



FORT ORD REUSE AUTHORITY

REGULAR MEETING

FORT ORD REUSE AUTHORITY (FORA) ADMINISTRATIVE COMMITTEE

Wednesday, May 31, 2017 at 8:30 a.m.

920 2nd Avenue, Suite A, Marina, CA 93933 (FORA Conference Room)

AGENDA

1. CALL TO ORDER/ESTABLISHMENT OF QUORUM

2. PLEDGE OF ALLEGIANCE

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

4. PUBLIC COMMENT PERIOD

Members of the public wishing to address the Committee on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes and will not receive Committee action. Whenever possible, written correspondence should be submitted to the Committee in advance of the meeting, to provide adequate time for its consideration.

5. APPROVAL OF MEETING MINUTES

ACTION

- a. May 17, 2017 Meeting Minutes

6. June 9, 2017 DRAFT BOARD MEETING AGENDA

INFORMATION

- a. Transaction Worksheet Reporting

7. BUSINESS ITEMS

INFORMATION/ACTION

Business items are for Committee discussion, debate, direction to staff, and/or action. Comments from the public are not to exceed 3 minutes or as otherwise determined by the Chair.

- a. FORA Biennial Fee Review
- b. Department of Toxic Substances Control Annual Land Use Covenant Reporting
- c. Consider Dates for Potential Board Workshop on Building Removal and Transportation Projects

8. ITEMS FROM MEMBERS

INFORMATION

Receive communication from Committee members as it pertains to future agenda items.

9. ADJOURNMENT

NEXT MEETING: Wednesday, June 14, 2017



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, May 17, 2017 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Co-Chair, Michael Houlemard called the meeting to order at 8:31 a.m.

The following members were present:

AR = After Roll Call; * = voting member

Layne Long* (City of Marina)

Craig Malin* (City of Seaside)

Nick Nichols* (Monterey County)

Dino Pick* (City of Del Rey Oaks)

Elizabeth Caraker* (City of Monterey)

Anya Spear (CSUMB)

Steve Matarazzo (UCMBEST)

Michelle Overmeyer (MST)

Todd Muck (TAMC)

Vicki Nakamura (MPC)

Patrick Breen (MCWD)

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Steve Matarazzo

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Doug Yount, Marina Community Partners, announced the anticipated opening of a locally owned Mediterranean cuisine restaurant in the fall. Anya Spear, CSUMB, announced a public meeting is scheduled for May 23, 2017 regarding Fort Ord munitions clean up. The meeting is to be held at Bayonet and Black Horse Golf Course. Details can be accessed at <https://csumb.edu/news/upcoming-fort-ord-munitions-cleanup-public-meeting-may-23-2017>.

4. PUBLIC COMMENT PERIOD

Members of the public wishing to address the Administrative Committee on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes.

There were no comments received from the public.

5. APPROVAL OF MEETING MINUTES

ACTION

a. May 3, 2017 Regular Meeting Minutes

MOTION: On motion by Committee member Pick and second by Committee member Matarazzo and carried by the following vote, the Administrative Committee moved to approve the May 3, 2017 meeting minutes.

MOTION PASSED UNANIMOUSLY

6. MAY 12, 2017 FORA BOARD MEETING FOLLOW UP

Mr. Houlemard provided an overview of the action and discussion at the May 12, 2017 Board meeting. Staff responded to questions and comments received from the Committee and public to clarify action taken on FY 2017-18 Budget, Staff/Benefit Adjustment, CIP, Fee Reallocation Study and other agenda items.

7. BUSINESS ITEMS

INFORMATION

- a. Capital Improvement Program (CIP)
 - i. FY 17/18 CIP Budget
 - ii. Biennial Fee Calculation Review

Mr. Houlemard introduced the item and shared his observations that it may be beneficial to acquaint and re-acquaint new and existing Board members with an in-depth review of the CIP for better understanding to make decisions concerning the CIP. Also, as the Transition Task force moves forward in establishing a transition plan, a joint Administrative Committee and Board workshop regarding Building Removal and Transportation projects was proposed.

Jonathan Brinkmann, Principal Planner, reviewed the schedule and anticipated next steps for the FY 17/18 CIP Budget and the Biennial Fee Calculation Review. The contents of the tables for the Biennial Fee Calculation was reviewed. The item will return to the Committee at the May 31, 2017 Administrative Committee meeting.

Staff responded to questions and comments from the Committee and public. Staff also noted changes and/or corrections that should be made to the data as well.

This item was information only, there was no action taken by the Committee.

8. ITEMS FROM MEMBERS

Committee member Caraker requested an update regarding the Transition Task Force. Steve Endsley, Assistant Executive Officer responded to the inquiry.

9. ADJOURNMENT at 9:02 a.m.



FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933

Phone: (831) 883-3672 | Fax: (831) 883-3675 | www.fora.org

MEMORANDUM

TO: Monterey Peninsula College (MPC), University of California Santa Cruz (UCSC), California State University Monterey Bay (CSUMB), County of Monterey, Cities of Del Rey Oaks, Monterey, Marina, and Seaside

FROM: Jonathan Brinkmann, Principal Planner

RE: Administrative Committee Meeting Item 7b: Land Use Covenant (LUC) Jurisdictions Annual Report Request

DATE: May 31, 2017

Background

The Fort Ord Reuse Authority (FORA), DTSC, MPC, UCSC, CSUMB, County of Monterey, Cities of Del Rey Oaks, Monterey, Marina, and Seaside signed a memorandum of agreement concerning monitoring and reporting on environmental restrictions on the former Fort Ord (LUC MOA), effective November 15, 2007. The LUC MOA requires the eight reporting entities – MPC, UCSC, CSUMB, County of Monterey, Cities of Del Rey Oaks, Monterey, Marina, and Seaside – to report to FORA or the County concerning their compliance with all recorded LUCs in their jurisdiction. Before FORA ceases to exist (June 30, 2020), FORA will transfer its responsibility to the County of Monterey for compiling the eight reporting entities' monitoring reports and transmittal of the compiled report to DTSC. FORA and the County will send correspondence notifying the Parties of the LUC MOA when FORA transfers its responsibility to the County of Monterey.

LUC Reporting Request for Period July 1, 2016 to June 30, 2017.

The eight reporting entities are on schedule with the current reporting cycle. Two years ago, FORA staff met with the County of Monterey and DTSC to discuss ways to streamline the LUC reporting process. FORA, County of Monterey, and DTSC representatives identified measures to improve LUC reporting process effectiveness:

- 1) **The Jurisdictions are reminded that DTSC enforces compliance with the LUC MOA, including reporting submission deadlines. Failure to meet the LUC reporting deadlines may result in a reporting entity incurring additional costs for DTSC to complete the Jurisdiction's LUC reporting requirements.**
- 2) The LUC reporting surveys that FORA (or the County, in the future) transmit to the reporting entities for their annual reports will use a modified format, as shown in **Attachment A**, to streamline the reporting process.
- 3) FORA or County should allow up to a 3-month period between the LUC reporting survey request date and due date.

