consider that the reuse of the former Ft. Ord is basically prescribed in three categories: 1. Environmental Protection 2. Education and 3. Economic Redevelopment. Lands for Environmental Protection and Education have already been set aside and in large part redeveloped. The Economic Redevelopment was to be contained within 3,340 acres out of the entire 28,000 acres of the former Ft. Ord. The site for the Veterans Cemetery and Monterey Downs are part of those 3,340 acres. The vast majority of the "blighted" lands are already being redeveloped or are under agreements or negotiation for redevelopment. Therefore, the reassessment should confirm that the remaining lands set aside as Economic Development Conveyances be used for that purpose rather than to increase the lands set aside for Educational or Environmental uses.
2. Pages 3-72: Veterans Cemetery Site: Concerning the construction of the Veterans Cemetery in Parker Flats: Parker Flats Road is the boundary between the Cemetery Parcel itself and the "endowment parcel" for the cemetery. When the cemetery is constructed there is a Federal Grant which will bring Parker Flats Road into compliance with current road requirements for width, shouldering etc. The grant will cover the portion required by the cemetery construction which is half the road width. If the "endowment parcel" is not dedicated and prepared appropriately for redevelopment it cannot be sold and therefore there will be no developer to pay for the other half of Parker Flats Road. The cost of one half of the road is estimated to be \$4,000,000. This cost would most likely kill the cemetery project. The reassessment should address this issue to ensure that the "endowment parcel" is dedicated to residential land use and residential environmental mitigation standards. (See attached map)



3. Page 3-73-74: Synopsis of Public Comments: Separate the cemetery project from Monterey Downs: While Monterey Downs specifically is not required for the development of the cemetery project they are the project which is currently under an Exclusive Negotiating Agreement with the City of Seaside for the area in question including the cemetery project. The purchase and development of the "endowment parcel" by Monterey Downs (or another developer should they not get their permits) is essential for the cemetery project. Not only is the money received from the sale of the land to go for the maintenance endowment required by the State of California before submitting the application for the construction of the cemetery to the VA, but the EIR for the cemetery is being conducted and paid for by the Monterey Downs project as well. Additionally, at least two other significant issues to the cemetery project are cited at comments 2 and 5 in this document. For all of these reasons and more it is essential that the "endowment parcel" be appropriately designated and mitigated to support the cemetery project. If not Monterey Downs, then a subsequent developer will be required. We cannot build the cemetery without the sale of that land and all that the sale encompasses.
4. Page 3-81-82: Issues related to gambling: The introduction of a Race Track for horse racing should be considered in the light of the legal and controlled status of race track gambling in California law, not just because some people don't like it. Gambling is already available at many locations on the Monterey Peninsula via Lottery, Card Rooms, the off track betting at the Monterey Fair Grounds and other locations. The addition of the race track will be under the provisions of California law and controlled by the California Horse Racing Board. Within those provisions it should be permitted.
5. Pages 3-94-96: Re-evaluation of Transportation Demand...: The East Side Parkway is designated to bring traffic through the former Ft. Ord along the east side of the lands set aside for redevelopment. This is important to provide another corridor for traffic from the Salinas Valley to the Monterey Peninsula. The current regional road network from the Salinas Valley is in the best of times acceptable and at times of peak traffic totally insufficient. Another roadway through the former Ft. Ord is foreseen as a way to improve that situation. In addition, the East Side Parkway will provide the only reasonable access to the Veterans Cemetery site. All other roads that lead to the cemetery would require either circuitous routes or routes that would bring all funeral processions and visitors through government housing areas, neither of which is a desirable situation. (See attached map)

6. Pages 3-99-3-100: Re-evaluation of the Salinas Valley Ground Water Basin: When considering the various aspects of water availability you certainly must review the status of the Salinas Valley Aquifer as the source of water for the former Ft. Ord. However, concerning the relationships with other Subjects as mentioned above, this review must also include a close look at the historic use when the post was fully staffed, the amount of that historic use currently being used and the breakdown of the allocations of that historic use that the designated land use jurisdictions were given and would need for redevelopment to replace the hole in the economy when the post closed. Every Subject relates in some way to every other Subject.
  
7. Page 3-108: Under Veterans Cemetery Location: Where the reference to a site selection committee is noted the following historical facts may be important for consideration by the board and therefore should be included: A site selection committee composed of members of the United Veterans Council of Monterey County, the County Military and Veterans Affairs Office, selected several sites for consideration. They were all rejected by the City of Seaside, the City of Marina, CSUMB or the State Parks Department. All of these sites were on blighted or semi-blighted areas, which speaks to the often heard comment that the cemetery is great but should be built on already blighted lands. Only after this exhaustive process was completed was the site at Parker Flats selected and approved by the City of Seaside and was agreed to by FORA, Seaside and Monterey County and memorialized by MOU.
  
8. Page 3-109: Under Potential Options: Given the MOU's, monies expended, previous agreements dating to 1996 and 1997 all of which agree that the currently assumed location will be the site for the Veterans Cemetery; there is no need nor option to move the site at this point. The first bullet under potential options is the only viable option. The Master Plan for this site has already been developed. The EIR for Monterey Downs, which includes all of the Veterans Cemetery parcel and its adjuncts (Endowment Parcel, Habitat Dedication) has already begun. The FORA Board has already directed staff to come to the November 2012 meeting with an agenda item so designating the site of the cemetery at the historically accepted location. California State Assemblyman Monning and an assistant for US Congressman Farr both stated and reaffirmed at a recent FORA Board meeting that the agreements and arrangements with the Federal Government Veterans Affairs Department and the State of California concerning the construction of the Veterans Cemetery are predicated on the currently accepted site as the location for the cemetery. That cannot be changed.



9. Page 3-109: Under Synopsis of Public Comments:
  - a. Public comments concerning location of the cemetery within the boundaries of the National Monument are specious. The point of the Monument is to leave it protected forever with no development within its boundaries.
  - b. Public comments concerning locating the cemetery to East Garrison are naïve at best. Those lands are already under development under a County agreement with a developer who has made no provision for the cemetery in the approved plans.
  - c. Public comments about the location of the cemetery near the proposed race track or the MPC lands are not valid in that the project site for the race track is quite a way from the cemetery and MPC will not have uses that by their nature contradict neighboring a cemetery. An example of neighborhoods in the vicinity of a Veterans Cemetery is the Punch Bowl in the middle of developed lands in Honolulu.
10. Pages 3-109-110: Under Veterans Cemetery Land Use Designation: It should be noticed that the City of Seaside has taken action by their affirmation of the current site as what they desire for the cemetery and plans to modify their General Plan and supporting documents to support that decision. Because of the actions mentioned in the report and in comment 2 above, there should be no modification of the cemetery site, but rather modification of the maps and documentation in FORA documents to support the land use desired by the appropriate land use jurisdictions (City of Seaside, Monterey County) and the FORA Board directions to staff in the 1990's.
11. Pages 3-110-111: Policy Regarding the Veterans Cemetery: Potential Options: There should be a policy adopted to memorialize the intent of FORA to place the cemetery in its current accepted location and to provide a framework to assist the City of Seaside, Monterey County and LAFCO in their land use decisions concerning this project. Policies to regulate the development of the cemetery would be inappropriate for FORA and would be better left to the land use jurisdiction. The reassessment should provide all underlying land use jurisdictions with a specific guide to enable their Land Use documents and plans to be consistent with the FORA documents.





Phase 10 & For Project Build Out





## Fort Ord Environmental Justice Network, Inc.

LeVonne Stone, Executive Director

P.O. Box 361 Marina, CA 93933

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November 03, 2012

page 1 of 3

Fort Ord Reuse Authority  
Board of Directors  
Second Ave. - Fort Ord  
Marina, CA. 93933

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### To: FOR A Board Members:

The Fort Ord Environmental Justice Network has spoken to the local impacted residents experiencing ever increasing home and rental increasing, with little attention to affordability. The job market is such that there are very few livable wage jobs with benefits and cost of living raises. While renting and homeownership remain out of reach for low-income families, and median income families, disenfranchised, local residents are being pushed out of the area, while land values have skyrocketed. There are over 900 homes in the Salinas, also homes in the Marina area that are not accessible to local residents, or that have been foreclosed. This problem has existed since the closure of Fort Ord, 1994. The FOEJN has tried to work with the FOR A board and local jurisdictions to renovate existing housing at Fort Ord, and Pastor Stone wanted to start a Rescue Mission for families. These projects would have given relief to those who experienced the lost of jobs, housing and the break-up of families.

### Issues and Observations:

- *The implantation Plan does not strike a balance between affordable housing, livable wage jobs to keep up with the continuing rising cost of the economy, and small business development for the impacted, disenfranchised community members who lost their livelihood during the closure of Fort Ord.*
- *This new Plan should include policy to include Environmental Justice language to lessen the abhorrent increase in the ranks of the lower class and the decrease of the middle class on the Monterey Peninsula. This language should come directly from SB12898.*
- *In implementing programs, one of the first good will gestures should be returning building 2903 back to The Fort Ord Environmental Justice Network (rent free) to continue to support the needs of the impacted disadvantaged communities. (before we were evicted by FORA). Health impacts to impacted community members have not been addressed. This center would also be a resource center for those impacted by Environmental hazards. Many citizens and residents have little or no health insurance to mitigate the ingestion of contaminated smoke, exposure to lead, Carbon Tetrachloride and other toxins.*
- *The plan is devoid of a believable commitment to impacted low-income involvement in the decision making process.*

Nurturing a strong and expanding base of small businesses that provide jobs to local residents build most thriving communities. The foundation for such success occurs when there is the development of partnerships between public and private entities that promote and attract sustainable economic and community development. It is unfortunate that the implementation plan does not address this important subject.

5

The Fort Ord Implementation plan devotes insufficient attention to balancing the three interrelated components of community viability: Affordable housing, small business development and most importantly, meaningful job creation. Any community that places a greater emphasis on one area to the detriment of the others results in courting disaster.

Viewed as a stool, with "Healthy Community" being the seat and job creation, affordable housing, and small business development as the three legs, one can envision how each component indirectly influences the other. Too much emphasis on one leg causes the stool to tip precariously leading to instability.

Can anyone forcefully argue that supporting affordable housing alone is sufficient to ensure a healthy community? Hardly. When housing is "affordable" but small business development and meaningful job creation is neglected, neighborhoods can rapidly become exclusionary. This is especially true when you are in a community subject to the influences of gentrification.

While it is commendable that the plan devotes significant energy to promoting affordable housing, "affordable" must be viewed from the proper perspective of income. Let's face it, when the median price of a home in our area is nearly \$700,000 and the median household income is in the neighborhood of \$40,000, "affordable" is a relative term indeed! Let's not fool ourselves; without a true commitment to job creation paying livable wages the community will gradually lose its character and turn into something akin to a community that has undergone ethnic cleansing.

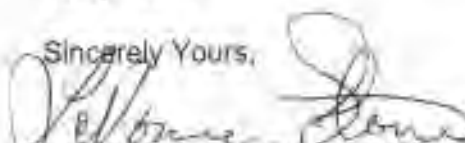
If we use the aforementioned income and home price figures to compute the affordability index, it becomes clear that first time buyers and the majority of our life-long residents cannot realize benefits derived through home ownership.

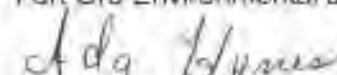
Now, we are left to shift downward on the economic scale to very low, low, and moderate income families to determine their fate.

The lower economic classes might reasonably have a realistic opportunity to remain on the peninsula if, and only if, meaningful jobs providing income beyond the minimum wage existed. Of course a vibrant and growing business community should provide these mythical jobs. Sales and Use tax statistics for Marina and Seaside are flat for the past five years leading to the inescapable conclusion that a commitment to business development is negligible at best under the plan.

What we are witnessing is a community in transition from being ethnically diverse with the majority of the residents living in their own homes before Ft. Ord closed, to one where opportunities for owning a piece of the "American Dream" exists only for the privileged few. Further, more evidence exists supporting the notion that you will discover a community make up consisting almost entirely of upper class residents or absentee landlords surrounded by an under class workforce required to support their every whim.

Sincerely Yours,

  
LeVonne Stone, Executive Director  
Fort Ord Environmental Justice Network

  
Ada Hynes, Secretary  
Fort Ord Environmental Justice Network





“COMMUNITY VOICES”

Balancing People with the Care of the environment

WINTER 2010 • VOLUME 1- ISSUE 1 • WWW.FOEJN.ORG

Director's Corner

We want to encourage our constituents to support our fundraising efforts for our new newsletter "COMMUNITY VOICES"...

(831) 582-0803. For those of you who can, please consider becoming a donated member of FOEJN. See our membership forms on the back page of this issue.

COMMUNITY VOICES will keep you updated and informed

- Prescribed burning at a Military facility releases toxic chemicals into the air that lodge particulate matter from the smoke into your lungs.
• Windy conditions helps and cause smoke to travel in any direction it wants to.
• Many residents who have been impacted by the smoke from the burns have complained of severe reactions and illnesses to the smoke.
• Speak to Air District, Environmental Protection Agency, Dept. Toxic Substances Control, Bureau of Land Management, Fish and Wild Life. It's Time for Change.

Fort Ord Environmental Justice Network
P.O. Box 361, Marina, C.A. 93933
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LeVonne Stone-Co-Founder & Executive Director
Pastor Donald C. Stone
Co-Founder & Vice-President



The purpose of Fort Ord Environmental Justice Network (FOEJN) is to serve the public as an independent source of verification of cleanup operations of hazardous waste at the former Fort Ord. We also act as a voice and source of unity for those effected by the Superfund cleanup & re-use process.



My trip to Washington D.C. /House of Representative



Meeting with EPA & Env. Justice Director in Washington



## What it Means to Live near a Toxic Waste Site

### Fort Ord is a Superfund Site on the EPA's National Priorities List

Environmental Research is continually uncovering more proof that living near landfills, Superfund sites and National Priorities List sites which are infested with toxins, are strongly associated with many adverse health issues of those living in near by communities. In California, studies have shown that mothers living in the same census tract as the location of an NPL site bore children with 1.5 to 5 times higher risk of birth defects than those that did not live in close proximity to hazardous waste. Not only this, but education and income leveled also play apart in this situation. The same study from California indicated that 42% of the neighborhoods studied, qualified as "less educated" under the Census Bureau definition. This means that 34% or more of adults 18 and older did not graduate.

#### Symptoms of Toxic Waste

Studies have also shown that many reports of headaches, fatigue, and sleepiness from residents living near hazardous waste sites, are symptoms that may be the result of toxic chemical exposure and/or emotional distress due to such living conditions. Other symptoms of these toxins that you should be aware of are depression, liver damage, central nervous system disorders, vomiting, skin irritation, birth defects, cancers etc. You may ask, "What does this have to do with me?" Well, if you reside in the cities located in and around Monterey County you are continually being exposed to harmful contaminants that are a danger to not only your health, but to the health of your loved ones. What makes these toxins even more dangerous is the fact that they are unseen, and seep into your homes unknowingly through the air that you breath, water you drink, and lead and other toxins in the soil.

#### Who is most Vulnerable?

It is undeniable that those of us living near these sites are constantly being exposed, but there are others who are even more at risk of severe health affects. Our children, the elderly and those with previously diagnosed conditions are most at risk. According to the 2008 estimations, 17.8% of Monterey County's population falls in a vulnerable age category (0-5 years or 65 and older). Also individuals who are considered homeless and low income are at risk due to the fact that they are there are many who live in communities that are located directly adjacent to these sites.

#### Let Your Voice Be Heard

Many ask what they can do in order to protect themselves and others. The best method is to let your voice be heard. Voice your concerns to local government, senators, and state representatives. Bring attention to your community and let those who are contaminating our environment know that we will no longer accept this behavior. I encourage you not to read this and turn a deaf ear. It is your responsibility, as well as ours. Together with **FOEJN**, you can help to keep our communities, and our world safe. Be a voice for a healthy community & nation, now and in the future.

