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August 26, 2013

Via E-mail and Hand Delivery

Board of Supervisors
County of Monterey
168 West Alisal Street
Salinas, CA 93902
c/o Clerk to the Board
COB@co.monterey.ca.us

Re: Consistency of 2010 General with Fort Ord Reuse Plan

Dear Members of the Board:

On behalf of LandWatch Monterey County, we write to object to the proposed resolution finding the 2010 General Plan to be consistent with FORA's Fort Ord Reuse Plan. As you know, the FORA Act requires that FORA certify consistency with the Fort Ord Reuse Plan before the County's 2010 General Plan's and its Fort Ord Master Plan becomes effective in the Fort Ord area. Government Code, § 67675.7.

The focus of LandWatch's concern is the lack of clarity about the intensity and density of land use permitted in the Parker Flats and East Garrison areas. Although the County and FORA acknowledge that the East Garrison/Parker Flats Land Swap Agreement ("LSA") somehow changed permissible levels of development in the Parker Flats area, neither FORA's Fort Ord Reuse Plan nor the County's Fort Ord Master Plan explain what those changes are. It is either absurd or cynical to ask the Supervisors and FORA to find the provisions of these two documents consistent with respect to Parker Flats when neither document actually spells out the currently allowable development at Parker Flats.

In its December 14, 2012 Final Reassessment Report, FORA explained that the MOU and the Zander report prepared in connection with the Land Swap Agreement failed to clarify how that agreement affects land uses. Reassessment Report, pp. 3-73 to 3-74. The Final Reassessment Report suggests that these issues should be resolved in the context of a future consistency determination for the County's 2010 General Plan. Id. at 3-74. However, neither the 2010 General Plan, the proposed Resolution of consistency, a staff report, nor any other document we have been able to obtain adequately clarifies how the Land Swap Agreement affects land uses permitted in the Parker Flats area.

Allowable uses in the Parker Flats area are now entirely opaque. The Zander Report prepared in connection with the Land Swap Agreement and the East Garrison Specific Plan call for elimination of at least some significant portion of previously proposed development at Parker Flats. The 2010 General Plan acknowledges that "the Land Swap Agreement modified the allowed uses in this District," but fails to say how

those allowed uses were modified. In this respect, the General Plan is simply incomplete. Furthermore, neither the proposed Resolution nor any other available materials explain what residential and commercial uses are now to be allowed at Parker Flats – either under FORA's Fort Ord Reuse Plan or under the County's Fort Ord Master Plan. The County must revise its Fort Ord Master Plan to specify the location, density, and intensity of allowed land uses at Parker Flats and East Garrison as a result of the Land Swap Agreement. Without that specification, there is no guidance for permissible development.

Because the Fort Ord Reuse Plan is supposed to control land use plans of its Member Agencies, FORA should already have clarified how the Land Swap Agreement altered allowed land uses at Parker Flats. FORA is required "to designate areas of the base for residential, commercial, industrial, and other uses" under Government Code § 67675(c)(1), so if the Land Swap Agreement changed those allowed use designations, FORA should have amended the Fort Ord Reuse Plan. If FORA has not gotten around to making that amendment, the FORA Act contains a clear process for the County to propose the required amendments, which it could do in connection with the submission of its 2010 General Plan for certification. Government Code, § 67675.8(a). The County should follow this process as necessary, because without clear statements of allowed uses in both documents, neither the County nor FORA can demonstrate that allowed development under the County's Fort Ord Master Plan is consistent with specific designations of allowable land uses in FORA's Fort Ord Reuse Plan.

FORA has a long history of finding Member Agency general plans and projects to be consistent with the Fort Ord Reuse Plan just so long as the Member Agency stays within its overall allocation of Fort Ord development – regardless whether those plans and projects are actually consistent with the specific land use designations in the Fort Ord Reuse Plan. FORA admits that it has allowed Member Agency plans and projects to trump the Fort Ord Reuse Plan's land use designations 21 times through FORA's consistency review process. Reassessment Report, pp. 3-19 to 3-22; see Scoping Report, pp. 4-176 to 4-185. Thus, the County may have been led to expect that it need not clarify land uses at Parker Flats until a specific development proposal is submitted to FORA for consistency review.