The requested LUC reporting survey **due date is September 29, 2017**. Please inform FORA if you have in changes to your point of contact completing the LUC reporting survey. If you have any questions about the LUC MOA or the annual LUC reporting process, please contact Ikuyo Yoneda-Lopez, Administrative Coordinator (ikuyo@fora.org) or me (jonathan@fora.org) at (831) 883-3672.

**Former Fort Ord
Land Use Covenant Report Outline**

Combined Annual Status Report for _____ on Land Use Covenants

Covering the period of July 1, 2015 to June 30, 2016.

(See Parcel and LUC lists in Table 3-1)

This form is to be submitted by each Jurisdiction to:

Fort Ord Reuse Authority

By

September 30, 2017*

DATE OF REPORT: _____

**SUBMIT TO: Fort Ord Reuse Authority
 Attn: Jonathan Brinkmann
 920 2nd Avenue, Suite A
 Marina, CA 93933**

GENERAL:

Has jurisdiction staff previously provided a compliance summary in regards to the local digging and excavation ordinances, including the number of permits issued?

yes or no

Has jurisdiction staff provided an annual update of any changes to applicable digging and excavation ordinances?

yes or no

Has jurisdiction staff provided an annual update of any changes to the Monterey County Groundwater Ordinance No. 4011?

yes or no

PARCELS

Have any of the parcels with covenants in the jurisdiction split since the last annual report?

yes or no

If so, please reflect the split(s) in reporting on compliance with section 2.1.2 of the MOA in Table 3-1.

*** The Jurisdictions are reminded that DTSC enforces compliance with the LUC MOA, including reporting submission deadlines. Failure to meet the LUC reporting deadlines may result in a reporting entity incurring additional costs for DTSC to complete the Jurisdiction’s LUC reporting requirements.**

GROUND WATER COVENANTS:

Is a ground water covenant applicable in your jurisdiction? yes or no
(if no, skip questions 1 through 4)

1. Did jurisdiction staff visually inspect the parcels in your jurisdiction (see Table 3-1) with ground water covenants? Such visual inspection shall include observed groundwater wells, and any other activity that would interfere with or adversely affect the groundwater monitoring and remediation systems on the Property or result in the creation of a groundwater recharge area (e.g., unlined surface impoundments or disposal trenches).

yes or no

2. Did jurisdiction staff check with the applicable local building department (please list department name: _____) to ensure that no wells or recharge basins such as surface water infiltration ponds were built within your jurisdiction?

yes or no

3. Did jurisdiction staff check with the applicable local planning department (please list department name: _____) to ensure that no well permits were granted or recharge basins requested within your jurisdiction?

yes or no

4. Did jurisdiction staff review the County well permit applications pertaining to your jurisdiction to ensure that no wells have been dug or installed in violation of the ordinance or the ground water covenants?

yes or no

If you answered yes to any questions 1 through 4 above, please note and describe violations with USACE parcel numbers and street addresses (Use additional sheets if needed.)

LANDFILL BUFFER COVENANTS:

Is a landfill buffer covenant applicable in your jurisdiction? yes or no
(if no, skip questions 1 through 3)

1. Did jurisdiction staff visually inspect the parcels in your jurisdiction (see Table 3-1) with landfill buffer covenants? Such visual inspection shall include observation of any structures and any other activity that would interfere with the landfill monitoring and remediation systems on the Property.

yes or no

2.. Did jurisdiction staff check with the applicable local building department (please list department name: _____) to ensure that no sensitive uses such as residences, hospitals, day care or schools (not including post-secondary schools, as defined in Section 1.19 of the MOA) were built on the restricted parcels within your jurisdiction?

yes or no

3. Did jurisdiction staff check with the applicable local planning department (please list department name: _____) to ensure that no other structures were built without protection for vapors in accordance with the landfill buffer covenants.

yes or no

If you answered yes to any questions 1 through 3 above, please note and describe violations with street addresses. (Use additional sheets if needed.)

SOIL COVENANTS:

Is a soil covenant applicable in your jurisdiction?
(if no, skip questions 1 through 4)

yes or no

1. Did jurisdiction staff visually inspect the parcels (see Table 3-1) in your jurisdiction with soil covenants to assure no sensitive uses such as residences, hospitals, day care or schools (not including post-secondary schools, as defined in Section 1.19 of the MOA) were constructed or are occurring on the restricted parcels in your jurisdiction?

yes or no

2. Did jurisdiction staff check with the applicable local building department to ensure that no soil was disturbed without an approved soil management plan in accordance with the excavation and digging Ordinance in your jurisdiction?

yes or no

3. Did jurisdiction staff check with the applicable local planning department for notification of MEC within your jurisdiction?

yes or no

4. Did jurisdiction staff review the 911 records of MEC observations and responses and provide a summary in annual report as required by the LUC MOA dated November 15, 2007?

yes

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	Owner	GPS Coordinates	Restrictions
Del Rey Oaks	12/28/05	Soil 3	E29a	031-191-011000	Del Rey Oaks Redevelopment Agency (DRDA)		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without soil management plan 3. Notification of MEC 4. Access rights
			E29b.1	031-191-011000	DRDA		
			E31.b	031-191-012000	Fort Ord Reuse Authority (FORA)		
			E31a	031-191-012000	FORA		
			E31c	031-191-012000	FORA		
			E36	031-191-012000	FORA		
	In Review	Soil 4	L20.13.1.2	031-191-014000	FORA		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without soil management plan 3. Notification of MEC 4. Access rights
			L20.13.3.1	031-191-011000	DRDA		
			L6.2	031-191-014000	FORA		

Explanations:

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media

Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	Owner	GPS Coordinates	Restrictions					
Marina	10/12/01	Soil 1	L5.1.1	031-111-035000 031-111-036000 031-111-037000	Marina Redevelopment Agency (MRDA), City of Marina (COM), COM		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without a mangement plan 3. Access rights					
	05/22/02	Groundwater 1a	E17	031-251-012000	MRDA		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.					
			E4.1.1	031-201-005000	MRDA							
			E4.2	031-201-032000	Cypress Marina Heights LP (CMH)							
			E4.3.1.1	031-201-029000 031-271-009000	CMH, MRDA							
			L2.1	031-221-005000	Monterey-Salinas Transit (MST)							
	09/17/03	Groundwater 1	L2.2.1	031-201-012000	MST		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.					
			L35.1	031-251-013000	Marina Coast Water District (MCWD)							
			L35.2	031-201-015000	MRDA							
	09/22/03	Groundwater 2	E2B.1.1.1		031-251-025000 031-251-027000 031-251-018000 031-251-037000 031-251-038000 031-251-039000 031-251-040000	Fort Ord Reuse Authority (FORA), MRDA, MRDA, Carpenters Local 605, FORA, Builder Exchange of the Central Coast (BXCC), Association of Monterey Bay Area Governments		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.				
									E2B.1.1.2	031-282-004000	Target Corp.	
									E2B.1.2	Not listed - ROW Imjin	COM	
									E2B.1.3	031-251-028000 031-251-020000	Marina Community Partners, LLC (MCP), MRDA	
									E2B.1.5	031-251-030000	MCP	
										031-251-031000	MRDA	
			E2B.2.1	031-282-001000 031-282-002000 031-282-003000 031-282-004000 031-282-005000 031-282-006000 031-282-007000 031-282-008000 031-282-009000 031-282-010000 031-282-011000 031-282-012000 031-282-013000 031-282-014000 031-221-004000 031-221-014000 031-221-007000	Shea Marina Village, LLC (SMV), SMV, SMV, Target Corp., MCP, SMV, SMV, SMV, Kohl's D. Store, SMV, SMV, MCP, MCP, MCP, Transportation Agency for Monterey County (TAMC), TAMC, COM							
							E2B.2.2		Not listed - ROW Imjin	COM		
							E2B.2.3		031-282-012000 031-282-013000	MCP		
												E2B.2.4
							E2B.2.5		031-282-017000 031-282-018000	MRDA, MCP		
												E2B.3.1.1
							E2B.3.2		031-282-013000	MCP		
							E2C.1		031-251-018000	MRDA		
							E2C.3.2		031-201-005000 & Not listed Imjin ROW	MRDA, COM		
							E2C.3.3		031-251-035000 031-251-032000	MRDA, MCP		
												E2C.4.1.1
							E2C.4.2.1		031-201-016000	MRDA		

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	Owner	GPS Coordinates	Restrictions
			E2D.1	031-251-035000 031-251-033000	MRDA, MCP		
			E2D.2	031-251-035000 031-251-034000	MRDA, MCP		
			E2E.1	031-101-049000	MRDA		
			E4.5	APN not listed	Water Treatment Facility, Owner TBD		
			L12.2.2	031-251-037000 031-251-039000	Carpenters Local 605, BXCC		
			L12.2.3	031-251-039000	BXCC		
			L12.3	031-282-012000	MCP		
			L20.16.1	031-221-003000	TAMC		
			L20.16.2	031-221-014000	TAMC,		
				031-282-013000	MCP,		
				031-282-018000	MCP,		
				031-282-017000	MRDA,		
				031-282-005000	MCP,		
			L20.16.3	031-282-009000	Kohl's D. Store,		
				031-282-008000	SMV,		
			L20.16.3	031-221-004000	TAMC	tamc	
			L20.17.1	031-101-051000	MRDA	ca marina redev.	
L5.8.1	031-101-038000	MRDA					
L5.8.2	031-101-052000	MRDA					
S4.1.4	031-221-001000	CalTrans					
09/28/04	Groundwater 3	L23.1.2	031-251-004000	MRDA		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.	
		L23.1.5	031-251-005000	MRDA			
		S4.1.3	Not listed - Hwy 1 ROW	CalTrans			
		S4.1.5	Not listed - Hwy 1 ROW	CalTrans			
03/13/06	Groundwater 4	E2a	031-021-049000 031-021-050000	MRDA		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.	
		E4.1.2.1	031-021-050000	MRDA			
			031-021-050000	MRDA			
			031-021-050000	MRDA			
		E4.3.1.2	031-201-029000	CMH			
			031-271-009000	MRDA			
		E4.6.1	031-271-009000 & Not listed - Imjin ROW	MRDA, COM			
		L5.6.1	031-271-009000	MRDA			
031-201-030000	CMH,						
L5.6.2	031-271-009000	MRDA					
03/21/06	Groundwater 5	E2d.3.1	031-101-054000	MRDA		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.	
		E5a.2	031-201-031000	CMH			
		L5.10.2	Not listed - Reservation Road ROW	COM			
In Review	Groundwater 8	E4.3.2.2	031-081-013000	FORA		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.	
			031-081-024000				
			031-081-025000				
		031-081-026000					
E4.7.1	Not listed - ROW Imjin	FORA					
E5a.1	031-081-023000	FORA					
L5.10.1	Not listed - Reservation Road ROW	FORA					
In Review	Groundwater TBA	E2c.4.1.2	Not listed - ROW Imjin	US Army		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.	
			E2c.4.2.2				031-101-055000
			E2c.4.3				031-101-055000
			E2c.4.4				031-101-055000
			E2d.3.2				031-101-055000
			L5.9.2				031-101-055000
L20.17.2	031-101-050000						
In Review	Groundwater TBA	L2.2.2	031-201-013000	US Army		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.	

Explanations:

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media
 Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media
 Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	Owner	GPS Coordinates	Restrictions
City of Monterey	In Review	Soil 5	E29.1	031-191-001000	FORA		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without a mangement plan 3. Notification of MEC 4. Access rights

Explanations:

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media

Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

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**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
	05/22/02	Groundwater 1a	L2.4.2	031-151-025000		Monterey-Salinas Transit (MST)		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
			L2.4.3.2	031-151-024000		MST		
	09/17/03	Groundwater 1	L35.3	031-161-003000	031-165-001-000 031-165-002-000 031-165-003-000	East Garrison Partners, LLC (EGP)		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
			L35.6	031-161-004000	031-167-004-000 031-167-005-000 031-167-009-000 031-167-010-000 031-169-041-000	EGP		
			L35.7	031-161-005000		EGP		
			L35.8	031-161-016000 031-161-017000		Monterey County Redevelopment Agency (MCRDA), EGP		
	9/28/04 and TBD	Groundwater 3 and Landfill 1	E8a.1.2	031-101-039000		MCRDA		1. No construction of wells. 2. No disturbance or creation of recharge area. 3. No sensitive uses. 4. Notify damages to remedy and monitoring system. 5. Access rights. 6. No structures unless protective for LFG per Title 27
			E8a.1.3	031-101-040000		MCRDA		
			E8a.1.4	031-101-041000		MCRDA		
			E8a.1.5	031-101-042000		MCRDA		