## What is Environmental Justice?

The Environmental Protection Agency (EPA) defines environmental justice, as fair treatment and meaningful involvement of all people—regardless of race, color, national origin or income—with respect to development, implementation, and enforcement of environmental laws, regulations, and policies. *Fair treatment* means that no group of people should bear a disproportionate share of the negative environmental consequences resulting from industrial, governmental, or commercial operations, or the execution of federal, state, local, and tribal programs and policies. *Meaningful involvement* means that potentially affected community residents have an appropriate opportunity to participate in decision-making about a proposed activity that will affect their environment and/or health <http://www.epa.gov/region04/ej/>

**Environmental Justice & Health** : Environmental health comprises those aspects of human health, including quality of life, that are determined by physical, chemical, biological, social, and psychosocial factors in the environment, World Health Organization (WHO). The central problem in environmental health is what we perceive as the effect of various environmental exposures, such as toxic chemicals, air pollution, and biological agents on the human body. Thirteen million deaths annually are due to preventable environmental causes. Proper environmental management is the key to avoiding a quarter of all preventable illnesses that are directly caused by environmental factors; any external factor that adversely affects your health.

#### Any external factor that adversely affects your health

Air pollution: indoor/ outdoor	Water pollution	Soil pollution
Proximity to hazardous chemicals	Workplace hazards	Stress/Physical Activ- ity
Lead	Noise	Crime



*Voices In the Environment*  
**U.S. Environmental Protection  
Agency Administrator, Lisa P.  
Jackson in Washington, D.C.**

Administrator Lisa P. Jackson leads EPA's efforts to protect the health and environment for all Americans. She and a staff of more than 17,000 professionals are working across the nation to usher in a green economy, address health threats from toxins and pollution, and renew public trust in EPA's work.



## Chemtrails on The Rise

By Roxan Gonzalez

So the question that needs to be asked is what is being sprayed into our skies, and why? It is known amongst certain groups of people, that chemtrails consist mainly of Barium Salts and Aluminum. This cocktail appears as a white spray (similar to a contrail, but lingers in the sky) and once dispersed can easily be mistaken for high altitude clouds.



On the topic of Barium Salts, it is known that it is toxic to humans. Not only does it disrupt digestive tract function, but it affects the immune system. The immune system destroys pathogens by producing T-Cells. Barium is known to bind to T-Cell receptors and effectively deactivate them. Small amounts of water-soluble barium may cause a person to experience breathing difficulties, increased blood pressures, heart rhythm changes, stomach irritation, muscle weakness, changes in nerve reflexes, swelling of brains and liver, kidney and heart damage. The uptake of very large amounts of barium that are water-soluble may cause paralyses and in some cases even death. Is it just a coincidence that we are being assaulted on a daily basis with Barium? Probably not.

With all of the clues available is it possible to conceive that after unsuspecting citizens have consumed excess amounts of Barium which has made its way from the clouds into the sewer systems and back into drinking water, that we are caught in a globalist conspiracy to lower our immune systems for the coming "second wave" of the so called swine flu? Will there be a synchronized aerosol release of weapon zed influenza on the masses, or will there be live virus (in addition to deadly amounts of Saqualene) inside the H1N1 vaccine, or both? It's evident from all of the mainstream propaganda about swine flu these days that we are being pre-



## Parent Corner

### ADHD (Attention Deficit and Hyperactivity Disorder)

By Kacey DuBose

Among so many other things in this day and age the diagnosis "ADHD" has become more and more prevalent especially within the pediatric field. For many the option of medication may seem like the only direction to take, but there is good news. In recent years studies have proven that simply controlling your child's diet can drastically change the symptoms of ADHD. These symptoms can range from hyperactivity and inattentiveness to not being able to complete projects/homework and being impulsive (not thinking about the consequences of their actions).

During my own research online I have read many articles stating that all foods containing artificial colors, additives, sugar, and that may be processed should completely be eliminated or drastically reduced from your child's diet.

Removing these items and replacing them with foods that are more nutritional is a great start towards seeing a drastic change in the unwanted behavior of ADHD. I would like to encourage all individuals who may be parenting a child who has been diagnosed with ADHD to instead of medicating your child, seek out more information about diet and nutrition, and take action in your kitchen!

One supplement that is proven to work effectively against ADHD is Omega3 fatty acids. These fatty acids are found in plants and sea organisms. Studies have revealed that these fatty acids are "major components of brain cells and thus crucial for proper nervous system function". Omega3's can be found in many foods like tuna, walnuts, several types of fish (trout, herring, salmon, perch etc.), shrimp, oyster soup, and much more. Changing a child's diet or anyone's diet for that matter is hard work, but we all know that the satisfaction of reaping the results of our labor is immeasurable. To view more information on Omega3 fatty acids and to retrieve a list of 300 different foods containing Omega3 visit <http://www.dietaryfiberfood.com/fats/omega-3-fatty-acids-dha-food-sources.php>.







LeVonne Stone, Meetings in Wasjing, D.C. with other Environmental Justice Activist,



**Fort Ord Environmental Justice Network Staff**

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Pastor Donald Stone  
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Community Outreach Coord-  
inator

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Teralynn  
Student Intern

One of Fort Ord Environmental Justice Network's orientation sessions at Fort Ord Law School Facility for *Fort Ord Superfund Job Training*



**From:** Darren McBain [Darren@fora.org]  
**Sent:** Wednesday, November 07, 2012 8:10 AM  
**To:** Richard James; Ron Sisseem; Michael Groves; Vickie Bermea  
**Subject:** FW: BRP Reassessment Comments

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**From:** Bob Schaffer [mailto:rks@redshift.com]  
**Sent:** Tuesday, November 06, 2012 2:47 PM  
**To:** Darren McBain  
**Subject:** BRP Reassessment Comments

If there is going to be a successful redevelopment of the former Ft Ord, and economic revitalization of the three county region, the BRP Reassessment must consider:

- The long term marketplace. The fact that there are a many entitled lots, unsold homes and vacant industrial and commercial space is irrelevant. We must prepare for the future. As we all know the market will determine the proper products and pricing. It is the developers' job to commission the studies and make the choices.
- Streamlining entitlements process at all levels of jurisdiction is also imperative. Of equal importance is fees reduction and minimization of public benefit improvement burdens. These costs unfairly penalize new residents and businesses.
- Which comes first: Houses or Jobs? Again the marketplace and the developers will sort this out.
- The importance of regional roadway plan. These are the priorities (in no particular order):
  - 8<sup>th</sup> St corridor
  - Eastside Parkway
  - South Boundary Road
- Ecotourism. A thorough, impartial economic analysis must be done to determine accurate costs and benefits of the National Monument. Will it bring in the revenues that other major attractions such as Laguna Seca, the golf courses, the car events and Monterey Downs will?
- Reordering "Three E's" to Economy, Education, Environment
- Economic development will not occur unless the water supply problem is solved. More emphasis must be placed on RUWAP, the MCWD Desal plant, Clark Colony water and the regional desal plant.
- The Sierra Club has it all wrong:
  - FORA Board and Staff are not the master chefs.
  - FORA is a restaurant association; it promotes the interests of its members.
  - The master chefs are the developers; they study the market; they invest the money; they take the financial risks; they produce the product.
  - It is FORA's job and the jurisdictions job to facilitate this process.
- Green Building. Encourage only those techniques that are economically feasible and that the market will accept and pay for.
- Open Space Is not one of the region's most valuable asset; development land is. Maintenance costs and opportunity costs must be analyzed to accurately determine the value and benefits.

Bob Schaffer  
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**From:** Darren McBain [Darren@fora.org]  
**Sent:** Wednesday, November 07, 2012 9:39 AM  
**To:** Richard James; Ron Sisseem; Michael Groves; Vickie Bermea  
**Subject:** FW: DRAFT BRP Document

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**From:** greg nakanishi [mailto:gregnaka51@yahoo.com]  
**Sent:** Wednesday, November 07, 2012 9:30 AM  
**To:** Darren McBain  
**Cc:** Candy Ingram; janet parks; James Bogan; Jack Stewart  
**Subject:** DRAFT BRP Document

I appreciate and would offer these comments regarding the section highlighting the Veterans Cemetery. I strongly believe the FORA Board should designate the property currently identified as "VC" for the Veterans Cemetery, so that it cannot be moved in the future. It is clear from previous MOU's, that this property was and has been fully intended to be developed for the Cemetery, and were it not for bureaucratic property designations, this wouldn't and shouldn't even be considered an issue. Bill Monning and a representative of Sam Farr recently told a group that the current land designation is critical if we want a Veterans Cemetery in our area...it cannot be moved! For the BRP to even open the discussion of moving the cemetery to another location would at a minimum delay the project for many more years, and could possibly kill the project completely! Please do not open any discussion about moving the cemetery to another location. Just fix the property designations and put this issue to rest!

With regard to establishing a FORA policy regarding the Veterans Cemetery, I think it is a good idea. The Cemetery is a community resource, much like CSUMB is. There is no economic benefit to be gained, however, it strengthens our community in so many ways. I believe FORA should establish a policy to advocate for building and funding the cemetery and create policies and practices that facilitate it's development. A policy of advocacy and leadership in establishing the cemetery would go a long way to helping it become a reality, versus a simple property gatekeeper policy. This Cemetery will have economic benefit to our community, create jobs, honor our military heritage and most importantly honor those who have served our country and protected our freedom.

The Veterans Cemetery Foundation, the fundraising arm for the Cemetery, recently lost a board member who has worked for years to see the cemetery built. This is another veteran who has died without seeing his dream of a cemetery come to life...no final resting place, no place of honor, in our community. This sad tale is happening every day. Let's designate the property and begin taking a leadership role in getting this Cemetery built!!!

November 7, 2012

To: FORA Board and Staff  
From: Suzanne Worcester, Ph.D.  
RE: Comments on FORA Draft Reassessment Report

The Scoping Report, Draft Reassessment Report and public comments to date on this FORA reassessment process have provided several key mandates for the FORA board and staff moving forward.

1. **Blight.** The Market Study for the Scoping Report supports what a supermajority of the community has been saying in their comments to FORA: build on blight first (p. 3-6). The lack of removal of blighted areas in the western areas of the former base has driven away economic opportunity in our community. (By “blight” I mean areas covered in dilapidated buildings or where buildings have been removed yet remain undeveloped.) As the regional planning agency, these documents and public comments have given FORA a clear mandate to keep development focused on this primary mission. Developments that do not focus on this primary goal should be discouraged.
2. **Housing and Commercial Development.** The Market Study has determined that the amount of housing and commercial development already approved on Fort Ord exceeds the expected supply for the next 20 years (Scoping Report, p. 3-3). The focus of future planning and development efforts should definitely not be on providing additional housing on Fort Ord. This is a clear mandate for future planning.
3. **Roadways.** The Market Study and Draft Reassessment Report have emphasized that building out already existing road improvements on Fort Ord should be the focus for the next 20 years (p. 3-6). Large investments in non-existent roads (such as the Eastside Parkway) are not warranted by economic conditions (both based on available funding and need for future developments that were envisioned by them in the past). The completion of Imjin Parkway all the way from Highway 1 to Reservation Rd would instead represent the future focus of FORA based on the findings of these studies.
4. **Fort Ord National Monument.** The FORA reports and a substantial amount of public feedback concur that the National Monument is the new driving force for development plans (Scoping Report, p.3-6). The FONM provides the opportunity to make an entrance to Fort Ord on the west end that is both for the Monument and as a memorial to the soldiers and military history of this place. Besides CSUMB, the large base of recreationists that use the open space on Fort Ord is the largest economic opportunity that has occurred on Fort Ord over the past decade. Education and recreational use have driven changes on Fort Ord over the past 15 years. There is strong community drive (both locally and regionally) for this and it provides a new economic development opportunity that FORA can use as a mandate to capitalize on in its reassessment.
5. **Transparent and Open Government.** The high level of public feedback in recent years is based upon renewed concern that changes to the 1997 BRP



were done without public knowledge. Indeed lack of publicly available maps and documents about previous land swaps and changes (as well lack of transparency as to why some were conducted or why they are not being followed to date) has substantially reduced the public's trust that FORA acts in the public's interest. The public clearly cares strongly about the future of Fort Ord and expects a transparent and open government regarding all changes, lands swaps, etc. that occur in the BRP. Given the large number of public records requests and concerns about how public funds are being spent, the Final Base Reassessment Plan needs to include specific requirements for public involvement for all changes, and specific requirements to how all documents and maps will be archived and made publicly available in the future. As an example, the time for public comment on this Base Reuse Plan Reassessment is significantly shorter than is expected by CEQA or other California mandated laws for open participation by the public. FORA as a public agency has been mandated by the overwhelming public response to follow expected norms for public input that provide enough time and available documentation for the public to be meaningfully involved.

6. **Sierra Club.** The Sierra Club has put forward a very strong mandate as how to move forward that includes much of the public feedback in this process. Their guidelines should be used by the FORA staff and board to guide the future direction of base reuse.



Office of the President  
100 Campus Center  
Seaside, CA 93955-8001  
831-582-3532  
Fax 831-582-3540

November 7, 2012

Fort Ord Reuse Authority  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93923

Re: Comments on the Public Draft Reassessment Report for the Fort Ord Base Reuse Plan.

Dear FORA Board of Directors,

Thank you for the opportunity to submit comments on the Public Draft Reassessment Report for the Fort Ord Reuse Plan. Cal State Monterey Bay is generally pleased with the overall draft report and the potential policy options and modifications presented for future consideration by the Board. The attached appendix provides specific comments and additional policy suggestions to be included in the final draft of the report.

The University especially appreciates that the draft addresses topic areas the campus raised in our June 12 letter, such as policy on land use compatibility adjacent to campus, the prioritization of blight removal funding, capitalization on existing infrastructure as it relates to the Capital Improvement Program and policy on through traffic at Cal State Monterey Bay. The University looks forward to participating in the selection and prioritization of these new policies that will improve the quality of the BRP and aid in its continued and expedited implementation.

Furthermore, the University recognizes that the process of selection, prioritization and further discussion of the items identified in this Reassessment Report will require a considerable amount of resources, expertise and attention. As noted in my presentation to the FORA Board on September 14, Cal State Monterey Bay stands ready to be a collaborative partner with FORA by helping to serve as a facilitator and convener for the regional good. The University would welcome assisting in this role as it relates to flushing out the next steps of the Reassessment of the Base Reuse Plan.

Please feel free to contact Justin Wellner, Director of Governmental and External Relations, if you have any further questions.

Sincerely,

Eduardo M. Ochoa, Ph.D.  
Interim President

## **Appendix: Cal State Monterey Bay Comments on Public Draft Reassessment Report**

### **Mixed-Use Development and Alternative Transportation**

Cal State Monterey Bay would like to see additional policies that support lightrail and increased mixed-use development along the planned rail line and throughout Fort Ord consistent with Residential Land Use Policy E-1: “The [jurisdiction] shall make land use decisions that support transportation alternatives to the automobile and encourage mixed-use projects and highest-density residential projects along major transit lines and around stations (pg 3-43).” We also ask that there be an option to update the traffic study to a level that allows for including lightrail as discussed in the Re-evaluation of Transportation Demands and Improvement Needs section (pg 3-94-95).

### **Public Comment**

Under each topic area, there is a synopsis of public comments. None of the public comments reference who provided these ideas, suggestions, recommendations, etc. The Campus is discussed throughout these public comments. Not identifying who made these remarks, suggests these ideas are endorsed by or is a position of the University, even though in some cases the Campus did not make them. We strongly encourage identifying who made these public comments in the final draft.

### **Land Use Compatibility**

Under the Policy section on Land Use Compatibility Adjacent to the CSUMB Campus the draft report fails to acknowledge the following components of the Base Reuse Plan: the community development strategy of the Business and Operations Plan, Design Principle 1, Design Principle 3, Development Pattern, and Commercial Land Use Objectives. These policies enable the Campus to be the centerpiece of Fort Ord redevelopment as identified in the Base Reuse Plan. They also describe the importance of the local jurisdictions (Marina, Seaside, and Monterey County) supporting, building around and integrating development with the University. Cal State Monterey Bay recommends that this critical piece of information be added to this section of the report.

### **The Middle Class**

The Report should also provide housing and employment policies that support attracting and retaining the middle and creative classes as outlined in the Market Study. The Study states that the middle class “...needs to be bolstered to arrive at a fully functioning economy that will attract large employers (Market Study, p3-9).” And that emerging trends in residential preferences are shifting to “more efficient units and dynamic, multi-use locations, emphasizing orientation, appropriate size, and synergy with other uses and transit (Market Study, p3-4). Policies should also emphasize meeting these consumer preferences in an integrated Fort Ord-wide manner and not just by jurisdiction or individual development.