However, FORA's practice of permitting substantial deviations from the land uses specified in its Fort Ord Reuse Plan through its consistency review process is erroneous and not justified under its statutory mandate. FORA has purported to justify its practice with reference to its own regulations, but nothing in the FORA Act permits FORA to allow its Member Agency general plans, specific plans, or project entitlements to trump the land use designations in the Fort Ord Reuse Plan. Again, FORA is required to designate allowed land uses through the Fort Ord Reuse Plan, not simply to acquiesce in whatever proposal a Member Agency puts before it in a consistency review. If a Member Agency seeks to change allowed land uses, it must seek an amendment of the Fort Ord Reuse Plan, not just a finding that this change is "consistent," and certainly not such a finding based only on the grounds that the Member Agency has not yet exhausted its

total development allocation. FORA's past practice in consistency certifications is so elastic that it makes a mockery of the whole notion that the Fort Ord Reuse Plan is actually a plan at all.

In sum, LandWatch asks that the County clearly state in its Fort Ord Master Plan what land uses would be permitted in the Parker Flats and East Garrison areas, particularly residential and commercial land uses. To the extent that those uses are inconsistent with the allowed uses currently set out in the Fort Ord Master Plan, the County should seek an amendment to the Fort Ord Master Plan. In any event, LandWatch submits that the Supervisors cannot cast a meaningful vote on the proposed Resolution of consistency without a clear statement of allowable land uses in the Parker Flats Area.

A. The Fort Ord Reuse Plan <u>Originally</u> Called For 3,84 Residential Units On 520 Acres With An Acre of Commercial Use And A Hotel At Parker Flats

As adopted, the Fort Ord Reuse Plan called for two Planning Districts in the Eucalyptus Road Planning Area: the University Corporate Center District and the Residential/Recreational Center District, also known as Parker Flats. Parker Flats was to include a large low-density residential area of about 520 acres accommodating about 3,184 units with some limited retail and a hotel, as follows:

> "This District is designated to include a significant new residential area at the perimeter of the BLM lands and to link the POM Annex residential district in Seaside with the CSUMB housing areas north of Intergarrison Road. This district is designated as SFD Low Density Residential in order to provide the flexibility to retain portions of the significant oak woodland community. A focal point of this community could be a golf course and visitor-serving hotel.
> *Projected Land Uses:*
> Residential Land Use. This area will accommodate various density of residential land use in a total area of approximately 520 acres and accommodating approximately 3,184 dwelling units.
> Retail and Services Land Use. A one-acre site is projected for convenience retail and services accommodating approximately 11,000 sq. ft..
> Visitor-Serving Land Use. A 300-room hotel is projected with an 18-hole golf course on a total of approximately 194 acres." FORP, p. 181.

B. The Zander Report And The East Garrison Specific Plan Called For Elimination Of Previously Proposed Development At Parker Flats

In order to adopt the East Garrison Specific Plan, the County agreed to reduce the proposed future development at Parker Flats as mitigation. In particular, the East Garrison Specific Plan provides that loss of vegetation and wildlife habitat at East

Garrison will be "mitigated through the designation of 450 acres of habitat reserve at Parker Flats previously designated for development." EGSP, p. 5.

We note that the 2010 General Plan Land Use Policy LU-2.24 references the East Garrison Specific Plan and development agreements and provides that "[t]he General Plan shall, as applicable, be construed in a manner consistent with development as provided for in these specific plans and development agreements." Thus, the County is bound to honor this East Garrison Specific Plan provision limiting future development at Parker Flats in interpreting the 2010 General Plan.

The Zander Report, prepared in support of the MOU for the Land Swap Agreement, clearly contemplated that Parker Flats residential use would be reduced if not eliminated:

> "The modifications proposed for Parker Flats would change the Base Reuse Plan designations for the area by removing the residential, light industrial, golf course and other uses to accommodate the MPC officer training and EVOC facilities. Parker Flats would also provide areas for the Central Coast Veterans Cemetery, the Monterey Horse Park and other potential development (Figure 5). The MPC facilities would require minor adjustments to the existing HMP and Base Reuse Plan boundaries associated with Range 45 (HMP polygon E21b.3, Base Reuse Plan polygon 21b) to allow improvement and reuse of the existing range area (Figure 6). The line between HMP-designated development and habitat reserve areas, which currently bisects Range 45, would need to be extended to the south to accommodate the entire improved range area. The polygon boundaries would also be adjusted to balance species gains and losses and avoid recently identified populations of listed plants (see discussion below). This revised use concept for Parker Flats would reduce the development footprint originally envisioned for the area and resolve outstanding land use conflicts on properties at Fort Ord scheduled for transfer to the County. The revised use designations would also allow approximately 380 acres adjacent to the NRMA and primary habitat corridor area to be added to the existing habitat reserve areas. In addition, large areas within the Monterey Horse Park section of Parker Flats, notably a central oak woodland reserve area comprising about 70 acres would remain in native habitat. With development of appropriate resource conservation and management requirements and identification of suitable resource management entities, the new habitat reserve areas would provide greater than a 2:1 replacement ratio for the habitat acreage lost at East Garrison as a result of the proposed expanded development there.3 These new reserve areas would also expand and enhance the habitat corridor connections to reserve areas (UC Natural Reserve, CSUMB, Landfill) to the north. However, because much of the maritime chaparral in the new reserve areas has been mechanically cleared to remove unexploded ordnance in preparation for transfer and development, the existing habitat values and species diversity in those areas may have been compromised (see further discussion below)." Zander, p. 11, emphasis added.

Significantly, the Zander Report contemplated that the changes would be made by changing the Base Reuse Plan. LandWatch is unaware that FORA has acted to implement the changes that were intended by the Land Swap Agreement. If FORA has not yet acted to clarify this, then FORA should take care of this unfinished business by amending the Fort Ord Reuse Plan before it considers the consistency of the 2010 General Plan.

C. The 2010 General Plan States That Allowable Land Uses At Parker Flats Have Been Modified, But Does Not Say How; Thus, The 2010 General Plan Is Incomplete And Insufficient To Guide Future Development Or A Consistency Review

The 2010 General Plan's Fort Ord Master Plan ("FOMP") references the Land Swap Agreement and the requirement to preserve approximately 447 more acres at Parker Flats. FOMP, p. FO-2 to FO-3. However, the Fort Ord Master Plan's description of the Eucalyptus Road Planning Area Residential/Recreation Center District at Parker Flats is incomplete, because it does not identify the allowable uses, density, or intensity:

> **"Residential/Recreation Center District (Parker Flats).** This Planning District totals approximately 946 acres. The District was intended to accommodate a residential community of up to 3,184 residential units on 520 acres, at an overall density of up to 5 units per gross acre, neighborhood serving retail commercial uses on a one-acre site, visitor-serving uses (potentially including hotel and golf course development) on 194 acres, and 231 acres of open space preserve. As explained earlier, the Land Swap Agreement modified the allowed uses in this District and in the East Garrison District. The detailed descriptions and arrangement of land uses are subject to the preparation and approval of a Specific Plan or other planned development mechanism. Development constraints related to water allocation and transportation as adopted by FORA shall be addressed by the Specific Plan or other mechanism and may limit the number of residential units permitted." FOMP, p. FO-11, emphasis added.

This language is entirely opaque. **The 2010 General Plan provides that the originally intended uses at Parker Flats have been "modified" but it does not say how**. Instead, it simply punts the issue until the "preparation and approval of a Specific Plan or other planned development mechanism." Note that any limitation on the number of residential units is attributed not to the Land Swap Agreement, but to other "development constraints related to water allocation or transportation."

LandWatch submits that the language of the 2010 General Plan is wholly insufficient to guide future development in the area since it acknowledges that the originally intended land uses have been modified but does not say how.

More problematically, **the Supervisors cannot determine if the 2010 General Plan provisions for development at Parker Flats are consistent with the Fort Ord Reuse Plan without knowing what those provisions are**. All we know at this point is that the originally intended uses, which are still the allowable uses set out in the Fort Ord Reuse Plan, have been "modified."

Finally, the County is required to submit a general plan to FORA for consistency review that "**contains materials sufficient for a thorough and complete review**." Government Code, § 67675.2(b). Without explaining how the Parker Flats land uses have been "modified," the County cannot meet this requirement. As it stands, neither FORA nor the public can tell if the County's notion of the modifications to Parker Flats land uses is different than FORA's notion.