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
			E11B.1	031-161-024000	31165- ROW 31169- ROW 031-161-020-000 031-163-158-000 031-163-159-000 031-164-007-000 through 031-164-027-000 and 031-164-080-000 031-164-098-000 031-164-100-000 031-164-124-000 031-165-001-000 through 031-165-084-000 and 031-165-094-000 031-165-095-000 031-165-096-000 031-166-019-000 031-169-002-000 031-169-003-000 031-169-004-000 031-169-009-000 031-169-016-000 031-169-018-000 031-169-019-000 031-169-024-000 031-169-037-000 031-169-038-000 031-169-059-000 031-169-061-000 031-169-064-000 031-169-065-000	EGP		

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
			E11B.2	031-162-001000 through 031-162-129000 and 031-163-001000 through 031-163-2800000 (except those APN's identified as pertaining to E11b.3 and E11b.4) and 031-164-077000 through 031-164-082000 and 031-164-088000 through 031-164-095000		EGP		
			E11B.3	031-163-111000 through 031-163-135000 and 031-163-153000 031-163-158000 and 031-164-001000 through 031-164-006000 and 031-164-101000		EGP		
			E11B.4	031-163-159000		EGP		
			E2E.2	031-101-059000		Monterey County (MOCO)		
			L20.10.1.1	Not listed - Reservation Road ROW		MOCO		
			L20.10.1.2	Not listed - Reservation Road ROW		MOCO		
			L20.10.2	Not listed - Reservation Road ROW		MOCO		

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
			L20.14.1.2	031-163-159000 031-164-101000 031-164-103000		EGP		
			L20.19.2	031-011-042000 031-011-043000 031-011-054000		EGP		
			L20.20	Not Listed - West Camp St. ROW		MOCO		
			L20.21.1	Not listed - Watkins Gate Road ROW		MOCO		
			L20.21.2	Not listed - Watkins Gate Road ROW		MOCO		

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
			L20.22	031-161-024000 031-164-103000 031-164-110000	031-161-000-000 031-164-033-000 through 031-164-036-000 and 031-164-040-000 031-164-041-000 031-164-103-000 031-164-110-000 031-164-130-000 031-167-069-000 031-167-070-000 031-169-013-000 031-169-014-000 031-169-023-000 031-169-032-000 031-169-035-000 031-169-051-000 031-169-052-000 031-169-055-000 through 031-169-058-000 031-164-103-000 031-164-110-000	EGP		1 No construction of groundwater wells

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
	09/28/04	Groundwater 3			31169- ROW 031-161-000-000 031-161-020-000 031-161-027-000 031-163-158-000 031-164-004-000 031-164-005-000 031-164-006-000 031-164-032-000 through 031-164-036-000 and 031-164-082-000 031-164-083-000 031-164-090-000 031-164-092-000 031-164-093-000 031-164-101-000 031-164-103-000 031-164-110-000 031-164-126-000 031-164-130-000 031-165-046-000 through 031-165-064-000 and 031-165-079-000 through 031-166-097-000 and 031-167-001-000 through 031-168-019-000 and			1. No construction or groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
			023 31	031-161-024000		EGP		

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
					031-169-003-000 through 031-169-014-000 and 031-169-018-000 through 031-169-023-000 and 031-169-026-000 through 031-169-031-000 and 031-169-034-000 031-169-039-000 031-169-040-000 031-169-041-000 031-169-044-000 031-169-046-000 through 031-169-051-000 and 031-169-055-000 through 031-169-058-000 and 031-169-060-000 031-169-064-000 through 031-169-067-000			

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
				031-161-035000 031-161-036000 161-026000 031-161-021000	031- 031-161-000-000 031-107-300-000 031-161-005-000 031-161-016-000 031-161-021-000 031-161-022-000 031-161-023-000 031-161-026-000 031-161-035-000 031-161-036-000 031-164-040-000 031-164-041-000 031-164-042-000 031-164-043-000 031-164-051-000 031-164-052-000 through 031-164-070-000 and 031-164-086-000 031-164-087-000 031-164-096-000 031-164-099-000	EGP, EGP, MCRDA,		

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
Monterey County			L23.3.2.1	031-161-022000 031-161-023000 031-161-024000 031-164-773000 thru 031-164-788000 031-164-086000 031-164-113000 031-164-112000	031-164-104-000 through 031-164-109-000 and 031-164-112-000 through 031-164-120-000 and 031-164-123-000 031-164-127-000 031-164-128-000 031-164-129-000 031-167-000-000 031-169-015-000 031-169-032-000 031-169-035-000 031-169-036-000 031-169-052-000 031-169-053-000 031-169-054-000 031-161-035-000 031-161-036-000 031-161-026-000 031-161-021-000 031-161-022-000 031-161-023-000 031-164-773-000 thru 031-164-788-000 031-164-086-000 031-164-113-000 031-164-112-000	MCRDA, MCRDA, EGP, EGP, EGP, EGP EGP		
			L32.4.2	031-151-036000		MOCO		
			S4.1.2.2	Not listed - Hwy 1 ROW		CalTrans		
	06/26/06	Groundwater 6	E4.6.2	031-101-058000		MCRDA		1. No construction of wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
	6/26/2006 and TBD	Groundwater 6 and Landfill 2	E8a.1.1.2	031-101-056000		MCRDA		<ol style="list-style-type: none"> 1. No construction of wells. 2. No disturbance of systems or cap. 3. No sensitive uses. 4. No disturbance or creation of recharge area. 5. Notify damages to remedy and monitoring systems. 6. Access rights 7. No structures unless protective for LFG per Title 27
	10/18/06	Groundwater 7	S3.1.1	031-021-001000 031-021-003000 031-031-001000 031-031-004000 031-041-006000 031-051-001000		California Department of Parks and Recreation		<ol style="list-style-type: none"> 1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
	In Review	Groundwater 9	E4.7.2	Not listed - Imjin ROW		MOCO		<ol style="list-style-type: none"> 1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
L5.7			031-101-026000		FORA			
L20.2.1			031-161-030000 031-161-031000		FORA			
L32.1			031-011-042000 031-011-043000 031-011-054000		FORA			

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
			E18.1.2	031-011-044000 031-011-046000 031-011-047000 031-011-048000 031-011-050000 031-011-051000		FORA		
			E19a.1	031-071-022000 031-071-008000		FORA		
			E19a.2	031-011-056000 031-161-033000 031-011-058000 031-011-042000 031-011-043000 031-011-054000		FORA		
			E19a.3	031-011-056000 031-161-033000 031-011-058000 031-011-042000 031-011-043000 031-011-054000		FORA		
	In Review	Soil TBD/GW 9	E19a.4	031-011-056000 031-161-033000 031-011-058000 031-011-042000 031-011-043000 031-011-054000		FORA		