### **Updated Figures**

It is difficult to evaluate the land use and circulation changes called out in the Reassessment Report with out the appropriate updated figures. It is important to update all relevant figures to the currently approved state and include older maps to demonstrate these changes. Figures should be continuously updated and made available to allow the public to follow the base reuse process

### **Campus Circulation**

The campus continues to reevaluate its street network in order to prioritize the safety and access of pedestrians and cyclists over single occupant vehicles. We anticipate future refinement of our circulation plan in order to meet these current Master Plan goals and working with local jurisdictions to reduce the potential for regional vehicle-pedestrian and cyclist conflicts on an around our campus.



November 7, 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 Report**

*Michael*

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 contracted with the Association of Monterey Bay Area Governments to complete 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 Reassessment Report provides topics and related potential options for modifications to the Base Reuse Plan; the Transportation Agency offers the following comments:

### **General Comments**

#### **1. Regional Priorities**

- 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. Revenues collected from the Fort Ord Reuse Authority's development impact fee should be prioritized for regional transportation mitigations to facilitate securing out of county matching funds.

## **Category 2 – Board Actions & Regional Plan Consistency**

### **2. Modify Circulation Related Maps and Text in the BRP and Modify Capital Improvement Program**

- The Transportation Agency recommends that the Base Reuse Plan circulation network maps and text be updated for consistency with currently proposed location of the multi-modal corridor.

### **3. BRP Modifications Regarding Consistency with Regional and Local Plans**

- The Scoping Document and Reassessment Report both discuss the consistency of circulation policies between the Base Reuse Plan and the Regional Transportation Plan. The Transportation Agency is in the process of updating the Regional Transportation Plan and recommends that our agencies continue to coordinate to ensure that policies for regional travel, bicycle and pedestrian, and alternative modes of transportation are being advanced consistently throughout the County.

## **Category 3 – Implementation of Policies and Programs**

### **4. Streets and Roads Program B-1.2 and C-1.5**

- The Transportation Agency will continue to collaborate with the Fort Ord Reuse Authority and member agencies to identify and designate local truck routes, as well as designating roadways in commercial zones as truck routes, for access to regional roads and highways.

### **5. Residential Land Use Policy E-1 and E-3**

- Standard bicycle and pedestrian facilities should be included on all roadway improvements and new roads, consistent with the Transportation Agency General Bikeways Plan for Monterey County.
- A premium should be placed on safe and accessible pedestrian access to development sites from intersections and crosswalks, sidewalks, and bicycle facilities. New pedestrian facilities should be required to be designed with American Disability Act-compliant sidewalks that connect to external facilities and provide access to transit stops. This should include providing connections to existing facilities where there are gaps in coverage, such as for 2nd Avenue.
- Our agency supports the concentration of new development along major transportation corridors and near incorporated cities to make transit services more feasible. The Transportation Agency worked closely with the jurisdictions to establish infill areas in the Regional Development Impact Fee program and supports land use decisions that encourages mixed-use projects and promotes transportation alternatives.

## **6. Commercial Land Use Policy D-1 and E-2**

- As with our support for residential land use policies that encourage the use of alternative modes of transportation, the Transportation Agency also supports a mix of residential and commercial uses, as well as specific transit-oriented developments, to decrease travel distances and help increase transit ridership.
- In addition, The Transportation Agency recommends a policy for commercial developments to install public bicycle racks and lockers. Adequate lighting at these locations to improve safety and visibility should be provided by the development.

## **7. Transit Policy A-1.2**

- The Transportation Agency supports jurisdictions and development applicants working early in the development process with Monterey-Salinas Transit to ensure that transit access and facilities are properly planned and provided. New development should also be required to utilize Monterey-Salinas Transit's *Designing for Transit Guideline Manual* as a resource for accommodating transit service at new development sites.

## **8. Pedestrian and Bicycles Policy A-1**

- Our agency supports proper striping requirements at all pedestrian crosswalks to clearly identify areas of pedestrian travel and ensure safe transitions for vehicles and pedestrians. Consideration should also be given to supporting the inclusion of intelligent crosswalks, which provide flashing notification lights when a pedestrian enters the crosswalk to increase visibility and alert drivers of their presence.

## **Category 4 – Policy and Program Modifications**

### **9. Refinement of Integrated Mixed Use Development Concepts**

- The Transportation Agency supports increased outreach to mixed use project builders to ensure the reuse of existing buildings on the former Fort Ord and encourage development in the Base Reuse Plans Planned Development Mixed Use areas.

### **10. Climate Action and Greenhouse Gas Reduction**

- The Transportation Agency supports creating incentives for developments that reduce vehicle miles traveled and associated greenhouse gas emissions. Senate Bill 375 requires the Metropolitan Planning Organization to develop a Sustainable Communities Strategies as a comprehensive approach to addressing greenhouse gas emissions at a regional level by linking land use and transportation planning decisions. Our agency encourages the jurisdictions and



development applicants to coordinate with the Association of Monterey Bay Area Governments in the development of the region's Sustainable Communities Strategy and for developments within the Base Reuse Plan area to be consistent with the plan once it is completed.

#### **11. Promotion of Economic Development through Outdoor Recreational Tourism / Ecotourism**

- With the amount of dedicated open space available on the former Fort Ord, adequate trail access for new and existing trails should be identified and maintained. This includes parking and facilities for vehicles, as well as safe bicycle and pedestrian access to clearly defined trailheads. Funding should be dedicated to provide for adequate improvements to access routes, signage, staging areas, and trailheads.

#### **12. Re-evaluation of Transportation Demands and Improvement Needs**

- Since the initial Base Reuse Plan was completed, there have been several iterations of the Association of Monterey Bay Area Governments Regional Travel Demand Forecast model to account for changes in land use, population, and employment. As part of the Base Reuse Plan reassessment, updates to land use designations and General Plans will also likely have effects on transportation circulation in the study area. Coupled with a slower pace of development, these changes would in turn require an analysis of the projects and mitigations contained in the Capital Improvement Program as well as the development impact fees. 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. The Transportation Agency is willing to consider updating the travel forecast analysis in conjunction with the next Capital Improvement Plan update.
- The Transportation Agency recommends that the Base Reuse Plan reassessment incorporate the recent Multi-modal Corridor into the Fort Ord Reuse Authority's Capital Improvement Program.

#### **13. Capitalize on Existing Infrastructure - Consider Costs / Benefits / Efficiencies of Capital Improvement Program**

- The Transportation Agency supports policies that prioritize transportation projects that utilize existing and already improved rights-of-way and recommends directing prioritization towards regional transportation improvement projects.

November 7, 2012

- The Transportation Agency also recommends that the reassessment analyze the appropriateness of utilizing roundabouts for all applicable road and street intersections that are planned for construction.

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,

A handwritten signature in black ink, appearing to be 'DLH', written over a light blue horizontal line.

Debra L. Hale  
Executive Director

CC: Brandy Rider, California Department of Transportation (Caltrans) District 5  
Paul Greenway, Monterey County Department of Public Works  
Carl Sedoryk, Monterey-Salinas Transit  
Maura Twomey, Association of Monterey Bay Area Governments  
Richard Stedman, Monterey Bay Unified Air Pollution Control District



**OFFICE OF THE MAYOR**

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November 7, 2012

Ft. Ord Reuse Authority (FORA) Board  
920 2nd Avenue, Suite A  
Marina CA 93933



**RE: Public Draft Reassessment Report Comments**

Dear FORA Chair & Board of Directors,

Thank you for the opportunity to comment on the Base Reuse Plan Reassessment Report. The City of Seaside has been an active participant in the development and implementation of the original Base Reuse Plan and looks forward to working collaboratively with the FORA Board to complete the mandated reassessment process. It is our desire that the reassessment further strengthen the goals of the original Reuse Plan of Education, Environment, and Economy. The City has made significant progress in achieving the goals of education and environment with the development of several educational institutions, the establishment of the Fort Ord National Monument and the designation of the Central Coast Veterans Cemetery. The City needs to now concentrate on the Economic aspect of the original goals and implement economic development projects that will enable the city to finally overcome the dire economic effects of the closure of Fort Ord and provide much needed services to our community.

The City has limited developable land within the former Fort Ord. Much of the land within the city's municipal boundary is under the ownership and control of other entities such as the US Army, The Bureau of Land Management, California State University Monterey Bay, Monterey Peninsula College, and other public and private institutions. Of the approximately 4,000 acres of former Fort Ord within the City of Seaside's city limit, only 15% of the acreage is considered developable; while over 40% is considered open space and public right of ways and the remainder has been transferred to non-profit organizations, public institutions and educational institutions; or has been retained as federal lands. The negative impacts of the base closure were severely experienced in Seaside. With the recent economic downturn and the dissolution of the Redevelopment Agency, it is even more imperative that the economic assets are protected and development accomplished through careful planning. These economic opportunities are to provide the city the ability to create well-paying jobs for our residents and to bring in municipal revenues to provide much needed city services for the community.

As we all know, the Fort Ord Reuse Authority (FORA) was created by State legislation to oversee the civilian reuse and redevelopment of the former Fort Ord military base in 1994. It is FORA's responsibility to complete the planning, financing, and implementation of reuse as described in the 1997 adopted FORA Base Reuse Plan. FORA implements this legislatively mandated mission by overseeing replacement land use; assuring compliance with adopted measures; removing physical barriers to reuse; financing and constructing major components of the required infrastructure and base-wide demands; and protecting identified environmental reserves. It is under state law authority that FORA exercises its planning, financing, and monitoring responsibilities to meet these objectives in the best interest of the community. Recent

RE: Seaside City Council Reassessment Comment Letter

State legislation has extended FORA existence for an additional six years and will therefore sunset in 2020.

The reassessment process has identified options considering the implementation of new policies and programs. The City of Seaside strongly recommends the FORA Board direct its energy to complete FORA's purpose and mission in the short timeframe provided before considering additional major modifications or new tasks which expand the existing BRP. The City has identified the following critical tasks from the Base Reuse Plan (BRP) that require immediate attention. They are not listed in priority order.

- Completion and Approval of the Habitat Management Plan
- Completion of all the required Mitigation Measures of the BRP as listed in FORA's Capital Improvement Program (CIP) such as the Transportation Network Projects, Water Augmentation Program and the Demolition of Buildings
- Completion of the Cleanup Activities (also known as ESCA) and demolition of existing buildings/structures to enable the transfer of land to the local jurisdictions
- Assurance of adequate water supply/allocations and sewer capacity/allocations to meet full build-out per the BRP

In addition, it is recommended that the FORA Board immediately prepare a FORA Phase Out Plan and a dissolution plan pursuant to state law for the smooth transition of any outstanding responsibilities and tasks that affect all jurisdictions and are regional in nature.

The public draft of the Reassessment Report has been reviewed and this letter with the attachment serves as our formal response and recommendations on the potential options outlined in the report. The attachment has been formatted and categorized in a similar manner with the organization of the reassessment document to ensure that each item of concern is clearly identified. Although the attachment is a thorough review and response of the reassessment document, listed below are issues and comments that the City Council wishes to emphasize. This is to specifically highlight Seaside's needs to ensure we provide economic opportunity and stability to our community.

**The Base Reuse Plan should reflect and be consistent with the city's General Plan.**

The city's General Plan is to guide the physical development of the community and serves as the blueprint for future growth and development. The Base Reuse Plan should reflect and be consistent with the city's General Plan. The General Plan is the primary document the City uses to regulate land use. Therefore, the reassessment of the BRP should attest and confirm 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. With this regard, we are requesting the reassessment take into account actions the City Council has taken and has provided direction to staff regarding policies and land use. One such action is the direction for staff to prepare a General Plan Amendment which includes incorporating the approved conceptual "Seaside East Master Plan" and the re-



RE: Seaside City Council Reassessment Comment Letter

designation of land use for Parcel E15.2 which is South of Lightfighter Drive and bounded by State Highway 1. Furthermore, it is also the intent of the city to proceed with annexing portions of County lands and will be applying for a Sphere of Influence with LAFCO for these lands in conjunction with the General Plan Amendment. These proposed changes particularly with regards to land use should be discussed, acknowledged and incorporated in the reassessment process.

Certain options outlined are unacceptable to the City of Seaside.

- The Prioritization of Development within Army Urbanized Areas (p.3-79) proposing policies to direct jurisdictions to develop within urbanized areas before or instead of development on undeveloped lands.
- The Policy on Land Use Compatibility Adjacent to CSUMB Campus (p.3-81) establishing policies that define land use types and design qualities/guidelines.
- The Policy on Land Use adjacent to the National Monument (p.3-102) proposing building restrictions on development within a given distance from the National Monument. In its support of the proposed National Monument (i.e. prior to designation), the FORA Board specifically mentioned that development rights adjacent to the National Monument should not be limited.

The City of Seaside strongly objects to these proposed options. The adoption of these options may lead to inconsistency with the city's approved General Plan. These options further erode land use sovereignty of local jurisdictions and are contrary to the "Local Home Rule" concept which was such an important part of the conceptualization of the Base Reuse Plan deliberation.

**Job Creation.** The City of Seaside supports the Reassessment Report's recommended options that address job creation in the following sections.

- Reversal of the loss of Middle Class Job and Housing Opportunities (p3-83) by conducting further study of economic and market factors and doing an outreach to developers.
- Constraints and Uncertainties for Development on Fort Ord (p3-83) by reviewing BRP Policies/Programs and operating procedures for potential constraints, and adopting policies or procedures that eliminate or reduce constraints. In addition, consideration of additional rounds of fee restructuring or possible scenarios for development entitlement streamlining should be completed.
- Promotion of Economic Development through Outdoor Recreation Tourism/Ecotourism (p3-84) by coordinating with or participating in existing efforts such as Competitive Cluster tourism program. In addition, preparation of a study of potential marketing opportunities related to ecotourism and a study of potential physical improvements to promote ecotourism should be conducted.
- Capitalization on Existing Regional Strengths to Promote Expansion of Office and Research Sectors. (p3-85) by preparing a study of potential marketing opportunities for

RE: Seaside City Council Reassessment Comment Letter

promotion of office and research land uses, focusing on the components necessary to create a business cluster at the former Fort Ord; establishing a liaison with educational institutions to promote the creation of research and development jobs; and coordinating with or participating in existing efforts such as competitive clusters education and research or creative and technology programs.

The Reassessment Report should include the importance of the City of Seaside 2010 Seaside East Conceptual Master Plan's 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. In addition the Reassessment Report should also identify the area in the City of Seaside known as "Surplus II" which is adjacent to California State University Monterey Bay (CSUMB) for potential Office/R&D development.

These specific recommendations which include strategies for public/private collaboration are necessary to increase the skill level of the local labor force and to provide local employment opportunities for the existing higher skilled labor pool. With today's economic downturn and the dissolution of redevelopment, it is even more imperative that the economic assets are protected and development accomplished through careful planning. These economic opportunities are to provide the city the ability to create well-paying jobs for our residents and to bring in municipal revenues to provide much needed city services for the community.

**Adequate funding sources for Capital Improvement Projects (CIP) are necessary given loss of tax increment and these should be identified, evaluated and recommended.** The Reassessment Report should include additional alternative funding source recommendations and implementation strategies that will enable FORA to fulfill its CIP obligations. The Reassessment Report does not address this issue. Furthermore the consideration of Capitalization on Existing Infrastructure-Consider cost/benefit/efficiencies of Capital Improvement Program (p3-96) would be contrary to the required mitigations based on the BRP. The City of Seaside strongly recommends that FORA does not establish a policy to prioritize reuse of existing infrastructure. Prioritization should continue under current protocols. The City recognizes and concurs with the current process of Value Engineering projects based on several factors including reuse of existing infrastructure where it is practical to do so.

**Sufficient water allocations needed to implement the BRP and enable future development to occur should be identified and limitations on water usage should be lifted.** While the Reassessment Report discussed the water supply and a water augmentation program no discussion has been made regarding water allocation and specific recommendations regarding lifting limitations to allow development to occur. Future implementation of the BRP cannot occur without adequate water resources. The projection of water allocation needed to implement the BRP and water strategies for the provision of adequate water for development to occur must be addressed in the Reassessment Report. The section in the Reassessment report, Re-Evaluation of the Salinas Valley Groundwater Basin Water Supply (p3-99), provides an option to conduct

RE: Seaside City Council Reassessment Comment Letter

an updated study of existing and future water demands on the former Fort Ord. The City of Seaside supports this option and strongly recommends under the section of Prioritization of Water Augmentation (p3-100) that FORA reallocate in the CIP a prioritization of the water augmentation program.