D. Neither the Proposed Resolution Nor Any Staff Materials Clarify Whether And To What Extent Residential and Commercial Uses Are Permitted At Parker Flats

No staff report accompanies the proposed Resolution finding the 2010 General Plan consistent with the Fort Ord Reuse Plan, so there is no staff discussion to guide the Supervisors or the public on the Parker Flats issue. Attachment B to the Resolution, a chart captioned "Plan Implementation Analysis," discusses provisions for a park and open space pursuant to Reuse Plan Programs C-1.2, 1.3, and 1.4, but does not discuss the critical question of the intensity and density of commercial and residential land use permitted in the Parker Flats area.[1] Given the complexity of these issues and the expectation by FORA and the public that the matter may be resolved through the consistency review process, the lack of a clear discussion is remarkable.

LandWatch asks that the Supervisors direct Planning staff to prepare a report that addresses each of the issues raised in this letter and that clearly explains how the Land Swap Agreement modified allowable land uses in the Parker Flats area.

E. FORA Or The County Should Clarify How Land Uses Have Been Modified; And The County Should Initiate An Amendment To The Fort Ord Reuse Plan To Reflect Those Modifications

As discussed above, the 2010 General Plan Fort Ord Master Plan states that the allowable land uses in Parker Flats were "modified" by the Land Swap Agreement, although it does not say how. FOMP, p. FO-11. Thus, the East Garrison Specific Plan, the Zander Report, the 2010 General Plan Fort Ord Master Plan, and the Fort Ord Final Reassessment Report all indicate that the allowable land uses at Parker Flats have been modified, but none of these documents, other than the Zander Report, purport to provide a definitive statement of what land uses are now allowed. Modifications to the allowable

[1] We discuss below the only other reference to the Land Swap Agreement in the materials submitted to the Supervisors in the agenda packet, Exhibit 1 to the proposed Resolution, captioned "Consistency Analysis – 'Combined' legislative Land Use Decision and Development Entitlement."

land uses should be reflected in a revision to the Fort Ord Reuse Plan, or at least in an explanation as to what those modifications are and how they remain consistent with the Fort Ord Reuse Plan's original provisions governing Parker Flats.

The Fort Ord Reuse Plan is intended to control the land use plans of the County and the other member jurisdictions; thus, the County's General Plan must be found consistent with the Fort Ord Reuse Plan before it takes effect. Government Code, §§ 67675.3, 67675.7. Accordingly, it is incumbent on FORA in the first instance to clarify how the Land Swap Agreement modified the Fort Ord Reuse Plan. If FORA has already acted to clarify how the Land Swap Agreement altered the Fort Ord Reuse Plan, the County Planning staff should explain how it did so in a staff report to the Supervisors and public before the Supervisors act on the proposed Resolution.

However, if FORA still needs to take legislative action to implement the Land Swap Agreement's modification of land uses, then the County should ask FORA to take that action, either before, or in connection with, its submission of the 2010 General Plan for consistency review. The FORA Act expressly provides a mechanism for revisions to the Fort Ord Reuse Plan to be initiated by a member by requesting a change. Government Code, § 67675.8(a). The County should follow this process by requesting a revision in the Fort Ord Reuse Plan that implements the effect of the Land Swap Agreement if FORA has not already taken action to modify the allowable Parker Flats land uses.

F. The County Must Demonstrate Consistency Between (1) The Fort Ord Master Plan's Land Use Designation Maps And Summaries Of Allowable Development For Planning Areas And (2) The Fort Ord Reuse Plan's Land Use Designation Maps And Summaries Of Allowable Development For Planning Areas

The only other reference to the Land Swap Agreement in the materials submitted to the Supervisors in the agenda packet is in Exhibit 1 to the proposed Resolution, captioned "Consistency Analysis – 'Combined' Legislative Land Use Decision and Development Entitlement." This chart purports to evaluate the 2010 General Plan's consistency with the Fort Ord Reuse Plan by discussing each of the provisions of FORA's Master Resolution criteria for legislative land use decision consistency.

Master Resolution sections 8.02.010(a)(1) and (2) require that land use designations may not be "more intense" or "more dense" than the intensity and density "the uses permitted in the Reuse Plan for the affected territory." The Exhibit 1 chart claims that these provisions are met because the Fort Ord Master Plan "contains the same land use designations" and "contains the same densities" as the Base Reuse Plan. But this is not at all clear because the Fort Ord Master Plan states that the allowable land uses at Parker Flats have been modified without saying how. Nor is it clear that the allowable land uses at East Garrison remain consistent.