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
			E19a.5	031-011-044000 031-011-046000 047000 048000 050000 051000 042000 043000 054000		FORA		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without soil management plan 3. Notification of MEC 4. Access rights
			E21b.3	031-011-044000 031-011-046000 047000 048000 050000 051000		FORA		
			L20.3.1	031-011-020000		FORA		
			L20.3.2	031-011-020000		FORA		
			L20.5.1	031-131-008000		FORA		
			L20.5.2	031-131-008000 031-131-009000 031-131-010000 031-131-011000		FORA		

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
			L20.5.3	031-131-011000		FORA		
			L20.5.4	031-131-010000		FORA		
			L20.8	031-131-004000		FORA		
			L20.18	031-011-044000 031-011-046000 031-011-047000 031-011-048000 031-011-050000 031-011-051000		FORA		
			L20.19.1.1	031-011-056000 031-161-033000 031-011-058000		FORA		
TBD		Landfill 3 and Groundwater 11	E8a.2	APN not listed		US Army		1. No construction of wells. 2. No disturbance of systems or cap. 3. No sensitive uses. 4. No disturbance or creation of recharge area. 5. Notify damages to remedy and monitoring systems. 6. Access rights 7. No structures unless protective for LFG per Title 27
			E8a.1.1.1	031-101-057000		US Army Corps of Engineers		
TBD		Soil TBD	L23.3.2.2	031-161-037000 031-161-038000 031-161-039000 031-161-040000		US Army		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without soil management plan 3. Access rights

Explanations:

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media
 Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	New Parcels from Split	Owner	GPS Coordinates	Restrictions
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Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	Owner	GPS Coordinates	Restrictions
Seaside	05/22/02	Groundwater 1a	L2.4.3.1	031-151-024000	Monterey-Salinas Transit (MST)		1. No construction of wells. 2. no disturbance or creation of recharge area 3. Notify damages to remedy and monitoring systems. 4. Access rights
			L32.4.1.2	031-151-029000	Seaside Redevelopment Agency (SRDA)		
			L37	031-151-018000	City of Seaside (COS)		
	09/17/03	Groundwater 1	L1.1	031-151-041000	Monterey College of Law		1. No construction of wells. 2. no disturbance or creation of recharge area 3. Notify damages to remedy and monitoring systems. 4. Access rights
	09/22/03	Groundwater 2	E15.1	031-151-013000	SRDA		1. No construction of wells. 2. no disturbance or creation of recharge area 3. Notify damages to remedy and monitoring systems. 4. Access rights
			L19.2	031-151-031000	SRDA		
			L19.3	031-151-032000	SRDA		
			L19.4	031-151-039000	SRDA		
	03/22/04	Soil 2	F2.7.2	031-051-032000	SRDA		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without a mangement plan 3. Access rights
	09/28/04	Groundwater 3	L15.1	031-151-044000	Monterey County Housing Authority		1. No construction of wells. 2. no disturbance or creation of recharge area 3. Notify damages to remedy and monitoring systems. 4. Access rights
			L32.4.1.1	031-151-040000	SRDA		
			L36	031-151-037000 031-151-038000	SRDA, US Army		
			L7.8	031-261-003000	SRDA		
			L7.9	031-261-004000	SRDA		
	In Review	Soil 6	E18.1.1	031-151-048000	FORA		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without a mangement plan 3. Notification of MEC 4. Access rights
			E18.1.1	TBD			
			E18.1.3	031-151-048000	FORA		
			E18.4	031-151-048000	FORA		
			E20c.2.1	031-151-045000	SRDA		
			E20c.2.1	TBD	Marina Coast Water District		
E20c.2.2			031-151-047000	Marina Coast Water District			
E23.1			031-151-048000	FORA			
E23.2			031-151-048000	FORA			
E24			031-211-001000	FORA			
E34	031-211-001000	FORA					

Explanations:

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media
 Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media
 Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	Owner	GPS Coordinates	Restrictions
MPC (Marina)	09/22/03	Groundwater 2	E2c.2	031-251-016000	Monterey Peninsula Community College District (MPC)		1. No construction of wells. 2. No disturbance or creation of recharge area 3. Notify damages to remedy and monitoring systems. 4. Access rights
			E2c.3.1	031-251-018000 031-251-016000 031-251-015000 031-201-005000	MPC		
MPC (Marina)	09/28/04	Groundwater 3	L23.1.1	031-251-002000	MPC		
			L23.1.3	031-251-001000	MPC		
			L23.1.4	031-251-003000	MPC		
			L23.4	031-101-048000	MPC		
MPC (Seaside)			L23.6	031-151-042000	MPC		
MPC (Monterey County)	In Review	Soil TBD	E19a.5	031-011-005000 031-011-022000	FORA		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without a mangement plan 3. Notification of MEC 4. Access rights
			E21b.3	031-011-005000	FORA		
			E39	031-011-005000 031-011-041000	FORA		
			E40	031-011-005000	FORA		
			E41	031-011-005000	FORA		
			E42	031-011-005000	FORA		
			F1.7.2	031-011-022000	FORA		
L23.2	031-011-006000 031-011-036000	FORA					
MPC (Seaside)	In Review	Soil 6	E38	031-011-006000 031-011-036000	FORA		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without a mangement plan 3. Notification of MEC 4. Access rights

Explanations:

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media

Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

When an above described LUC contains parcels belonging to more than one jurisdiction, shading is used to clarify the jurisdiction.

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	Owner	GPS Coordinates	Restrictions
CSUMB (Seaside)	05/22/02	Groundwater 1a	S1.4	031-101-012000 031-101-035000	California State University Monterey Bay (CSUMB)		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
CSUMB (Marina)			S1.5.1.1	031-101-034000	CSUMB		
			S1.5.2	031-101-033000	CSUMB		
CSUMB (Monterey County)	09/17/03	Groundwater 1	L32.2.1	031-261-001000	CSUMB		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
			S1.3.3	Not Listed - Intergarrison Rd. ROW	CSUMB		
CSUMB (Seaside)			L32.2.2	031-261-002000	CSUMB		
			L32.3	031-151-035000	CSUMB		
			L33.1	031-101-044000	CSUMB		
CSUMB (Marina)			L33.2	031-101-045000	CSUMB		
	S1.5.1.2	031-101-036000	CSUMB				
CSUMB (Monterey County)	In Review	Groundwater 9	S1.3.2	031-101-022000 031-101-023000	FORA		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.

Explanations:

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media

Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

When an above described LUC contains parcels belonging to more than one jurisdiction, shading is used to clarify the jurisdiction.