**Location and Land Use of Central Coast Veteran's Cemetery.** The Reassessment Report included options discussing location, land use designation and policy/program with regards to the Veterans Cemetery. The City of Seaside strongly recommends the Veterans Cemetery Locations (p3-108) remain unchanged in the BRP land use concept with regard to the site for the Veterans Cemetery. The Veterans Cemetery Land Use Designation (p3-109) and the Policy Regarding the Veterans Cemetery (p3-110) should be made consistent in FORA land use designations and policies and/or programs should be adopted to recognize previous legislative and master planning efforts to establish the Veterans Cemetery. This recommendation has been provided to the FORA Board by an adopted Resolution (No. 2012-57) by the City Council.

**FORA obligations for removal of barracks and hammerheads; proper reimbursement of caretaker costs; and issues regarding maintenance of public rights of way owned by the Army.** The Reassessment Report provides for this issue under Prioritize of Funding for and Removal of Blight (p3-88). The City of Seaside recommends that FORA restructure the fee program and/or funding arrangement to designate additional funds for building demolition and to apply for grant funding where feasible to remove blighted buildings. This task should be one of FORA's highest priorities. Given the safety issue, visual blight and increased developer risk related to these abandoned buildings, it is critical that FORA fulfill this obligation. With the loss of Redevelopment Funds, caretaker costs should be the responsibility of FORA until such time that the property is sold or developed. The Reassessment Report brings forth the issue regarding Caretaker Costs (p3-123). The City of Seaside requests that the FORA Board develop a mechanism and funding to cover the jurisdictional expense of caretaker costs in maintaining the property prior to development occurring. There is a crucial need of the city in regards to funding caretaker costs with the loss of redevelopment financing the city does not have options available to fund these expenses. In addition, the transfer of EDA improvements to the cities requires maintenance of the facilities although some of those rights of ways are still owned by the Army. This requirement should be removed or the cities be compensated for the work done.

**FORA Board Composition, Representation and Voting Process (p3-111).** The City of Seaside has reviewed the options proposed for the Board's composition, representation and voting process. It is the Council's recommendation for the Board to consider a new option regarding the composition of the FORA Board:

Modify the membership of the FORA Board to be limited only to local government authority with land use jurisdiction in the former Ft. Ord. The cities of Del Rey Oaks, Marina, Monterey, Seaside, and the County of Monterey as exclusive members of the Board of Directors as these agencies have the local government and land use powers to oversee these lands.



FORA Board  
November 7, 2012  
Page 6 of 6

RE: Seaside City Council Reassessment Comment Letter

Secondly, the City Council recommends that the voting process be modified to eliminate the need for a unanimous vote of the FORA Board on the first reading to approve FORA Board actions. This option would make the decision making process more efficient and timely. It adheres to the majority vote principal which guides the preponderance of local government voting procedures.

The Reassessment Report should ensure the full implementation of the ultimate purpose of the Base Reuse Plan. This purpose is to utilize the land and resources of the former Fort Ord lands to further the educational, environmental and economics objectives agreed upon through the public participation process initiated at the time of the Base closure. We will continue to support further refinements and implementation of the BRP. However, we continue to have grave concerns that the achievement of the economic goals may be hindered by some of the options to be considered by the FORA Board outlined in the Reassessment Report. We need the help of FORA and its implementation of the BRP to give the economic portion of the Plan the same commitment and enthusiasm the other major elements of the Plan have previously received. The City of Seaside strongly recommends the FORA Board direct its energy to complete FORA's purpose and mission in the short timeframe provided before considering additional major modifications or new tasks which expand the existing BRP.

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. H. Bachofner', written over a horizontal line that extends across the page.

Felix H. Bachofner  
Mayor, City of Seaside

**City of Seaside**  
**Response to BRP Reassessment Document**  
**November 7, 2012**  
**Page 1 of 11**

The public draft of the Reassessment Report has been reviewed and this attachment to the Letter dated November 7, 2012 signed by Mayor Bachofner serves as our formal response and recommendations on the potential options outlined in the report. The comments below are categorized in a similar manner with the organization of the reassessment document. The City of Seaside's recommendations and comments follow after the topic heading and are *italicized*.

**3.2 Category I**

*The City of Seaside supports the recommended BRP Modifications and Corrections identified as Category I changes in the reassessment report with the exception of the following. The reassessment should consider correcting the following sections in the BRP to reflect the current status.*

**Land Use Element Volume II, page 241 (p3-2)**

**Program C-1.2**

*The area identified as the New Golf Course Community District has been retained by the U.S. Army as part of its POM Annex. A portion of the existing housing units along Monterey Road has been reconstructed under partnership with Clark Reality. The rezoning of this area cannot occur as long as the U.S Army retains ownership of the property. This program should be removed from the FORA Plan.*

**Program C-1.3**

*The U.S Army has proceeded with the redevelopment of the POM Annex by replacing its older housing units west of General Jim Moore Boulevard with new housing units. The U.S. Army has entered into agreement with Clark Reality for the management and eventual transfer of these housing units to their ownership in the future. The development of a plan to account for the removal of the former U.S Army housing units would no longer apply and should be removed from the FORA Plan.*

**3.3 Category II**

**Land Use Map Modifications Based on Prior FORA Board Consistency Determinations (p.3-21)**

*The City of Seaside recommends the following option:  
After receiving a revised map from FORA staff, adopt a resolution formally modifying the BRP Land Use Concept consistent with the General Plans and specific plans for which the FORA Board has made prior consistency determinations.*

### **3.4 Category III- Implementation of Policies and Programs (p.3-32)**

#### **Incomplete Programs and Policies (p3-32)**

*The City of Seaside is in general concurrence with the identified incomplete programs and policies. The City is currently in the process of making land use amendments in association with the Monterey Downs Project and has identified other general plan amendments which were included in the Seaside East Conceptual Master Plan. The City reserves the right to make future modifications to land use as deemed necessary.*

#### **Potential Options (for FORA Board actions to Facilitate Member jurisdictions implementation of policies and programs) (p3-32)**

*The City of Seaside recommends the following option:  
Current jurisdictional process for implementation of policies and programs remain unchanged.*

#### **Table 11 Policies, Programs, and Mitigations Measures for Which Implementation is Incomplete (p3-33 thru 40)**

*Corrections should be made as follows on the table:  
(Page 3-33 Row 6) under the City of Marina should say Marina not Seaside.*

*Table 11 Statements such as manage, encourage and coordinate. How was the determination made as to whether or not this item(s) incomplete?*

#### **Residential Land Use Program D-1.3 (p3-35)**

*The City has not initiated the development of special design standards for the areas along Main Gate and Highway 1 corridors. The south village area is located within CSUMB upon which the City does not have any land use authority. The area near Main Gate would be subject to the design standards set forth in accordance with the Specific Plan that has been adopted for the "Main Gate" project. The area adjacent to Highway 1 would be subject to the design standards set forth in the Highway 1 Design standards that have been adopted by FORA.*

#### **Commercial Land Use Policy D-1 Program D-1.2 (p.3-46)**

*The City of Seaside recognizes that the Land Use Plan has identified the location of two specialty convenience retail sites within the following areas:*

- *University Village*
- *New Golf Course Community*



*The location of a specialty convenience retail site within the "New Golf Course Community" would not be applicable as this area is under the control of the U.S Army. This has been retained as part of its long-term plan for the development and reuse of the POM annex. The development of a specialty convenience retail site would be allowed as part of the mixed use commercial standards which have been adopted for the area listed as University Village. It should be noted that the reassessment report does not take into consideration the community commercial land use designation that has been applied to the site referred to as the "Shoppette" located on the west side of Monterey Road at the terminous of Coe Avenue. This site is actively being considered for the development of a neighborhood serving retail center that would service the Seaside Highlands, Sunbay Apartments, and Bayview Mobile Home residential communities and the U.S Army POM Annex community to the east and north.*

**Institutional Land Use Policy A-1**  
**Program A-1.2, (p 3-49)**

*Should be County not City of Seaside*

**Program A-1.4 Coordination with CSUMB regarding The Projects at Main Gate Specific Plan (p 3-50)**

The Reassessment Report states that coordination of the Specific Plan preparation process with the City of Marina and CSUMB was not documented in the Plan, but that significant comment letters were received from both parties.

*First, it should be noted that comment letters and Response to Comments is the formal process for documenting public input and participation under the California Environmental Quality Act (CEQA)'s required environmental review process.*

*In addition, multiple meetings were held with CSUMB both before and after the draft Specific Plan was released for public comment. Topics of discussion focused on visual impacts from the proposed hotel, site access off 2nd Avenue and landscaping design. As a result of these meetings, CSUMB's input had direct influence on the design of access to the proposed project off 2nd Avenue as well as changes made to landscaping design at the corner of Lightfighter Drive and 2nd Avenue.*

*Consultant notes from January 2006 document conversations between Seaside and Marina the potential of a joint fire department and/or substation on the Site.*

**Noise: Program A-1.1 Compatibility Criteria for Exterior Community Noise (p. 3-63)**

*The Reassessment Report states that noise criteria in the City of Seaside General Plan are 5 to 10 dBA higher than levels given in the Fort Ord Base Reuse Plan for the three land use categories of residential, schools, and industrial.*

*While Seaside's thresholds exceed the BRP limits in these three categories of land use, it should be noted that the FORA Board deemed Seaside's 2004 General Plan as consistent with the BRP. Additionally, the noise standards represent maximum standards from which the City would not be precluded from requiring a lower threshold to adequately mitigate any identified potentially significant noise impacts.*

### **3.5 Category IV**

*The City of Seaside recognizes the importance of being a steward to the environment and has been at the forefront of developing procedures and policies to promote green building practices and reduce greenhouse gas emissions and promote sustainable development that complements the natural landscape. The City has incorporated Green Building policies and adhere to regional plans for Climate Action and Greenhouse Gas Reduction.*

#### **Promotion of Green Building (p.3-76)**

*The City recommends that the BRP does not add any new or modify existing policies or programs related to green building.*

#### **Climate Action and Greenhouse Gas Reduction (p.3-77)**

*The City recommends that the BRP does not add any new or modify existing policies or programs related to Climate Action and Greenhouse Gas Reduction.*

#### **Policy on Development/Habitat Interface (p.3-78)**

*The City of Seaside recommends the following option:  
Require compliance with the existing HMP and/or the draft HCP standards.*

#### **Prioritization of Development within Army Urbanized Areas (p.3-79)**

*The City of Seaside recommends the following option:  
Maintain the BRP Land Use Concept map as it currently exists and do not adopt policies prioritizing development in the urbanized area.*

#### **Policy on Land Use Compatibility Adjacent to CSUMB Campus (p.3-81)**

*The City of Seaside recommends the following option:  
Do not add new policies concerning land use near CSUMB*

#### **Issues related to Gambling (p.3-82)**

*The City of Seaside recommends the following options:*

- *Do not modify BRP policies on gambling.*
- *Direct FORA's legal counsel to report to the FORA Board regarding the extent and limitations of local government control over gambling.*

**Reversal of the loss of Middle Class Job and Housing Opportunities (p3-83)**

*The City of Seaside recommends the following options:*

- *Conduct further study of economic and market factors*
- *Conduct outreach to developers*

**Constraints and Uncertainties for Development on Fort Ord (p3-83)**

*The City of Seaside recommends the following options:*

- *Review BRP Policies/Programs and operating procedures for potential constraints, and adopt policies or procedures that eliminate or reduce constraints.*
- *Consider additional rounds of fee restructuring or possible scenarios for development entitlement streamlining*

**Promotion of Economic Development through Outdoor Recreation Tourism/Ecotourism (p3-84)**

*The City of Seaside recommends the following options:*

- *Coordinate with or participate in existing efforts such as Competitive Cluster tourism program.*
- *Prepare a study of potential marketing opportunities related to ecotourism.*
- *Prepare a study of potential physical improvements to promote ecotourism.*

**Capitalization on Existing Regional Strengths to Promote Expansion of Office and Research Sectors. (p3-85)**

*The City of Seaside recommends the following options:*

- *Prepare a study of potential marketing opportunities for promotion of office and research land uses, focusing on the components necessary to create a business cluster at the former Fort Ord.*
- *Establish a liaison with educational institutions to promote the creation of research and development jobs.*
- *Coordinate with or participate in existing efforts such as competitive clusters education and research or creative and technology programs.*

**Establishment and Marketing of a Brand for Fort Ord (p3-87)**

*The City of Seaside recommends the following options:*



- *Prepare a study of key target areas and adopt a marketing program.*

**Prioritize of Funding for and Removal of Blight (p3-88)**

*The City of Seaside recommends the following options:*

- *Restructure the fee program and/or funding arrangement to designate additional funds to building demolition.*
- *Apply for grant funding where feasible to remove blighted buildings.*

**Evaluation of Base Cleanup Efforts and Methods (p3-89)**

*The City of Seaside recommends the following option:  
Do not request modifications to the clean up program.*

**Prioritization of Design Guidelines (p3-91)**

*The City of Seaside recommends the following option:  
Do not direct staff to proceed with design guidelines*

*The City through the Specific Plan Process and entitlement process will establish design protocols for development within the former Fort Ord in a similar manner to the design approval for other developments within the City of Seaside.*

**Effects of Changes in Population (p3-92)**

*The City of Seaside recommends the following option:  
Do not address modifications to the BRP population projections*

**Policy Regarding Existing Residential Entitlement Inventory (p3-92)**

*The City of Seaside recommends the following option:  
Allow the existing regulatory framework and market forces to guide residential unit absorption or to create new lots and units.*

*The City will adhere to state law/city ordinance as far as setting aside adequate housing inventory for disadvantaged individual but feels strongly that market forces and development agreements will establish appropriate home values and ultimately the number of units.*

**Cost of Housing and Targeting Middle Income Housing Types (p3-93)**

*The City of Seaside recommends the following option:  
Allow the existing regulatory framework and market forces to drive housing product and cost.*

**Re-Evaluation of Transportation Demands and Improvement Needs (p3-94)**

*The City of Seaside recommends the following option:  
Coordinate with TAMC to prepare a traffic needs assessment update.*

**Capitalization on Existing Infrastructure-Consider cost/benefit/efficiencies of Capital Improvement Program (p3-96)**

*The City of Seaside recommends the following option:  
Do not establish a policy to prioritize reuse of existing infrastructure – prioritization would continue under current protocols. The City recognizes and concurs with the current process of Value Engineering projects based on several factors including reuse of existing infrastructure where it is practical to do so.*

**Policy on Through Traffic at CSUMB (p3-97)**

*The City of Seaside recommends the following option:  
Do not modify the Capital Improvement Program's transportation element*

**Re-Evaluation of the Salinas Valley Groundwater Basin Water Supply (p3-99)**

*The City of Seaside recommends the following option:  
Conduct an updated study of existing and future water demands on the former Fort Ord.*

*The City is cognizant of the current limitations of the water supply to serve developments on the former Fort Ord and urges the FORA Board to proactively seek augmentation to the water supply serving the area and prioritize development of such a water supply in the Capital Improvement Program.*

**Prioritization of Water Augmentation (p3-100)**

*The City of Seaside recommends the following option:  
Reallocate CIP to prioritize the water augmentation program*

**Prioritization of Water Conservation (p3-101)**

*The City of Seaside recommends the following options:*

- *Create a model water conservation Ordinance for adoption by jurisdictions.*
- *Encourage Educational institutions to adopt equally stringent water conservation rules and practices.*

**Potential for the National Monument and Tourism to be a Catalyst to Economic Growth in the Region (p3-101)**

*The City of Seaside recommends the following options:*

- *Prepare a study of potential marketing opportunities related to the National Monument*
- *Prepare a study of potential physical improvements to promote use of the National Monument.*
- *Establish a liaison with the National Monument, Tourism boards, and chamber of commerce to promote the national monument.*

**Policy on Land Use adjacent to the National Monument (p3-102)**

*The City of Seaside recommends the following option:*

*Leave the BRP policies unmodified address compatibility issues at the time of project approval.*

**Integrated Fort Ord Trail Plan (p3-104)**

*The City of Seaside recommends the following option:*

*Coordinate with the jurisdictions with trails depicted on the BRP maps to develop a comprehensive trail plan for the former Fort Ord includes linkages to the National Monument.*