If, as the Zander Report and the East Garrison Specific Plan indicate, residential use has been reduced or eliminated at Parker Flats but increased at East Garrison, and FORA has not taken action to revise the Fort Ord Reuse Plan to reflect this, then there is no assurance that the allowable density and intensity at Parker Flats and East Garrison are in fact consistent. The County Planning staff should explain in detail what the allowable density and intensity provisions are at East Garrison and Parker Flats under both FORA's Fort Ord Reuse Plan and the County's Fort Ord Master Plan.

Since land use designations are reflected both in land use designation maps and in summaries of allowable development by planning area, this explanation should update as necessary the relevant land use designation maps and summaries of allowable density by planning area contained in both the Fort Ord Reuse Plan and the Fort Ord Master Plan.

Master Resolution section 8.02.010(b) provides

> "FORA shall not preclude the transfer of intensity of land uses and/or density of development involving properties within the affected territory as long as the land use decision meets the overall intensity and density criteria of Sections 8.02.010(a)(1) and (2) above as long as the cumulative net density or intensity of the Fort Ord Territory is not increased."

The Exhibit 1 chart states that "[t]he approved Land Swap agreement that exercised this flexibility is reflected in the 2010 Fort Ord Master Plan." No further explanation is provided for this statement in materials submitted by the Planning department staff to the Supervisors. On its face, it appears to reflect an action by FORA to <u>permit</u> the transfer of intensity and/or density from Parker Flats to East Garrison through FORA's consent to the Land Swap Agreement. Presumably this permission effectively modified the Fort Ord Master Plan to reduce the allowable density and intensity of development at Parker Flats and to increase it at East Garrison.

As noted above, LandWatch is unaware of the specific formal actions taken by FORA to modify the allowable land uses at Parker Flats. As discussed in the next section, LandWatch does not believe that FORA may make changes to the Fort Ord Reuse Plan through consistency adjudications but must instead take legislative action to amend the Plan. Regardless, we ask that the County Planning staff explain how the Land Swap Agreement worked to modify allowable land uses and to identify any formal actions taken by FORA or other parties to effect those changes.

In summary, the land use designations of the Fort Ord Reuse plan and the County's Fort Ord Master Plan must be consistent. These designations are reflected in land use designation maps and in summaries of allowable development by planning area. Thus, the Fort Ord Master Plan land use designation maps must be consistent with the Fort Ord Reuse Plan land use designation maps. And Fort Ord Master Plan summaries of allowable development by planning area must be consistent with the Fort Ord Reuse Plan summaries of allowable development by planning area. <u>Consistency can be judged only</u>

if the land use designation maps and the summaries of allowable development by planning area are provided and are adequately detailed. We ask that the County Planning staff provide clear maps and summaries of allowable development by planning area for both Parker Flats and East Garrison so that the Supervisors, FORA, and the public can be assured that the Fort Ord Master Plan is consistent with the Fort Ord Reuse Plan.

G. FORA's Master Resolution Cannot Permit The County To Disregard Land Use Designations In the Fort Ord Reuse Plan

LandWatch is concerned that FORA may not exercise its responsibility to maintain a current Fort Ord Reuse Plan and to take the necessary legislative actions to make changes to that plan when member jurisdictions seek consistency reviews for plans that are clearly inconsistent. This is particularly problematic because there appears to be no clear guidance on allowable development in the Parker Flats area, which is now being proposed for intensive development despite the LandSwap Agreement's "modification" of allowable uses in Parker Flats, a modification that should have substantially reduced or eliminated residential development.

The Fort Ord Reuse Plan Final Reassessment Report identifies 21 occasions in which FORA has made consistency determinations to certify general plans and zoning designations and approve development entitlements that resulted in the need to modify the Fort Ord Reuse Plan land use designation map. Reassessment Report, pp. 3-19 to 3-22; see Scoping Report, pp. 4-176-4-185 (summarizing each consistency determination).