**TABLE 3-1
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	APN	Owner	GPS Coordinates	Restrictions
UCSC (Monterey County)	05/22/02	Groundwater 1a	S2.5.2.2 S2.5.1.2	031-101-018000	Regents of the University of California (UC)		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
UCSC (Marina)			S2.1.3	031-111-010000	UC		
			S2.1.4.1	031-111-042000	UC		
			S2.5.1.1	031-101-018000	UC		
			S2.5.2.1	031-101-018000	UC		
UCSC (Monterey County)	09/17/03	Groundwater 1	F7.2	031-121-009000	US Army		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
UCSC (Marina)			S2.1.4.2	031-111-041000	UC		
UCSC (Marina)	TBD FOST 11	Groundwater 10 (UCSC, OU1 GW)	S2.1.2	031-111-009000	US Army		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.

Explanations:

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media

Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

When an above described LUC contains parcels belonging to more than one jurisdiction, shading is used to clarify the jurisdiction.

The Economics of Land Use



Discussion Tables

FORA Biennial CIP Review

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May 24, 2017

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**Table 1-1
FORA Biennial CIP Review
CFD Special Tax Options**

Land Use	Basis	Development Fee Policy/CFD Special Tax			
		Existing Rate [1]	Preliminary Adjusted Rate	Difference	Percentage Change
		<i>July 1, 2016</i>	<i>May 24, 2017</i>		
New Residential	per du	\$23,655	\$23,837	\$182	0.80%
Existing Residential	per du	\$7,108	\$7,163	\$55	0.80%
Office & Industrial	per acre	\$3,103	\$3,127	\$24	0.80%
Retail	per acre	\$63,939	\$64,432	\$493	0.80%
Hotel	per room	\$5,274	\$5,315	\$41	0.80%

prel_tax

Sources: FORA and EPS.

[1] Special Tax Rate current as of July 1, 2016.

Table 1-2
FORA Biennial CIP Review
Calculation of CFD Special Tax Funding Required

Table Reference	Item	Calculation	Amount
STEP 1	Remaining Capital Improvement Program and Other Costs		
(Tables 3-1, 3-2a & b, Appendix C)	Transportation/Transit	a	\$130,072,734
	Water Augmentation - CEQA mitigation	b	\$23,902,296
	Water Augmentation - voluntary contribution	c	\$0
	HCP Endowment [1]	d	\$53,691,267
	HCP Endowment Contingency	e	\$19,567,546
	Fire Fighting Equipment	f	\$0
	Contingency (MEC, Soil mgt. plans, insurance retention, etc.)	g	\$19,510,910
	Additional Utility and Storm Drainage Costs	h	\$0
	Other Costs (PLL Insurance)	i	\$0
	Other Costs (CFD Administration)	j	\$11,398,709
	Total CIP Costs	k = sum (a to j)	\$258,143,463
STEP 2	Estimated Sources of Funds		
(Tables 4-1, 4-2, Appendices A & B)	Existing Fund Balances [2]	l	\$8,497,755
	Existing Fund Balance for HCP Endowment [3]	m	\$11,385,440
	Grants	n	\$0
	CSU Mitigation Fees	o	\$0
	Loan Proceeds	p	\$0
	FORA Property Tax Revenues	q	\$10,795,710
	Land Sale Revenues [4]	r	\$81,530,000
	Other Revenues	s	<u>\$0</u>
	Total Sources of Funds	t = sum (l to s)	\$112,208,905
STEP 3	CFD Special Tax Revenue Required		
	CFD Special Tax Revenue	u = k - t	\$145,934,558
STEP 4	FORA CFD Special Tax Revenue Summary		
(Table 1-3)	Estimated Policy & CFD Special Tax Revenue - Current Estimates [5]	v	\$144,818,956
	Net Cost Funded by Policy and CFD Special Tax Revenue	w = u	\$145,934,558
	CFD Special Tax Required as a % of Maximum	x = w / v	100.8%
STEP 5	Adjustment Factor Applied to Prior Year CFD Special Tax Rate	(Rounded)	100.8%

cip_fund_1

Source: FORA and EPS.

[1] Includes existing fund balance for habitat mitigation.

[2] Existing fund balance provided by FORA as of May 2017.

[3] Equals existing fund balance for habitat mitigation as of April 2017.

[4] Reflects land sale revenue available after building removal obligations are met.

[5] Based on remaining development subject to Basewide Development Fee Policy & CFD Special Tax and current rates.

**Table 1-3
FORA Biennial CIP Review
Estimated CFD Tax Revenues**

Land Use	Remaining Development	Existing CFD Tax Rate (FY 2016/17)	Total CFD Revenue
Residential Revenues			
	<i>Units</i>	<i>Per Unit</i>	
New Residential	5,328	\$23,655	\$126,033,840
Employer Based Housing	0	\$1,183	\$0
Existing/Replacement Residential [1]	228	\$23,655	\$5,393,340
Total Residential	5,556		\$131,427,180
Nonresidential Revenues			
	<i>Acres</i>	<i>Per Acre</i>	
Office	145.8	\$3,103	\$452,348
Industrial	26.8	\$3,103	\$83,038
Retail	53.3	\$63,939	\$3,405,383
	<i>Rooms</i>	<i>Per Room</i>	
Hotel	1,792	\$5,274	\$9,451,008
Total Nonresidential			\$13,391,776
Total Residential and Nonresidential [2]			\$144,818,956

tax_rev

Source: FORA; EPS.

[1] Includes 228 Sea Haven (formerly Marina Heights) units, which do not count towards the 6,160 unit threshold. These units are charged the new residential rate, not the existing residential rate of \$7,108.

[2] Assumes no discount for affordable housing above the minimum requirement.

Table 2-1
FORA Biennial CIP Review
Jurisdictional Forecasts: Projected Absorption by Land Use [1]

Item	Residential [2,3]	Nonresidential			Hotel
		Office	Industrial	Retail	
Year	<i>units</i>	<i>square feet</i>			<i>rooms</i>
2017-18	258	60,000	20,000	0	0
2018-19	312	546,000	20,000	92,500	68
2019-20	536	410,524	92,000	126,500	0
Post-FORA	4,450	1,206,000	334,275	361,000	1,724
Total	5,556	2,222,524	466,275	580,000	1,792

abs

Source: FORA.

[1] Reflects jurisdictional forecasts used for purposes of FY 2017/18 CIP.

[2] Includes demand for both affordable and market rate housing.

[3] Includes 228 Sea Haven (formerly Marina Heights) units, which do not count towards the 6,160 unit threshold.

Table 2-2
FORA Biennial CIP Review
Summary of Total Annual Forecasted Development - Taxable Uses

Item	Taxable Land Uses				
	Residential [1]	Nonresidential [2]			Hotel
		Office	Industrial	Retail	
Year	<i>units</i>		<i>square feet</i>		<i>rooms</i>
2017-18	219	30,000	10,000	0	0
2018-19	265	506,000	10,000	61,250	68
2019-20	456	320,524	82,000	85,250	0
Post-FORA	3,783	1,026,000	314,275	278,500	1,724
Total	4,723	1,882,524	416,275	425,000	1,792

land_use

Source: FORA and EPS.