**Establish a Fort Ord National Monument – Fort Ord Dunes State Park Trail Connection (p3-105)**

*The City of Seaside recommends the following option:*

- *Coordinate with the jurisdictions with trails depicted on the BRP maps to develop a comprehensive trails plan for the former Fort Ord.*
- *Coordinate with State Parks, seaside, Marina, County, CSUMB and BLM to establish plan line reservations for National Monument to beach trails.*
- *Access points and trailhead Development for the Fort Ord National Monument*
- *Coordinate with local jurisdictions and BLM to develop a comprehensive access plan which includes promotion of access to the National Monument and staging areas and trailhead improvements.*
- *Allocate funding for improvements to access routes signage, staging areas, and trailheads.*

**Veterans Cemetery Locations (p3-108)**

*The City of Seaside recommends the following option:*

*Leave the BRP land use concept unchanged with regard to the site for the Veterans Cemetery.*



**Veterans Cemetery Land Use Designation (p3-109)**

*The City of Seaside recommends the following option:  
Adopt suitable land use designations for the Veterans Cemetery*

**Policy Regarding the Veterans Cemetery (p3-110)**

*The City of Seaside recommends the following option:  
Adopt policies and/or programs to recognize previous legislative and master planning efforts to establish the Veterans Cemetery.*

**FORA Board Composition, Representation and Voting Process (p3-111)**

*The City of Seaside recommends the following option:  
Modify the voting process to eliminate the need for a unanimous vote of the FORA Board on the first reading to approve FORA board actions.*

*The City of Seaside recommends a new option regarding the composition of the FORA Board:  
Modify the membership of the FORA Board to be limited only to local government authority with land use jurisdiction in the former Ft. Ord. The cities of Del Rey Oaks, Marina, Monterey, Seaside, and the County of Monterey as exclusive members of the Board of Directors as these agencies have the local government and land use powers to oversee these lands.*

**Oversight of the Land Use/development Implementation Decisions of local Jurisdictions (p3-113)**

*The City of Seaside recommends the following options:*

- *Modification of the FORA Board's current scope of discretion and review of member jurisdictions land use or development implementation agreements would not be undertaken,*
- *Regularly track and report on the status of the BRP Policy and Program Implementation*
- *Direct FORA staff to develop a process and mechanism for regularly reviewing and reporting on the status of the BRP policy and program implementation and possibly reporting results in FORA's annual report to the public.*

**Clarify The Methodology For Making Consistency Determinations And Track And Report The Results Of Consistency Determinations. (p3-115)**

*The City of Seaside recommends the following option:  
Take no action to further clarify or report on the methodology for making consistency determinations.*

**Provide Regular Updates on Modifications to the BRP Land Use Concept Map (p3-116)**

*The City of Seaside recommends the following option:*

*Identify and implement a mechanism to provide regular updates to the land use map*

**Regularly Monitor, Update and Report on Status of BRP Build Out Constraint Variables and other Measures of BRP Implementation Progress. (p3-117)**

*The City of Seaside recommends the following option:*

*Institute a data monitoring and reporting program for:*

- *Tracking water allocation to each member jurisdiction and amount of water used/unused by each, actual water use for approved reuse projects, and projected water demand of proposed projects and activities against the 6,600 acre-feet cap. This task could also involve regular reporting on progress/issues with water augmentation efforts needed to assure water supply for full BRP build out;*
- *Tracking built, approved but un-built, and proposed housing unit numbers against the housing unit cap;*
- *Tracking and reporting new population growth within the BRP boundary against the population cap; and/or*
- *Monitoring and reporting additional development metrics such as employment generation, job-to-housing balance, land sale revenues or other sources of funding available or projected to be available annually or otherwise, progress/milestones in completing the Habitat Conservation Plan, etc., that can be used to better understand the status/progress of base reuse and BRP implementation.*

**Improve Access To And Disclosure of FORA Board Decisions And Fundamental Data Regarding The Status Of Base Reuse (p3-118)**

*The City of Seaside recommends the following options:*

- *Establish mechanisms/tools to enhance accessibility and availability of data on the status of BRP implementation. Tools/mechanisms could include, but may not be limited to:*
  - *posting regularly updated information on the FORA website using a dedicated link;*
  - *including data in FORA Board staff reports where one or more items on the agenda have potential to affect the status of BRP implementation information, especially consistency analyses or other topics with potential to affect land use; and/or*
  - *expanding/enhancing the content of FORA's annual reports to include BRP*
- *implementation status data as well as additional content regarding issues and*
- *information on implementation status.*

**Periodic Reassessment of the BRP (p3-119)**

*The City of Seaside recommends the following options:*

- *Include a requirement for reassessment of the BRP at the time FORA prepares its State Law required plan for dissolution in 2010.*
- *Prepare a FORA Phase Out Plan*
- *Prepare a dissolution plan by 2018 pursuant to state law*
- *Address Infrastructure Maintenance Issues*
- *Conduct a general review of local and basewide infrastructure and facility maintenance responsibilities and cost allocations to promote equitable assignment of maintenance.*

**Caretaker Costs (p3-123)**

*The City of Seaside requests that the FORA Board develop a mechanism and funding to cover the jurisdictional cost of caretaker costs in maintaining the property prior to development occurring. There is a crucial need of the City in regards to funding caretaker costs with the loss of redevelopment financing the City does not have options available to fund these expenses.*



**Post Office Box 1876, Salinas, CA 93902**  
**Email: [LandWatch@mclw.org](mailto:LandWatch@mclw.org)**  
**Website: [www.landwatch.org](http://www.landwatch.org)**  
**Telephone: 831-759-2824**  
**FAX: 831-759-2825**

November 7, 2012

FORA Board of Directors  
920 2nd Ave., Suite A  
Marina, CA 93933  
831-883-3672

**SUBJECT: FORT ORD REUSE PLAN REASSESSMENT**

Dear Chair Potter and Board Members:

LandWatch has reviewed the referenced report and has the following comments:

1. The report is long and complex. It describes many options for future consideration by the Board of Directors. Given the complexity of the report, LandWatch recommends that the Board conduct study sessions on each of the Categories or a combination of Categories so that the Board and the public have opportunities to consider and recommend options.
2. Category 1 items which attempt to address typographical errors, minor clarifications and map changes require additional review. For example, some map changes appear to make substantive changes which may require environmental review.
3. Category II items related to the land use concept map modifications based on other actions require a more complex series of decisions.
  - The decision related to the land use swap for Parker Flats/East Garrison should be subject of future public hearings.
  - The BRP circulation network maps and text should be modified.
  - The BRP should be modified to be consistent with regional and local plans with staff preparing policy and program options and the Board enacting new policies/and or programs to achieve consistency.
4. Category III addresses policies, programs and mitigation measures to implement the BRP. The failure of FORA and the cities of Marina, Seaside and Del Rey Oaks and the County of Monterey to fully implement the BRP during the 15 years since the plan was adopted is shocking. Chapter 3 describes 153 policies, programs and mitigation measures that participating jurisdictions have failed to implement. We recommend that the plan be



fully implemented before any new development projects are approved by local jurisdictions. Additionally, we are troubled by FORA's previous consistency findings based on an incomplete plan, and we recommend that all consistency findings be postponed until the plan is fully implemented.

Two policies were excluded in Category III and placed in Category IV related to policy and program modifications. The following policies should be included in Category III related to policies and program to implement the BRP.

**Policy C-3.1:** The City/County shall continue work with the MCWRA and MPWMD to estimate the current safe yields within the context of the Salinas Valley Basin Management Plan for those portions of the former Fort Ord overlying the Salinas Valley and Seaside groundwater basins, to determine available water supplies.

**Program C-3.2:** The City/County shall work with the MCWRA and MPWMD appropriate agencies to determine the extent of seawater intrusion into the Salinas Valley and Seaside groundwater basins in the context of the Salinas Valley Basin Management Plan and shall participate in developing and implementing measures to prevent further intrusion.

5. Category IV addresses updating the BRP. We support an update to the BRP with a focus on removal of urban blight and development within the existing urban footprint and programs and land use changes to address opportunities afforded by the designation of the Fort Ord National Monument. Focusing on these updates would be compatible with on-going efforts to implement the 1997 BRP.
6. Category V addresses FORA procedures and operations. Of the identified items, FORA has a legal obligation to assure implementation of the BRP since most of the policies and programs are mitigation measures included in the Final EIR. Thus we recommend that FORA track and report on the status of BRP policy and program implementation. Other priorities for LandWatch include clarifying consistency determination methodology, increased transparency related to FORA Board decisions and preparation of a phase-out plan which is required by legislations.

Thank you for your consideration.

Sincerely,



Amy L. White  
Executive Director



November 7, 2012

Darren McBain, Project Manager  
Fort Ord Reuse Authority  
920 Second Avenue, Suite A  
Marina, CA 93933

RE: Base Reuse Plan Reassessment

Dear Mr. McBain,

Staff reviewed the Public Draft Reassessment Report dated October 16, 2012. The City's two comment letters on the Scoping Report included a request to work with FORA staff during the reassessment process to make minor adjustments to the Caltrans and Fort Ord Expressway alignments to make them concurrent with parcel boundaries and consistent with proposed land uses. The City's request for these minor adjustments still stands. However, additional review of references to these two transportation corridors is required to ensure consistency throughout the Base Reuse Plan, as noted below.

The draft report recommends edits to Figures 3.5-1 and 4.2-2 (Proposed 2015 Transportation Network) to remove the Highway 68 Bypass. However, recommended edits to figures 4.4-1, 4.6-1, 4.6-2, and 4.6-3 included adding reference to the Highway 68 Bypass. Page 115 of the Base Reuse Plan states that for the 2015 network, "it is assumed that the Highway 68 By-Pass freeway will be built." Please edit the Base Reuse Plan to convey a consistent message regarding the Highway 68 Bypass.

Similarly, corrections to the Base Reuse Plan references to the Fort Ord Expressway are necessary to achieve consistency. Specifically, references to the Fort Ord Expressway on pages 119 and 142 are inconsistent, in that page 119 states that the Reuse Plan does not include the Fort Ord Expressway and that proposed land use and transportation plans are intended to eliminate the need for this high-cost facility. However, a discussion on page 142 regarding the Eucalyptus Road Trail states that the location of the trail will be "within the planned Fort Ord Expressway easement."

Thank you for the tremendous work accomplished in a short time frame for this important phase in the Base Reuse Plan implementation. Please give me a call at 646-1739 should you need any further clarification on the City's concerns expressed herein.

Sincerely,

A handwritten signature in blue ink, appearing to read "Elizabeth Caraker".

Elizabeth Caraker, Principal Planner

c: Monterey City Council Members

16a Weaver Reassessment.txt

From: Darren McBain [Darren@fora.org]  
Sent: Wednesday, November 07, 2012 4:28 PM  
To: Richard James; Ron Sisse; Michael Groves; Vickie Bermea  
Subject: FW: FORA - Comments about the Draft Reassessment Report

Attachments: SR68DraftComments.doc; ATT00001.txt

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

From: Michael Weaver [mailto:michaelrweaver@mac.com]  
Sent: Wednesday, November 07, 2012 4:27 PM  
To: Darren McBain  
Subject: FORA - Comments about the Draft Reassessment Report

Fort Ord Reuse Authority  
Re: Draft Reassessment Report

November 7, 2012

Dear FORA Board,

After reviewing the Draft Reassessment Report we find it to be deficient in:

- 1) Serious consideration as to the depths which unexploded ordnance can be encountered.  
Surface sweeps and explorations of generally, 1.5 to 3 ft., are insufficient to protect human life in the various development schemes on former Army Training Range land.
- 2) No consideration is given to residual chemical contamination leftover from Army training activities.  
This can have long lasting effects when humans come into physical contact with it or breath it during construction activities. Secondly, no consideration is given to the likelihood that at least some of this residual chemical contamination can migrate downwards into the underlying ground water aquifers.
- 3) The transportation plans regarding roads both internal and external are a moving target of change and funding. Please include the attached recent comment letter from the Highway 68 Coalition to CalTrans and TAMC, mostly about the road on the southern perimeter of former Fort Ord, that being State Highway 68.

Highway 68 Coalition  
c/o 52 Corral de Tierra  
Salinas, CA 93908  
Phone: (831) 484-6659

Cal Trans, District 5  
50 Higuera St  
San Luis Obispo, CA 93401  
c/o Brandy Rider  
Senior Transportation Planner

Transportation Agency for Monterey County  
55-B Plaza Circle  
Salinas, CA 93901  
c/o Debbie Hale, Executive Director

**Re: Draft Transportation Concept Report  
State Route 68  
District 5 (2012)**

[http://www.dot.ca.gov/dist05/planning/sys\\_plan\\_docs/tcr\\_factsheet\\_combo/TCR\\_68\\_draft062012.pdf](http://www.dot.ca.gov/dist05/planning/sys_plan_docs/tcr_factsheet_combo/TCR_68_draft062012.pdf)

October 12, 2012

Dear Ms. Rider and Ms. Hale,

The Highway 68 Coalition has had the opportunity to review the referenced Draft document and it is our understanding that the TAMC Board may also be reviewing this, perhaps as a Board Agenda item sometime in October, 2012. We request a written reply to the concerns, suggestions, and questions that follow.

Please note that we could not find this document linked on the TAMC website. Also, the October Agenda is not posted on the TAMC Website yet. Please do advise us immediately as to any and all meetings the TAMC Board or any TAMC Committees may have regarding this document, proposed changes to the document, proposed adoption of parts of, or the entirety of the document. Please let us know when the Draft Final is prepared.

Overall, we found this Draft Report had a lot of good information and we commend the authors for assembling it. However, it is a Draft, and we also found the report lacking in some very significant information and historical facts. The formatting needs to be changed to introduce the Scenic Highway designation earlier in the document. The historical section needs to reveal just what the controversy or controversies were between



the County and the City of Monterey regarding Plan Line alignments. Also, some of the key underlying assumptions of this report are either not clear, or suspect.

Regarding assumptions made, for example, it seems there is an assumption of making four-lanes on a portion of SR 68 between Toro Park Estates westbound to Corral de Tierra. This is predicated on the assumed County approval and developer build out of three significant traffic-generating projects.

1) Corral de Tierra Shopping Center, 2) Harper Canyon LLC, Encina Hills, 3) Ferrini Ranch.

Why is this not disclosed in this Draft document? Don't you think it should be?

If not, why not? The funding mechanism for the four lanes is based on the assumed approval and build out of these three projects, and the traffic fees they might generate. Isn't this important information to disclose? If not, why not?

Another assumption not disclosed in this Draft document is that four traffic lanes west to Corral de Tierra would significantly improve the traffic level of service. A County transportation planner told us that when heading westbound on Highway 68, after Corral de Tierra, traffic volume just falls off.

There just isn't as much traffic after Corral de Tierra, we were told, and it seems to be a significant amount leaving SR 68 at San Benancio and Corral de Tierra. However, we have never seen data that backs up this assumption. Months? Days? Times of day? When and how much just falls off?

Further, it wasn't too many years ago that housing subdivisions were being approved near Highway 68 because the justification was that houses along Highway 68 do not generate much traffic. Indeed, county departments claimed, it is the through traffic that is the major cause of the congestion on SR 68. Percentages were used beginning with 65% "through traffic". This number crept to 70% of the traffic on Highway 68 being through traffic. At one time this number went as high as 80% of the traffic on Highway 68 is through traffic.

After the 80% number, this justification seemed to have stopped being used by advocates for the approval of more housing subdivisions near Highway 68. However, whether it is 65%, 70%, 75%, or 80%, how is it that now we are being told that heading westbound, after Corral de Tierra, most traffic just drops off?

Again, where is the data? This is important, don't you agree? If not, why not?

Where is it mentioned in this Draft, that the former Fort Ord Reuse Plan is currently being reassessed? Might this not account for significant amounts of traffic pattern changes and traffic volume changes?

**The descriptive "History of SR68" is deficient for some of the following reasons:**

1) There needs to be discussion of Monterey County's failures, regarding following up on Conditions of Project Approval and Mitigation Monitoring compliance, specifically

regarding SR68, as exemplified by the Save Our Peninsula v. County of Monterey in year 2000 and the resulting settlement (aka Leeper lawsuit).