The Scoping Report explains why FORA has permitted Member Agencies to adopt land use maps that differ from the Fort Ord Reuse Plan's land use map:

> "FORA staff has established procedures for conducting consistency determinations that augment the provisions of FORA Master Resolution Chapter 8. The BRP [Fort Ord Reuse Plan or Base Reuse Plan] is similar to a general plan, providing umbrella policy and land use context for the jurisdictions with land use control while providing those jurisdictions with some flexibility and autonomy. FORA uses the California Office of Planning and Research's General Plan Guidelines definition for consistency: "An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment." In general, the BRP provides a framework for reuse planning, not a plan to be copied verbatim. FORA does not look for a carbon copy match for land uses, but rather an equivalency of uses and intensities. The land use categories on the FORA land use concept map don't necessarily match the local jurisdictions' land use designations, and a degree of interpretation is required in determining consistency. Additionally, under clause 8.02.010(b), land use locations and intensities may be shifted from those shown on the FORA land use concept map as meets the jurisdiction's needs, provided overall density within the former Fort Ord is not increased. Therefore, a jurisdictional land use map that differs from the

> FORA land use concept map could still be found consistent. Likewise, the policy content of the jurisdictions' general plans may vary in wording or presentation." Scoping Report, p. 4-176, emphasis added.

The Reassessment Report repeats the argument that there need not be a match between FORA's land use map and the maps of member jurisdictions:

> "Further, the actual land use designations contained in the general plans of member jurisdictions for which consistency determinations have been made can differ from those contained in the BRP and Land Use Concept map. Consequently, if modifications to the Land Use Concept map are made to reflect these determinations, where necessary, the modifications would show the Land Use Concept map designations which are the closest fit to the actual land use designation applied by the member jurisdiction." Reassessment Report, p. 3-22.

Finally, the Reassessment Report implies that the more precise maps in Member Agencies' certified plans may actually be controlling, stating that FORA's "consistency determinations result in more precise descriptions of the actual land use and development approach for lands within the boundaries of member jurisdictions to which the consistency determinations apply." Reassessment Report, p. 3-19.

Thus, it appears that FORA has in the past used the consistency review process to acquiesce in substantive changes by Member Agencies to the land use designations on the Fort Ord Reuse Plan land use map as long as the overall total density of the Member Agencies' development is not increased and other policies (e.g., jobs/housing balance) are not violated. There appears to be no meaningful constraint on development at the parcel level, or even the planning area level, imposed by FORA based on the specific land use maps and planning area provisions contained in the Fort Ord Reuse Plan.

LandWatch believes that FORA's approach to consistency determination is erroneous to the extent it permits Member Agencies to disregard the land use designations, density, and intensity provisions for specific parcels and planning areas set out in the Fort Ord Reuse Plan. LandWatch agrees with the Scoping Report that the Fort Ord Reuse Plan is similar to a general plan, but LandWatch disagrees that any general plan could be legitimately interpreted to permit land uses that are inconsistent with the density and intensity provisions of that plan. Yet that appears to be FORA's practice.

The FORA Act requires Member Agency general plans to be consistent with the Fort Ord Reuse Plan, which is in effect a superior general plan. The FORA Act provides a clear process for member Agencies to request amendments to the Fort Ord Reuse Plan when seeking certification of a general plan that would otherwise be inconsistent. To permit Member Agencies to develop parcels without regard to the specific land uses designations of the Fort Ord Reuse Plan, subject only to an overall cap on development by each jurisdiction, renders the Fort Ord Reuse Plan land use designations null and void

and abdicates FORA's responsibility to control land use at the parcel and planning area level.

We point this out because we are concerned that FORA should not continue the practice of ignoring the requirement to ensure parcel and planning area level land use consistency in connection with FORA's certification of the County's 2010 General Plan. Accordingly, we ask that before the Supervisors act on the proposed Resolution of consistency that the County provide the following information and take the following actions:

- Report the allowable density and intensity of land use the County proposes to permit under the 2010 General Plan's Fort Ord Master Plan for parcels within the Parker Flats area and for the Eucalyptus Road Planning Area Residential/Recreational Center District as a whole.

- Amend the 2010 General Plan's Fort Ord Master Plan to specify this level of development.

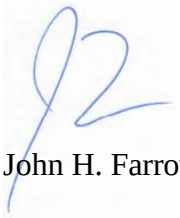
- Report the allowable density and intensity of land use permitted under the current Fort Ord Reuse Plan for parcels within the Parker Flats area and for the Eucalyptus Road Planning Area Residential/Recreational Center District as a whole.

- If necessary, propose an amendment to the Fort Ord Reuse Plan to accommodate the Fort Ord Master Plan's proposed level of allowed development.

Thank you for the opportunity to provide these comments.

Yours sincerely,

M. R. WOLFE & ASSOCIATES, P.C.



John H. Farrow

JHF: am
Cc: Michael Houlemard