[1] Assumes 15 percent of all residential uses will be non-taxable.

[2] Assumes 50 percent of all UC MBEST development will be taxable.

Table 2-3
FORA Biennial CIP Review
Forecasted Acreage Absorption by Land Use [1]

	Residential	Nonresidential			
		Office	Industrial	Retail	Hotel
Year					
2017-2018	43.0	3.9	1.1	5.1	0.0
2018-2019	52.0	35.8	1.1	45.5	1.8
2019-2020	89.3	26.9	5.3	43.8	0.0
Post-FORA	741.7	79.1	19.2	131.4	45.4
Total	926.0	145.8	26.8	225.8	47.2

acre abs

Source: FORA.

[1] Long term land sales are uncertain but will be reviewed and updated in the future.

**Table 3-1
FORA Biennial CIP Review
2017 Summary of Capital Improvement Program (CIP) 2017/18-2021/22**

Item	2017-18 to Post-FORA Total	2017-18	2018-19	2019-20	Post-FORA
CIP Projects Funded by CFD Development Fees					
<u>CIP Projects</u>					
Transportation/Transit [1]	\$130,072,734	\$5,315,177	\$7,273,849	\$14,158,795	\$103,324,913
Water Augmentation - CEQA Mitigation	\$23,902,296	\$3,042,860	\$1,925,000	\$1,100,000	\$17,834,436
Water Augmentation - Voluntary Contribution	\$0	\$0	\$0	\$0	\$0
Storm Drainage System [Completed by 2005]	\$0	\$0	\$0	\$0	\$0
Habitat Management	\$42,305,827	\$3,671,258	\$4,030,455	\$5,408,697	\$29,195,417
Fire Rolling Stock	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Total CIP Projects	\$196,280,857	\$12,029,295	\$13,229,304	\$20,667,492	\$150,354,766
<u>Other Costs and Contingencies</u>					
CIP Contingency	\$19,510,910	\$797,277	\$1,091,077	\$2,123,819	\$15,498,737
HCP Contingency	\$19,567,546	\$1,698,052	\$1,864,190	\$2,501,663	\$13,503,640
Additional Utility and Storm Drainage Costs	\$0	\$0	\$0	\$0	\$0
PLL Insurance	\$0	\$0	\$0	\$0	\$0
CFD Administration	<u>\$11,398,709</u>	<u>\$1,102,058</u>	<u>\$1,139,969</u>	<u>\$1,179,184</u>	<u>\$7,977,499</u>
Total Other Costs and Contingencies	\$50,477,166	\$3,597,387	\$4,095,236	\$5,804,666	\$36,979,876
Total Expenditures	\$246,758,023	\$15,626,682	\$17,324,540	\$26,472,159	\$187,334,642

rev_cip_1

Source: FORA.

[1] Annual distribution estimated; to be refined.

Table 3-2
FORA Biennial CIP Review
Summary of CFD Tax Revenue Required for HCP Funding - Before Fee Adjustment

FY Ending	Total CFD Revenue	Habitat Mgmt. Revenue	
		% of CFD Rev.	Net Revenue
2018	\$6,118,763	60.0%	\$3,671,258
2019	\$8,396,780	48.0%	\$4,030,455
2020	\$13,521,743	40.0%	\$5,408,697
2021	\$17,072,922	25.0%	\$4,268,230
2022	\$16,343,301	25.0%	\$4,085,825
2023	\$11,987,762	25.0%	\$2,996,940
2024	\$16,971,185	25.0%	\$4,242,796
2025	\$14,949,960	25.0%	\$3,737,490
2026	\$14,193,000	25.0%	\$3,548,250
2027	\$14,193,000	25.0%	\$3,548,250
2028	\$11,070,540	25.0%	\$2,767,635
TOTAL	\$144,818,956		\$42,305,827

cfid_sum

Source: FORA; EPS.

**Table 3-3
FORA Biennial CIP Review
Summary of General Assumptions - HCP Endowment Funding**

Item			
FY 2017 Interest Rate			1.5%
Permit Term Begins FY Ending			2018
Post-Permit Term Begins FY Ending			2068
Endowment (2016 \$)	<u>Maximum Needed</u>	<u>Annual Return</u>	<u>Annual Revenue</u>
Habitat Conservation Plan (HCP)	\$29,119,790	4.50%	\$1,310,391
University of California (UC)	\$6,151,341	4.20%	\$258,356
Implementation Assurances Fund (IAF)	\$5,519,854	4.50%	\$248,393
Borderlands Management (BL)	\$4,495,449	4.50%	\$202,295
Total	\$45,286,433		\$2,019,435
Beginning Endowment Balance (2017\$)			
Initial Balance			\$11,385,440
Initial Balance Uses			
Habitat Conservation Plan (HCP)			\$6,688,978
University of California (UC)			\$4,696,462
Implementation Assurances Fund (IAF)			\$0
Borderlands Management (BL)			\$0
Total			\$11,385,440
Starting Special Tax Rate			
New Residential		\$23,655	per Unit
Employer Based Housing		\$1,183	per Unit
Existing/Replacement Residential [1]		\$23,655	per Unit
Office		\$3,103	per Acre
Industrial		\$3,103	per Acre
Retail		\$63,939	per Acre
Hotel		\$5,274	per Room
Annual Special Tax Escalation			0.0%

assump2

Source: FORA

[1] The 228 Sea Haven (formerly Marina Heights) units do not count towards the 6,160 unit threshold. These units are charged the new residential rate, not the existing residential rate of \$7,108.

Table 3-4
FORA Biennial CIP Review
Summary of Initial and Ongoing Costs - Individual Endowments