Several approved projects adjacent to SR68 were to be studied in conjunction with this lawsuit settlement. These included Markham Ranch, Pattee Ranch, Bishop Ranch (now Pasadera), and Las Palmas. The largest project was the Las Palmas Subdivision. It was a phased development. It was purposely phased so the development would not get ahead of the mitigations. The main traffic mitigation was to be the Corral de Tierra Bypass. However, all 1,031 houses were built, through approximately nine phases, without this mitigation ever being built.

Isn't this important historical information that should be included? If not, why not? Why is there no analysis of this and the resulting additional impacts this caused on existing SR68?

2) Why isn't the Fort Ord Reuse Authority, Year 2005 Reallocation of funds given full analysis as to its affect on existing SR68? Developer Impact Fees were reallocated from offsite traffic areas that would be affected by increased traffic and congestion, and instead reallocated onsite within former Fort Ord. Also, the major traffic mitigation measure for the approval of the 1997 Fort Ord Reuse Plan was the South-West Alternative, (aka, The Fort Ord Bypass). This Bypass mitigation was shelved as being unaffordable in 2005, but without modifying and downsizing the adopted 1997 Fort Ord Reuse Plan. Isn't this important historical information that should be included? If not, why not? Why is there no analysis of the resulting impacts to existing SR68 because of this? Why is there no analysis of future impacts to existing SR68 because of this? Why is there no analysis of effects on former Fort Ord because of this?

We do understand that, at least partly in lieu of, the Fort Ord Bypass being shelved, FOR A agreed to send the County of Monterey approximately \$260,000 for "improvements" to SR 68. The last time we checked, this had never been sent to Monterey County by FOR A. This is additional historical information that should be included. Don't you agree?

3) The Fort Ord Bypass Official Plan Lines were modified slightly at the western end to accommodate the Stone Creek Shopping Center at the intersection of SR 68 and SR 218. This was done at the request of Del Rey Oaks. These Highway 68 Official Plan Lines currently pass through the 360-acre parcel of former Fort Ord that Del Rey Oaks annexed to Del Rey Oaks. This annexation effectively doubled the physical size of Del Rey Oaks. These Highway 68 Bypass Official Plan Lines will need to be accounted for in any future development plans Del Rey Oaks has for that 360-acres. This is important information that needs to be disclosed in this Draft. Don't you agree? Do the Official Plan Lines also pass through the City of Monterey portion of former Fort Ord?

4) There is failure to disclose and discuss the Corral de Tierra Bypass Official Plan Lines, that were adopted by the Monterey County Planning Commission, the Monterey County Board of Supervisors, and recorded in Monterey County by the Director of Public Works in 1977.

(Paragraph 3 - A proposed Bypass is mentioned through former Fort Ord, but the Corral de Tierra Bypass, which has different Official Plan Lines, is not mentioned.)

This planned building of the Corral de Tierra Bypass was used as the traffic mitigation measure for the 1960 Toro Area Plan, and later, the Cypress Community Church at Corral de Tierra. The Official Plan Lines were slightly altered for this church approval. County taxpayer funds were spent purchasing part of these Official Plans Lines on that church property.

A dedication of property for the Corral de Tierra Bypass Plan Lines was also used as a traffic mitigation measure for the approval of the Ken and Patty Slama Subdivision across from San Benancio Road.

The approvals of the Corral de Tierra Villas subdivision and the Corral de Tierra Meadows subdivision assumed the building of the Corral de Tierra Bypass.

The Weaver Minor Subdivision dedicated a one-foot non-access strip along the frontage of Highway 68 near Corral de Tierra, as well as approximately 50% of the entire property dedicated to County Scenic Easement.

The approval of the Markham Ranch Subdivision assumed the future building of the Corral de Tierra Bypass.

Isn't this important historical information that should be included in this Draft? If not why not?

**The following page numbers contain items and issues where we find the presentation to be incomplete and in some cases faulty in this Draft document:**

\* **Page 10**, 1st paragraph, and re: Regional Development Impact Fee is inadequate. There is no comparison to Regional Development Impact Fees in other counties in California. Further, this Draft document has a Fee Project List identifying and assuming Commuter Capacity Enhancements and Four-Laning west to Corral de Tierra, without revealing to the reader that:

- 1) Preliminary designs are still being worked on.
- 2) Much environmental analysis has not been done.

\* **Page 18** - 2.1.2 Route Background

Fails to mention SR 68 being adopted as a State Scenic Highway by Lady Bird Johnson and former California State Senator Fred Farr.

It fails to describe Monterey County certifying the 1974 Laguna Seca Final Environmental Impact Report for the new Laguna Seca County Park (and racetrack).

The significant growth in both the number and sizes of events allowed at this Laguna Seca County Park has created many traffic issues for SR 68. Isn't this important background information? If not, why not? Why is there no analysis of the impacts to existing SR68 because of this?

**\* Page 19**

The year 2005 Fort Ord Reuse Authority Fee Reassessment fails to make clear that impact fees would largely be spent on-site, leaving off-site mitigations unfunded, with basically no funding mechanism for them, except a couple attempts at a countywide sales tax increase. (County sales tax measures A and Z). Why is there no analysis of this? This is important, don't you agree?

However: "Figure 2.2 Easement" on page 19 does reveal the Adopted County Official Plan Lines for the Corral de Tierra Bypass. The lines are depicted in blue but there is no historical narrative, verbal description, or analysis given regarding this. Instead the reader can be confused with language about another, different, and separate Plan Lines known as the Fort Ord Bypass aka The South-West Alternative, or in this Draft referred to as a "potential SR68 transportation corridor".

Don't you agree sufficient description should be given to both Bypasses? It is important that the reader be informed that both Bypasses had stated purposes of routing traffic around County side roads and residential areas. Through traffic would not encounter stop signs or signal lights on a State Highway. Side road motorists would enter or exit at either end of the Bypass. The existing segment of SR 68 would remain as a frontage road. Will this and other information be included in a recirculated Draft? We request this.

Why aren't these plans with analysis included in this Draft document?

This Draft also does not inform the reader that environmental analysis had begun on both the South West Alternative as well as Four-Laning Hwy 68, but this initial analysis was halted after the Loma Prieta Earthquake.

Isn't this important information? Doesn't this need analysis? If not, why not?

**\* Page 35** references an MOU between the Bureau of Land Management on former Fort Ord and CalTrans but fails to provide the reader with the language and details of that MOU. Where is it?

Isn't this important? Why is it not included?

Shouldn't this Draft document also disclose that portions of former Fort Ord BLM lands have been declared a National Monument?

The President's Proclamation of this National Monument in year 2012 called for a comprehensive traffic plan for the National Monument. It is anticipated this National Monument will generate additional traffic. SR 68 is the southern boundary of part of this National Monument.

The National Monument Traffic Plan has not been started, and yet a piece meal project has been approved by BLM Management, funded with taxpayer dollars, and is currently being built with access and egress on State Highway 68. It is called Badger Hills.



Was the public lied to about a comprehensive National Monument Traffic Plan? Who goofed? A portion of this piece meal Badger Hills project goes through the Official Plan Lines of both the Corral de Tierra Bypass, as well as the Official Plan Lines of the Fort Ord Bypass. This should be disclosed in this Draft document, don't you agree? If not, why not?

**\* Page 39**

Regarding: Negative traffic growth on SR68. It is not analyzed as being partially due to commuters who are now using Imjin Road through former Fort Ord, to access both the Peninsula on one end and the City of Salinas on the other end.

As approved and entitled developments proceed with being built on former Fort Ord and the resulting traffic congestion builds, there will very likely be a shifting back of some of this commute traffic onto SR68.

This should be disclosed and analyzed in this document. Don't you agree?

**\* Page 40**

Regarding AMBAG population forecast data:

How accurate has it been in the past? Where is the data? Did it account for the nationwide recession? Previous rosy predictions from AMBAG of population growth in Monterey County and thus the need for significant amounts of new housing were wrong. Monterey County was one of the hardest hit for housing foreclosures. Isn't this important information? Shouldn't this be included and analyzed in the Draft? If not, why not?

Additionally, Monterey County is one of the worst rated counties in California in terms of the quality of its existing roadways. The roads are literally falling apart. Existing county roadway infrastructure has not been maintained, in some cases not at all, for years. Some of these county roads connect to SR68. Shouldn't this information be included in this Draft document? If not, why not?

**\* Page 52**

References roadway improvements (segments), as Figure 3-11. However, Figure 3-11 shows Segment 1 of SR 68.

References the road near Corral de Tierra an 8-lane "Expressway"

The road is supposed to be an expressway? Then it stops being an expressway here? Please explain. Where did this come from?

**\* Page 60**

Re: Route concept - 4-lane OR Bypass with access control...

Is the access control thought to be limited to access only at either end of the Bypass? Please fully explain access control.

**\* Page 61**

Table 3-23 has two options, however there is no Corral de Tierra Bypass listed as either an option or alternative? Why isn't this included?

Page 7

**\* Page 81**

One of the traffic mitigation measures for the approval of the Las Palmas Subdivision was to be an onsite Park & Ride lot. There was to be a ride-share coordinator, and residents were all to be notified of the availability of sharing rides locally. Designated property was set aside for it. However, this mitigation measure was never implemented by either the developer or Monterey County. This Draft document doesn't even mention the Park & Ride lot at Las Palmas. Why not?

**\* Page 85**

Re: Route Concept - Strategies to Achieve Route Concept  
Please include the following information:

A Highway 68 Bypass was first envisioned as the Corral de Tierra Bypass on the 1960 Toro Area Plan as a way for through traffic on SR68 to go around the San Benancio and Corral de Tierra areas. Existing SR68 near these areas would remain as a frontage road.

The AMBAG model capacity assumptions are questionable.

The adopted 2010 Monterey County General Plan currently has several lawsuits against it.

Thank you for the opportunity to comment on this Draft Transportation Concept Report for SR 68. Please do put us on the contact list for any and all future information regarding this report.

Sincerely,  
Mike Weaver  
Chair, The Highway 68 Coalition  
(8310-484-6659)

c.c.  
Aileen Loe  
Autumn Woolworth  
John Olejnik  
Michael Stamp  
Molly Erickson



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November 14, 2012

The Honorable Dave Potter  
Chair of the Board  
Fort Ord Reuse Authority  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93933

**Re: Public Comments – Fort Ord Base Reuse Plan Reassessment**

Dear Supervisor Potter:

As follow up to the June 14, 2012 public comments submitted by the Monterey Peninsula Chamber of Commerce (MPCC)—representing over 800 businesses in the region—we commend the quality of the Reassessment Plan. However, we think it is important to address some of the policies in greater detail, specifically job creation, economic planning, transportation and transit infrastructure, and forestry management practices.

In particular, the sections of the report that outline policy options should incorporate methods of increasing local job training, building upon local businesses (the source of most new jobs), and strengthening the link between our regional and local educational institutions and proposed Former Fort Ord reuse. Great businesses already exist here and need the opportunity to expand. More needs to be done within the policies to help small businesses create more jobs.

The business community reminds the Fort Ord Reuse Authority (FORA) Board of its duty to protect opportunities for “significant commercial economic development” and preserve the full acreage promised for development of job sites. The guiding principles should recognize that commercial economic development is the “engine” that needs to be engaged and expanded with minimum delay to insure the fiscal integrity of the entire plan.

Timing may not be as immediate as originally planned, but plans should move forward with “smart growth” development that keeps job centers near major transportation routes and co-located with public transportation hubs and housing. In addition, regarding transportation and transit infrastructure, the plan should recognize our tourism base is a “drive” community. As things move forward at Fort Ord, if we fail to completely address the infrastructure needs for both transportation and transit, it will create a backlog that frustrates the tourism economy rather than supports it.

Regarding the coastal oak woodlands in the Fort Ord lands, we are concerned about misinformation in the community. A recent presentation by Dr. Bill Weigle, Ph.D., to the League of women Voters of the Monterey Peninsula about this





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Fort Ord Reuse Authority  
Re: Fort Ord Base Reuse Reassessment  
November 14, 2012  
Page Two

subject lacked commonly known facts about best forestry and vegetation management practices. We therefore urge the FORA Board to work with the Bureau of Land Management, the County of Monterey, other local jurisdictions, and appropriate agencies within the State of California to develop a forestry management plan based on science and ecology that employs best forestry practices to insure the future health of the coast oak woodlands, its wildlife, and the surrounding environment. Consideration should be given to both second growth and old growth stands as well as fire protection.

Finally, for business to be successful, it requires a process that is predictable, transparent, and offers a return on investment that can be realized in a reasonable amount of time. We stress the urgent need for a streamlined permitting process across jurisdictional boundaries to minimize opportunities for litigation. The bottom line to insure the ultimate success of the Base Reuse Plan is to adopt thoughtful policies, programs, and practices that encourage job creation.

Thank you for your consideration.

Best regards,

Jody Hansen  
President and CEO



# MONTEREY COUNTY

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## Resource Management Agency

Benny J. Young, P.E.  
Director

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November 16, 2012

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

**RE: PUBLIC DRAFT REASSESSMENT REPORT**  
October 16, 2012

Thank you for the opportunity to comment on the Base Reuse Plan Reassessment Report. We reviewed the subject document and would like to submit a few general comments. While the Reassessment Plan breaks issues down into categories, Monterey County finds that reuse of the former Fort Ord is integrated in many significant ways and reassessment needs to be evaluated globally. It is critical to keep in mind the original purpose of the Base Reuse Plan which was to address the economic impacts (population and businesses) to the cities and the County that resulted from the closure of the Base. With every long range plan, there are economic cycles that affect implementation. The Reuse Plan needs to remain based on the 1990 threshold, not 2007 when the economy changed, in order to address impacts that actually occurred from the Base closure.

All Plans (Specific Plans, Redevelopment Plans, Reuse Plans, etc.) need to be consistent with the adopted General Plans of the local agencies with territory in the former Fort Ord. Monterey County staff has an underlying premise that reassessment is meant to simply assess what has been accomplished under the adopted Reuse Plan, what remains to be accomplished within the limited timeframe of FORA, and finally to prepare for post-reuse. The Reuse Plan should retain a context of providing parameters for getting the former base lands ready for land use within individual jurisdictions (land clearing, title transfers, CIP). Each jurisdiction is charged with addressing specific land use matters as that jurisdiction deems appropriate. Monterey County recognizes that the end of Redevelopment has shifted Monterey County away from seeking development to reacting to development proposals. As such, it now appears more appropriate that the unincorporated lands near Seaside and Marina be viewed as potential urban growth areas for those cities.

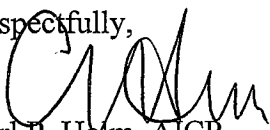
Plans and agreements entered into and being implemented based on the current adopted Reuse Plan must be acknowledged and respected. Not doing so is likely to have significant legal implications. For example, there were various agreements related to Parker Flats that were memorialized in the East Garrison Specific Plan which was adopted by the Monterey County Board of Supervisors and found consistent by the FORA Board. Within these existing agreements, among other things, Monterey County agreed to accept a large amount of open space lands with the expectation to be able to be allowed a certain amount of development. If the reassessment process results in proposing to increase restrictions for what can be developed thereby reducing Monterey County's development potential,

then the County's agreement to accept open space lands must also be reassessed. Also, if the Reuse Plan is revised to restrict development to previously developed sites, then we do not need to complete a Habitat Conservation Plan. Related, the Reassessment Plan would need to include an economic assessment to evaluate financial implications of proposed land use changes, including identification of financial implications to the FORA CIP and to the Reuse Plan as a whole.

There are a number of places where the reassessment plan states that Monterey County has not applied zoning to lands within its jurisdiction. Most of the lands remain designated as "public/quasi-public" as federal lands, except East Garrison where a Specific Plan was adopted. There are two reasons for this: 1) Lands remain under Federal control, County has not received title; and 2) Monterey County was processing a General Plan (GP) Update from 1999 to 2010. It was not technically appropriate to establish new zoning classifications until the GP was adopted or an actual project came forward (e.g. East Garrison). Although the County has now submitted its GP for a consistency determination, FORA determined that further County action is required.

In summary, now is not a time to shift gears relative to the Reuse Plan. There are generally three phases to processing this type of document in Monterey County; planning, environmental review, and litigation. Trying to process a revised Reuse Plan will not likely be accomplished in the limited time remaining for FORA, and it will divert critical resources needed to accomplish what FORA was established to do, which is prepare the former base lands for reuse by the local jurisdictions. FORA's role should be to assist the local agencies to complete the Reuse Plan as it is currently adopted and prepare for the dissolution of FOR A, including cleaning and transferring lands as well as completion of the CIP program. Any consideration of land use or policy changes should be left to the local jurisdictions in which the land is located.

Respectfully,



Carl P. Holm, AICP

Deputy Director

Monterey County Resource Management Agency

cc: Monterey County Board of Supervisors

Michael Groves, EMC

Doug Yount, City of Marina

John Dunn, City of Seaside

Dan Dawson, City of Del Rey Oaks

Elizabeth Caraker, City of Monterey

**From:** Darren McBain [Darren@fora.org]  
**Sent:** Tuesday, November 13, 2012 11:46 AM  
**To:** Richard James  
**Subject:** FW: Reassessment comments  
[1 of 2 "post-Nov. 7" comments](#)

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**From:** Chris Mack [mailto:gelffmack@gmail.com]  
**Sent:** Thursday, November 08, 2012 11:19 AM  
**To:** Darren McBain  
**Subject:** Reassessment comments

Dear FORA, here are some of my comments on the Reassessment Report.

1. How is the FORA board going to attend to each topic with regards to public input and participation ? Board need a good process to address each category and topic; Are there going to be weekend / night time workshops for individual topics which the Board would attend?. It would be impossible to go over the report on the regular Friday board meetings. There needs to be a back and forth discussion on some of the more complex and public interest topics
2. FORA needs to convey a direct and easily understood description of reassessment report process to the public. What is FORA wanting from the public as far as comments for each step of the process
3. Lightfighter access is underutilized and not mentioned in the report. There need to be a good traffic study included in the report.
4. Report needs a water study showing water allocation for entitled and approved developments. pg. 3-99 Salinas ground water pumping; currently MCWD is pumping from 800 ft and 1200 ft aquifers. report raised new questions Water; report is basing future usage on past Army use. averaged consumption 1998-1992 5,200 acre ft. peak usage 1984 6,100 acre ft. Is it right to use the peak usage so far in the past for future projections
6. Current BRP policies not implemented, Example Oak woodland protection, FORA needs to decide how to enforce policies in plan when jurisdictions don't comply with BRP ( possibility through punitive damages like not transferring land).
7. Report failed to address public concern/ comments on build on blight first
8. Add visual guidelines for new growth for urban viewing from National Monument pg. 3-66 EIR mitigation
9. The report raises new questions- How would those questions be addressed.
10. Some of the wording in the correction section of the report appears to give emphases and favoritism to Monterey Downs

thank you Chris Mack  
915-8686

LAW OFFICES OF  
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November 16, 2012

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

Re: Base Reuse Plan Reassessment report, November 16 agenda item 8c

Chair Potter and Members of the FORA Board of Directors:

This Office represents Keep Fort Ord Wild, which makes the following comments at this time with regard to the reassessment report for the Base Reuse Plan.

The report is incomplete, deeply flawed and potentially misleading on many topics.

FORA is acting at its own risk if FORA accepts the report. There is an existing conflict of interest of the FORA report preparer EMC Planning, and there is active litigation with FORA over that same issue. Under the circumstances, there is significant risk to FORA.

Keep Fort Ord Wild objects to the report for many reasons. These reasons include the following:

- The report is not a reassessment. The word "assess" means "to estimate or judge the value, character, etc." An assessment, then, is a document that estimates or judges the value or character of something. An assessment – and, by extension, a reassessment – provides a judgment or evaluation in qualitative terms. An assessment is a qualitative and quantitative analysis. The report presented to you does neither of these things. The report merely restates the existing Base Reuse Plan policies and programs. The report is a poorly presented checklist that states whether those policies have or have not been implemented.
- The report represents another lost opportunity by FORA. The report fails to take a hard look at the job done at Fort Ord and ways to improve it. The only way that FORA's failures can be corrected is to acknowledge the problems and work constructively and openly to address them. The report does none of this.

- The report's presentation of "potential options" serves to chill and artificially limit the options that FORA has, and fails to inform the FORA Board and the public of the range of options available. The report takes this "decision tree" approach, which has a strong tendency to control the outcome.
- The document is permeated by EMC's conflict of interest and EMC's duty to Seaside and Monterey Downs. The document represents an effort to assist in gaining approvals for the Monterey Downs Specific Plan, including the Monterey Downs project and the Veterans' Cemetery project which is joined with Monterey Downs in numerous material aspects.
- The report unfairly presents public comments in a way that does not reveal the scope or intensity or frequency of the public comments on different items. The report mischaracterizes public comment in such a way as to dilute the actual public comment and to avoid important issues. The "synopses" of public comments serve to deflect some issues and focus on others. The report's approach is not transparent and open.
- The report's characterization of the actions by FORA and the individual land use jurisdictions is inaccurate in material ways and potentially misleading.
- The report calls Category I "Modifications and Corrections." The title is inaccurate. The Category I items include substantive and material proposed changes to the Base Reuse Plan that cannot be approved without prior and legally sufficient CEQA review. As just one example, Table 5 has an entry for "map formatting and content inconsistencies (various)." That description is not used in the text. The text calls it "Figure Corrections," which turns out to be many proposed changes with inadequate support and inadequate explanation of what is proposed to be changed and why.
- Category II is called "Prior Board Actions and Regional Plan Consistency." Category II items include substantive and material proposed changes to the Base Reuse Plan that cannot be approved without prior and legally sufficient CEQA review and express specific approvals by the FORA Board in a public process.
- The land use jurisdiction's general plans must be consistent with the Base Reuse Plan. That is the purpose of the FORA consistency analysis. (Gov. Code, § 67675, subd. (f).) The "reassessment" report misdescribes the hierarchy, and incorrectly characterizes the Base Reuse Plan as being



required to be consistent with "County and city plans" (p. 3-24). This is yet another example of the problems caused by the conflict of interest of EMC planning, which prepared the reassessment report and also is working for the City of Seaside on proposed developments promoted by Seaside in the former Fort Ord.

- Table 10 is incorrect and incomplete. As one example, the County's 2010 General Plan Fort Ord Master Plan land use map is not consistent with the adopted BRP land use concept map because the Master Plan includes a veterans' cemetery and the adopted BRP map does not have a cemetery.
- Category III is called "Implementation of Policies and Programs." The Category III discussion discloses that implementation of approximately 172 policies, programs and mitigation measures is incomplete, some 15 years after the Base Reuse Plan was adopted. These policies, programs and measures are material and significant to the plan, and FORA and the major property owners have ignored them. The failure to comply with the plan violates the law. The plan should not be considered for amendment until the plan has been complied with.
- Material parts of the Category III analysis are simply wrong (e.g., Program A-4-2 ["status" analysis does not address the pertinent issue with regard to the habitat corridor, which is unrelated to the Community Park], Program A-4.5 [same]). These issues are particularly egregious in several instances, including the failure by the County, FORA, Seaside and Marina to protect biological resources, such as the failure to adopt oak woodlands protections (e.g., Recreation Policy C-1, Biological Resources Policy B-2, Programs B-2.1 and B-2.2, Biological Resources Policy C-2, Programs C-2.1 and C-2.2), while at the same time those entities have approved projects and are processing new ones.
- The discussion of mitigation measures in Category III reveals that FORA failed to add to the Base Reuse Plan the water quality/water supply mitigations adopted by FORA. The report fails to investigate why the mitigations were not added to the Plan. The "status" explanation is nonsensical, because the mitigations are binding.
- The report's omission from Category III of "ongoing" compliance items is significant and material. The report fails to adequately describe the factors used to determine what was "ongoing." As a result, the public does not know what has been omitted from the report, or how to compare it to the BRP.

- The report calls Category IV “Policy and Program Modifications.” The discussion of Category IV items is incomplete and misleading. These are very important items that simply are given short shrift by the report.
  - As one example, the report’s discussion of water supply (Background; Description and Key Issues) does not address fundamental issues raised by the public: Is the 6,600 AFY solely paper water or are there actual water rights to that amount of water at Fort Ord? Is the Deep Aquifer sustainable?
  - As another example, the discussion of the Veterans Cemetery is incorrect and misleading in material ways. As one example, the report states that the cemetery site is “indicated on the BRP Land Use Concept (denoted with ‘VC’)” (p. 3-109; see 3-109). That is not correct. The referenced concept map was not adopted by the FORA board. The adopted map does not have a designated cemetery site, and does not include a “VC.” The BRP EIR did not analyze a cemetery site.
- The report calls Category V “FORA Procedures and Operations.” The discussion is useless because this report has failed to present a true analysis or assessment. Because there is no quantitative or qualitative analysis either of the Base Reuse Plan or of FORA’s procedures and operations, the public and FORA Board cannot critically review the existing FORA procedures and operations. When public has tried to get information from FORA, the public has been blocked. Because FORA has failed to quantify how the BRP has been successful and unsuccessful, all the public has is anecdotal evidence. There is no quantitative analysis of what FORA has spent over the years and what has been achieved.
- There is no summary of FORA achievements and failures, and at what financial cost. No board – either public or private – should proceed in this way. The presentation There is no “before and after” analysis. The Base Reuse Plan was adopted 15 years ago. There has been no effort to review the Base Reuse Plan at five-year increments, which would assist in identifying effectiveness, patterns, and trends. Overall, the report’s approach is an effective way to hide failures.
- The report fails to address the many problems with the Base Reuse Plan maps and figures. These are highly stylized maps with swaths of colors and geometric shapes. The maps do not show all existing roads, the locations of the roads that are shown are not accurately depicted, and the

roads that are on the map are not named. All of these problems make the maps not understandable by public. This issue should be addressed.

- The report's dismissive treatment of the new Fort Ord National Monument is grossly inappropriate and does not reflect the facts, the public comments, or the comments of the FORA Board. It also does not adequately address the opportunity presented by the new National Monument status.
- The report identifies issues in such a confusing way that the reader is misled as to the true meaning and import of the topics and items.
  - As one example, the items in the tables are not numbered, the tables describe items differently from the text, and it is difficult to find in the text the items in the table. Even though the late-issued "errata" claims that items will be numbered in the published version, that does not help the public or decision makers who have struggled to make sense of the poorly presented versions to date, and who likely have missed or not understood important issues due to the poor presentations.
  - As another example, for each of the hundreds of items and topics, the report fails to provide page citations in the adopted Base Reuse Plan. That omission makes it impossible for the public to refer to the Base Reuse Plan to provide context, verify language, or any other reason.
  - As another example, the dual column format of the report is very difficult to read and understand. The dual column format is not used by any other public agency in the County, and was not authorized by the FORA Board. The awkward format appears to be an attempt to discourage transparency and accountability.
- The scoping report is fatally flawed. The factual representations and conclusions are incorrect. As one example, Table 18 purports to represent Salinas Valley Groundwater Basin allocations. The version presented to the Board (but not the public) on October 18 had material substantive errors. The version of Table 18 presented as Attachment F to the Board report also contains substantive errors. For example: the Seaside row does not add up; the Sunbay and Brostrom allocations have been reduced dramatically without explanation or basis in fact; and the Main Gate project is shown as 0 AFY even though the EIR relied on the Seaside water allocation from FORA as the water supply, the water supply

assessment showed the project would use 207 AFY, and the Seaside City Council certified the EIR and approved the project on that basis. As another example: the figures in Table 18 are inconsistent with the public records of allocations from other agencies, including the records of Seaside and Marina Coast Water District.

- The scoping report has been adopted. FORA cannot keep amending and editing it by replacing pages and facts here and there, as FORA is doing. If the scoping report is to be formally amended, it should be done in a transparent and accountable fashion, subject to public review.
- As to water allocations, FORA should make clear the process for making and rescinding water allocations. The process is unclear, and the public has no way of understanding it. Without adequate explanation, FORA has presented various versions of water allocation charts that are not consistent with other versions, or with the records of the cities and county. The FORA process and the current allocations should be transparent and accountable. Some land use jurisdictions, like the City of Monterey, post their water allocations on their website. FORA should do the same.

Keep Fort Ord Wild joins in the position of the Sierra Club that no further consistency determinations may be made until the jurisdiction making the consistency request has implemented all applicable Base Reuse Plan policies and programs. (See October 30, 2012 Sierra Club letter to FORA Board of Directors.) That clearly was the intent of the Sierra Club settlement of the litigation against FORA, and of the Master Resolution.

#### CEQA Review Required

There is no CEQA review of any of the proposed options in the report. Prior CEQA review is required prior to any FORA action on any of the items in the report. The FORA Board should hold a full public hearing prior to considering any actions. Thank you.

Very truly yours,

LAW OFFICES OF MICHAEL W. STAMP

  
Molly Erickson

# Summary of Comments on BRP reassessment Report

## Comments - Marina.pdf

### Page: 8

Author: dyount Subject: Highlight Date: 11/15/2012 9:44:26 AM

### Page: 9

Author: dyount Subject: Sticky Note Date: 11/5/2012 8:11:54 PM

why not include the goals for each element - why just focus on the land use element only?

### Page: 43

Author: dyount Subject: Sticky Note Date: 11/5/2012 9:00:08 PM

Why is this date removed? Does this not change the requirement and therefore is a significant change to the BRP?

### Page: 56

Author: dyount Subject: Sticky Note Date: 11/5/2012 9:08:31 PM

Why is formal approval needed? Isn't this also an update or correction to the BRP maps based on previous FORA Board action? Why take action twice?

### Page: 59

Author: dyount Subject: Highlight Date: 11/5/2012 9:16:47 PM

Author: dyount Subject: Sticky Note Date: 11/5/2012 9:16:34 PM

This is still University Villages Specific Plan. Dunes on Monterey Bay is the largest planned development within the Specific Plan, but the name of the Specific Plan itself

### Page: 60

Author: dyount Subject: Sticky Note Date: 11/5/2012 9:23:02 PM

So what takes precedence - local general plans or the BRP?

### Page: 68

Author: dyount Subject: Highlight Date: 11/5/2012 9:30:19 PM

Author: dyount Subject: Sticky Note Date: 11/5/2012 9:30:08 PM

All outstanding or incomplete projects or programs should be listed in this chapter as opposed to leaving it to the reader to refer back to another document

### Page: 69

Author: dyount Subject: Highlight Date: 11/5/2012 9:33:25 PM

Author: dyount Subject: Sticky Note Date: 11/5/2012 9:33:43 PM

Seaside? Is this correct for Marina?

### Page: 77

Author: dyount Subject: Highlight Date: 11/5/2012 9:37:03 PM

Author: dyount Subject: Sticky Note Date: 11/5/2012 9:36:55 PM

I think the use of Strategic Plan is not the correct designation, but more of an Action Plan not to confuse the BRP as FORA's primary strategic plan.

### Page: 78

Author: dyount Subject: Highlight Date: 11/6/2012 2:08:28 PM

Author: cdiiorio Subject: Sticky Note Date: 11/13/2012 3:54:22 PM

The University villages specific plan eir considered buffers along hw1

Author: dyount Subject: Sticky Note Date: 11/6/2012 2:08:22 PM

What defines these zoning standards? where in the BRP does it specifically define these standards? All of Marina's projects have buffers with landscaping, including along Highway 1 with compliance and design in accordance with the Highway 1 design guidelines

### Page: 80

Author: dyount Subject: Highlight Date: 11/6/2012 2:14:25 PM

Author: dyount Subject: Sticky Note Date: 11/6/2012 2:14:17 PM

Marina has the most significant homeless accommodation of any of the jurisdictions in Fort Ord. These services include the Veterans Transition Center, Goodwill Shoreline Center, Veterans Transition Housing, Interim Inc transitional housing (2 projects), County behavioral health center, Shelter Outreach Plus transitional housing, County of Monterey social service housing (Nancy Dodd center). Marina has actually built and supplied real housing and services for homeless versus just plans with guidelines.

### Page: 84

Author: cdiiorio Subject: Sticky Note Date: 11/13/2012 3:58:28 PM

inconsistent with the base reuse plan and General Plan

### Page: 86

Author: cdiiorio Subject: Sticky Note Date: 11/13/2012 4:00:30 PM

per the general plan



Author: dyount Subject: Highlight Date: 11/6/2012 2:19:46 PM  
Author: dyount Subject: Sticky Note Date: 11/6/2012 2:19:40 PM  
Important to cite the City's General Plan here relating to the Equestrian Center as an interim use

## Page: 87

Author: dyount Subject: Highlight Date: 11/6/2012 2:20:48 PM  
Author: dyount Subject: Sticky Note Date: 11/6/2012 2:20:43 PM  
Is this true?

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Author: dyount Subject: Highlight Date: 11/6/2012 2:22:14 PM  
Author: dyount Subject: Sticky Note Date: 11/6/2012 2:22:11 PM  
Is this part of the HCP?

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Author: dyount Subject: Highlight Date: 11/6/2012 2:28:13 PM  
Author: cdiiorio Subject: Sticky Note Date: 11/13/2012 4:05:13 PM  
adopted a pedestrian, and bicycle master plan  
Author: dyount Subject: Sticky Note Date: 11/6/2012 2:28:03 PM  
Is it helpful to mention the Multi Modal corridor adopted by all jurisdictions, including Marina?  
Author: dyount Subject: Highlight Date: 11/6/2012 2:30:48 PM  
Author: dyount Subject: Sticky Note Date: 11/6/2012 2:30:43 PM  
Park development is a significance piece of every master plan within Marina, comprising hundreds of acres of park land for both passive and active park use. The development itself provides for these parks, and contributes to the PBC parks as a requirement of the development. Incentives for the development, in turn, allow the parks and other amenities to be constructed in the master plan areas.

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Author: dyount Subject: Highlight Date: 11/6/2012 2:32:59 PM  
Author: dyount Subject: Sticky Note Date: 11/6/2012 2:32:56 PM  
Again, there is a lack of understanding of master plan development here, where, overall incentives to the project allow the project to proceed with the amenities, such as parks provided. Example is the Dunes where there is a significant amount of park space provided as part of the project - required in the design of the project and included as a cost in the economics of the project.  
Author: dyount Subject: Highlight Date: 11/6/2012 2:36:38 PM  
Author: dyount Subject: Sticky Note Date: 11/6/2012 2:36:34 PM  
I believe MCWD has a very strict water conservation ordinance and includes it in every infrastructure agreement with a developer and land use connection. Also, the Dunes project has significant storm water infiltration galleries under the regional retail and is incorporating additional galleries throughout the design of the project. This essentially is ground water recharge systems.  
Author: dyount Subject: Highlight Date: 11/6/2012 2:34:12 PM  
Author: dyount Subject: Sticky Note Date: 11/6/2012 2:34:08 PM  
On a programmatic level, the city of Marina, CSUMB, and MPUSD coordinate park and recreation use,

## Page: 91

Author: dyount Subject: Highlight Date: 11/7/2012 1:44:23 PM  
Author: dyount Subject: Sticky Note Date: 11/7/2012 1:44:18 PM  
How does the HCP and the Cooperative JPA responsibilities and work program relate to this requirement?

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Author: dyount Subject: Highlight Date: 11/7/2012 1:45:27 PM  
Author: dyount Subject: Sticky Note Date: 11/7/2012 1:45:12 PM  
See comment on A1-3  
Author: dyount Subject: Highlight Date: 11/7/2012 1:47:57 PM  
Author: dyount Subject: Sticky Note Date: 11/7/2012 1:47:52 PM  
See previous comment

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Author: cdiiorio Subject: Sticky Note Date: 11/14/2012 10:47:56 AM  
This will need to be researched as reports are completed.

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Author: dyount Subject: Highlight Date: 11/7/2012 1:49:48 PM  
Author: dyount Subject: Sticky Note Date: 11/7/2012 1:49:42 PM  
See previous comment about relevancy of this comment with the HCP

## Page: 98

Author: cdiiorio Subject: Sticky Note Date: 11/14/2012 10:50:58 AM  
EIR for each of the entitled project address mitigation measures for oak woodlands  
Author: dyount Subject: Highlight Date: 11/7/2012 1:52:49 PM  
Author: dyount Subject: Sticky Note Date: 11/7/2012 1:53:09 PM  
How does this requirement relate to obligations and provisions in the HCP?

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Author: dyount Subject: Highlight Date: 11/7/2012 1:53:57 PM  
Author: dyount Subject: Sticky Note Date: 11/7/2012 1:53:51 PM  
See previous comment

Author: dyount Subject: Highlight Date: 11/7/2012 1:54:59 PM  
Author: dyount Subject: Sticky Note Date: 11/7/2012 1:54:55 PM  
See previous comment on HCP

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Author: dyount Subject: Highlight Date: 11/7/2012 1:56:49 PM  
Author: dyount Subject: Sticky Note Date: 11/7/2012 1:57:35 PM  
How was this determination made? Was city code enforcement or planning staff queried on this?

## Page: 102

Author: dyount Subject: Highlight Date: 11/9/2012 1:26:06 PM  
Author: dyount Subject: Sticky Note Date: 11/7/2012 2:02:09 PM  
See previous comments. Such inventories and plans are in preparation and the City does have an emergency preparedness plan  
Author: dyount Subject: Highlight Date: 11/7/2012 2:01:16 PM  
Author: dyount Subject: Sticky Note Date: 11/7/2012 2:01:13 PM  
It should be noted that the Cities of Seaside and Marina and CUSMB have recently formed a joint Emergency Operations Center on CSUMB through an MOU for joint emergency planning and operations purposes

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Author: dyount Subject: Sticky Note Date: 11/7/2012 2:04:16 PM  
However, the city has required all development to retain stormwater on site, and in the case of the Dunes project, award winning infiltration gallery facilities for stormwater recharge have been constructed

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Author: dyount Subject: Highlight Date: 11/9/2012 1:26:54 PM  
Author: dyount Subject: Sticky Note Date: 11/7/2012 2:15:14 PM  
How about listing all of the current facilities within each jurisdiction and the populations served.  
Author: cdiiorio Subject: Sticky Note Date: 11/14/2012 10:56:40 AM  
provide a paragraph on the Sustainable Grant the Dunes development recieved

## Page: 114

Author: dyount Subject: Highlight Date: 11/9/2012 1:29:20 PM  
Author: dyount Subject: Sticky Note Date: 11/9/2012 1:29:09 PM  
Why was this issued brought forward if the HCP will address all habitat preservation concerns?

## Page: 117

Author: cdiiorio Subject: Sticky Note Date: 11/14/2012 11:25:13 AM  
policy having local jurisdictions considering land uses adj to CSUMB  
Author: cdiiorio Subject: Sticky Note Date: 11/14/2012 11:23:50 AM  
this is a local jurisdiction concern and is addressed in the Marina General Plan

## Page: 118

Author: dyount Subject: Highlight Date: 11/7/2012 2:29:16 PM  
Author: dyount Subject: Sticky Note Date: 11/7/2012 2:30:03 PM  
I dont see any discussion here about job creation, only housing creation. The two are inextricably linked and happen in tandem in growing communities.

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Author: dyount Subject: Highlight Date: 11/7/2012 2:32:59 PM  
Author: dyount Subject: Sticky Note Date: 11/7/2012 2:32:47 PM  
Why is this just a discussion on constraints and not a discussion about what incentives FORA could provide to developers or to promote redevelopment?

## Page: 122

Author: dyount Subject: Highlight Date: 11/7/2012 2:36:38 PM  
Author: dyount Subject: Sticky Note Date: 11/7/2012 2:36:32 PM  
The logical area for this R&D is the Dunes business park

## Page: 123

Author: dyount Subject: Highlight Date: 11/7/2012 2:39:50 PM  
Author: dyount Subject: Sticky Note Date: 11/7/2012 2:39:56 PM  
How about "implement the Comprehensive Business Plan marketing strategy"?

## Page: 124

Author: dyount Subject: Sticky Note Date: 11/7/2012 2:41:17 PM  
The presence of blighted buildings also detracts from the economic viability of the development projects.  
Author: cdiiorio Subject: Sticky Note Date: 11/14/2012 12:05:56 PM  
Market the Marina Municipal Airport for aviation and non aviation manufacturing and light industrial business park

## Page: 132

Author: dyount Subject: Highlight Date: 11/9/2012 1:55:52 PM  
Author: dyount Subject: Sticky Note Date: 11/9/2012 1:55:50 PM  
Capital

## Page: 134

Author: dyount Subject: Highlight Date: 11/7/2012 2:57:31 PM

Author: dyount Subject: Sticky Note Date: 11/9/2012 1:59:29 PM

Need to note here the development and planning of the multi-modal corridor in Marina and the County  
Also need to note the obligations of CSUMB under the settlement agreement from the Marina v CSU litigation

## Page: 135

Author: dyount Subject: Highlight Date: 11/9/2012 2:01:28 PM

Author: dyount Subject: Sticky Note Date: 11/9/2012 2:02:11 PM

Why is this issue limited to just a reevaluation of the Salinas groundwater supply, and not the full amount needed for all development and buildout of the BRP, including augmentation?

Author: dyount Subject: Highlight Date: 11/9/2012 2:02:41 PM

## Page: 136

Author: dyount Subject: Sticky Note Date: 11/9/2012 2:03:25 PM

Any discussion or analysis here needs to include a review of water rights, including those of MCWD to Zone 2a.

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Author: dyount Subject: Highlight Date: 11/9/2012 2:22:42 PM

Author: dyount Subject: Sticky Note Date: 11/9/2012 2:22:35 PM

A careful review of such cap is required, as it is not clear that, once the BRP reassessment is completed, that the cap still exists.

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Author: dyount Subject: Highlight Date: 11/9/2012 2:25:07 PM

Author: dyount Subject: Sticky Note Date: 11/9/2012 2:25:36 PM

Such caps should be evaluated as to their continuing applicability once the BRP reassessment is complete per the settlement agreement.

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Author: dyount Subject: Highlight Date: 11/9/2012 2:50:40 PM

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Author: dyount Subject: Highlight Date: 11/9/2012 3:02:54 PM

Author: dyount Subject: Sticky Note Date: 11/9/2012 3:02:52 PM

CFD impact fees paid by Marina

Author: dyount Subject: Highlight Date: 11/9/2012 3:03:13 PM

Author: dyount Subject: Sticky Note Date: 11/9/2012 3:05:00 PM

Is this true? What about General Jim Moore, including both water and street improvements, and ESCA work for future Seaside development?  
It would be helpful to have a third party independent review of this fiscal impact by jurisdiction (ie what has been spent, and what has been generated)

# DIVERSITY COALITION LANDUSE GROUP

## STATEMENT TO FORA Regarding the Final Scoping Report *November 16, 2012*

Dear FORA Board Members:

We are a multi-racial, multi-ethnic coalition of elected officials and civic leaders who represent working families throughout Monterey County.

We urge you to follow the Fort Ord Reuse Plan that was carefully negotiated and crafted when Fort Ord was closed; an environmentally sensitive plan that protects 70% of the Fort Ord lands from any kind of development and maintains them as open space in perpetuity.

Negotiations over FORA and the Fort Ord Reuse Plan were very complicated, serious negotiations that involved a tremendously diverse cross-section of participants from across the entire Central Coast Region. It took much skill, much dedication and tremendous leadership, from people like Leon Panetta and Sam Farr, to conduct the negotiations and to fashion the compromises that created the Fort Ord Reuse Plan.

Thanks to the leadership of the environmental community, and to the goodwill of everyone else, negotiators adopted a Reuse Plan that aggressively protects the environment. Fully 70% of the Fort Ord lands are strictly off limits to any kind of development and must remain as open space. This pro-environment compromise was reached at a time when communities across the region were panicking at the prospect of severe economic recession due to the closure of Fort Ord. Obviously, it took a great deal of comity and trust to get these communities to accede to a reuse plan that prioritized protecting the environment.

The compromise included two other crucial elements as well. First that a significant portion of the lands would be used to establish and strengthen educational institutions from throughout the Central Coast Region. Second that 30% of the lands would be used help create *good* jobs and housing for impacted communities.

So far, the one area of failure in the Reuse Plan is job creation. Unfortunately, some people are using that failure to argue that even more of the Fort Ord lands—more than the 70% already designated—should be kept as open space for recreational users. This is an approach that contradicts the carefully crafted compromise that was reached in the Fort Ord Reuse Plan.

The Reuse plan makes clear that FORA is meant to serve all people and all communities within the Central Coast Region and not just a group of people with a single agenda. This means that FORA must

## DIVERSITY COALITION LANDUSE GROUP

serve people who need *good* jobs as well as people who seek recreational opportunities. FORA cannot sacrifice one for the other. We still need jobs; perhaps even more so than when FORA adopted the Reuse Plan. Whatever change has occurred since then, three things remains constant: the rich are getting richer, the poor are getting poorer and working families still need jobs.

Please continue to support the carefully crafted compromise to use a relatively small portion of Fort Ord to create jobs for working families. FORA must serve all people of the Central Coast Region, including working families.

Respectfully submitted:

### *Elected Officials* [Partial List]:

Fernando Armenta, Supervisor, *District 1 Monterey County Board of Supervisors*

Simon Salinas, Supervisor, *District 3 Monterey County Board of Supervisors*

Fred Ledesma, Mayor, *City of Soledad*

John Huerta, Mayor, *City of Greenfield*

Ralph Rubio, Mayor-Elect, *City of Seaside*

Anna Caballero, Former Mayor, *City of Salinas*

Phil Tabera, Trustee, *Salinas Unified High School District*

& Founding Member, *Tri-County Association of Latino Elected Officials*

### *Civic Leaders* [Partial List]:

Alfred Diaz-Infante, CEO, *CHISPA*

Rev. H.H. Lusk, Chair, *Monterey Peninsula Ministerial Alliance*

Cesar Lara, Director, *Monterey Bay Area Labor Council*

Juan Sanchez, Former Planning Commissioner, *Monterey County Planning Commission*

Aurelio Salazar, President, *Salinas LULAC Council 2055*

Antonio Morales, Vice President, *Monterey Peninsula LULAC Council 2895*

Nancy Valdez, President, *Salinas Valley LULAC Council 2995*

Jose Mendez, *Labor Leader & Community Member*

Aline Sanchez, *Community Member*

Pam Silkwood, *Attorney At Law & Community Member*

Rev. Kenneth Murray, *Coalition for Jobs, Opportunities and Business in Seaside (c jobs)*

Youth Pastor, Edgar Ogarrio, *Latino Ministers Coalition*

Veronica Morales, Co-Chair, *Latino Water Use Coalition - Monterey Peninsula*

Marcelino Isidro, Vice President, *Latino Seaside Merchants Association*

Antonio Morales, Jr., *Latino Environmental Justice Advocates*

Letica Tapia, *comunidad en accion (Workers Day Committee – Monterey Peninsula)*

*For more information contact the coalition at: [dc.landuse@gmail.com](mailto:dc.landuse@gmail.com)*





**Board of Directors** November 16, 2012

*Kalah Bumba, Chair  
Steve Holett, Vice Chair  
Nancy Valdez, Secretary  
Tom Huffman, Treasurer  
Don Cline  
James Earhart  
Rodney Evans  
Aurelio Gonzalez  
Carolyn Plummer*

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

Dear FORA Board Members,

CHISPA urges you to continue implementation of the Fort Ord Base Reuse Plan (BRP), which you adopted in 1997. More specifically, we urge you to affirm your commitment to the community to use 30% of the former Fort Ord land to help create jobs, educational opportunities and housing. We also applaud you for your commitment to preserve 70% of the land for habitat protection and open space. We think this is a very positive thing.

For more than thirty years, CHISPA has provided affordable housing for working families, seniors and people with disabilities of Monterey County. We are grateful for the opportunity you have provided CHISPA to develop affordable rental housing in Phase 2 of the East Garrison Project. We look forward to developing affordable housing in this geographic area within the next couple of years or so.

CHISPA has witnessed first-hand the challenge families experience in keeping up with increasing costs related to the cost of living in our region. In addition to the need for affordable housing, working families need well-paying jobs and educational opportunities that are located within close proximity of the communities in which they live. This one of the reasons CHISPA strongly supports the allocation of 30% of the former Fort Ord for creating jobs, educational opportunities and housing.

CHISPA has aligned its self in this effort through its participation with the Diversity Coalition Land Use Group, which has submitted a statement to you regarding its position in support of the Fort Ord Base Reuse Plan that was carefully negotiated and crafted when the Fort Ord Base was closed.

Sincerely,

Alfred Diaz-Infante, Pres./CEO

*Community Housing Improvement Systems and Planning Association, Inc.*

295 Main Street, Suite 100 • Salinas, CA 93901 • (831) 757-6251 • TDD: (831) 758-9481 • Fax (831) 757-7537 or (831) 757-6268

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