Permit Year	FY Ending	HCP Endowment			UC Endowment			IAF Endowment			Borderlands Endowment		
		Initial Costs	Ongoing Costs	Total	Initial Costs	Ongoing Costs	Total	Initial Costs	Ongoing Costs	Total	Initial Costs	Ongoing Costs	Total
40	2057	\$0	(\$1,310,391)	(\$1,310,391)	\$0	(\$258,356)	(\$258,356)	\$0	(\$248,393)	(\$248,393)	\$0	(\$202,295)	(\$202,295)
	2058	\$0	(\$1,310,391)	(\$1,310,391)	\$0	(\$258,356)	(\$258,356)	\$0	(\$248,393)	(\$248,393)	\$0	(\$202,295)	(\$202,295)
	2059	\$0	(\$1,310,391)	(\$1,310,391)	\$0	(\$258,356)	(\$258,356)	\$0	(\$248,393)	(\$248,393)	\$0	(\$202,295)	(\$202,295)
	2060	\$0	(\$1,310,391)	(\$1,310,391)	\$0	(\$258,356)	(\$258,356)	\$0	(\$248,393)	(\$248,393)	\$0	(\$202,295)	(\$202,295)
	2061	\$0	(\$1,310,391)	(\$1,310,391)	\$0	(\$258,356)	(\$258,356)	\$0	(\$248,393)	(\$248,393)	\$0	(\$202,295)	(\$202,295)
	2062	\$0	(\$1,310,391)	(\$1,310,391)	\$0	(\$258,356)	(\$258,356)	\$0	(\$248,393)	(\$248,393)	\$0	(\$202,295)	(\$202,295)
	2063	\$0	(\$1,310,391)	(\$1,310,391)	\$0	(\$258,356)	(\$258,356)	\$0	(\$248,393)	(\$248,393)	\$0	(\$202,295)	(\$202,295)
	2064	\$0	(\$1,310,391)	(\$1,310,391)	\$0	(\$258,356)	(\$258,356)	\$0	(\$248,393)	(\$248,393)	\$0	(\$202,295)	(\$202,295)
	2065	\$0	(\$1,310,391)	(\$1,310,391)	\$0	(\$258,356)	(\$258,356)	\$0	(\$248,393)	(\$248,393)	\$0	(\$202,295)	(\$202,295)
	2066	\$0	(\$1,310,391)	(\$1,310,391)	\$0	(\$258,356)	(\$258,356)	\$0	(\$248,393)	(\$248,393)	\$0	(\$202,295)	(\$202,295)
50	2067	\$0	(\$1,310,391)	(\$1,310,391)	\$0	(\$258,356)	(\$258,356)	\$0	(\$248,393)	(\$248,393)	\$0	(\$202,295)	(\$202,295)
	Post-Permit												
	2068 +	\$0	(\$732,003)	(\$732,003)	\$0	(\$216,477)	(\$216,477)	\$0	(\$97,914)	(\$97,914)	\$0	(\$202,295)	(\$202,295)

costs_indiv

Source: FORA.

Table 3-5
FORA Biennial CIP Review
Summary of CFD Tax Revenue Required for HCP Funding - After Fee Adjustment

FY Ending	Total CFD Revenue	Habitat Mgmt. Revenue	
		% of CFD Rev.	Net Revenue
2018	\$6,165,899	59.5%	\$3,671,258
2019	\$8,461,464	47.6%	\$4,030,455
2020	\$13,625,907	39.7%	\$5,408,697
2021	\$17,204,442	24.8%	\$4,268,230
2022	\$16,469,200	24.8%	\$4,085,825
2023	\$12,080,109	24.8%	\$2,996,940
2024	\$17,101,921	24.8%	\$4,242,796
2025	\$15,065,126	24.8%	\$3,737,490
2026	\$14,302,335	24.8%	\$3,548,250
2027	\$14,302,335	24.8%	\$3,548,250
2028	\$11,155,821	24.8%	\$2,767,635
TOTAL	\$145,934,558		\$42,305,827

cfid sum adjust

Source: FORA; EPS.

Table 4-1
FORA Biennial CIP Review
Net Present Value of Future FORA Property Tax Revenue [1]

Item	FORA Property Tax	90% of FORA Property Tax
Reference	Table A-3	
Factor		90%
Fiscal Year		
2017-18	\$1,133,099	\$1,019,789
2018-19	\$1,767,816	\$1,591,035
2019-20	\$2,557,237	\$2,301,514
Post FORA	\$8,386,295	\$7,547,666
Total	\$13,844,448	\$12,460,003
Net Present Value		
4.45% Discount Rate [2]		\$10,795,710

npv

Source: FORA; Bond Buyers Revenue Index; EPS.

[1] Based on the provisions of the FORA Implementation Agreement Amendment, only increases in assessed value after July 1, 2012 are considered.

[2] Based on Bond Buyers Revenue Bond Index annual average as of April 2017 plus 50 basis points.

**Table 4-2
FORA Biennial CIP Review
Land Sales Revenue for CIP Projects**

Item	Source/ Reference	Amount
Land Sales Revenues [1]		
Land Sale Account Balance		\$11,191,000
Marina Community Partners		\$19,425,000
Future Land Sale Revenues	Table B-1	<u>\$78,152,000</u>
Total		\$108,768,000
Expenditures (Building Removal)		
Marina Community Partners - Dunes - Credits	FORA	\$19,425,000
Stockade (Marina)	FORA	\$2,270,000
Surplus II (Seaside)	FORA	<u>\$5,543,000</u>
Total Building Removal Expenditures		\$27,238,000
Land Sales Revenue for CIP Projects		\$81,530,000

lsr_calc

Source: FORA and EPS.

Amounts rounded to the nearest thousand.

[1] Long-term land sales revenues are uncertain but will be reviewed and updated in the future.



APPENDICES:

Appendix A: Property Tax Analysis

Appendix B: Land Sale Revenue Analysis

Appendix C: Detailed HCP Endowment
Funding Strategy

Appendix D: Excerpts from FORA CIP



APPENDIX A: Property Tax Analysis

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**Table A-1
FORA Biennial CIP Review
Estimated Assessed Value from Total Forecasted Development**

Item	Land Uses					Annual Total
	Residential	Office	Industrial	Retail	Hotel	
Estimated Finished Value [1]	<i>per unit</i> \$533,000	\$220	<i>per sq. ft.</i> \$90	\$265	<i>per room</i> \$162,000	
Year [2]						
2017-18	\$116,727,000	\$6,600,000	\$900,000	\$0	\$0	\$124,227,000
2018-19	\$143,363,675	\$112,989,800	\$913,500	\$16,474,719	\$11,181,240	\$284,922,934
2019-20	\$250,394,126	\$72,646,604	\$7,603,061	\$23,274,071	\$0	\$353,917,861
Post-FORA	\$2,108,442,089	\$236,030,523	\$29,576,751	\$77,173,678	\$292,045,422	\$2,743,268,463
Total	\$2,618,926,890	\$428,266,927	\$38,993,312	\$116,922,468	\$303,226,662	\$3,506,336,258

av

Source: EPS.

[1] See Table A-4 & Table A-5 for commercial finished value assumptions as of 2016. These values were escalated by 1.5% to reach an estimated finished value for 2017. Assumes an annual market appreciation rate thereafter of 1.5%. Estimated finished values amounts for nonresidential building square feet rounded to nearest \$5.

[2] While property tax roll updates may lag development absorption, assessed value growth shown in same year of development on the assumption that supplemental property tax levies would backfill any delay in reassessment.

Table A-2
FORA Biennial CIP Review
Estimated Change in FORA Assessed Value Since July 1, 2012

Item	Percent	Formula	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Assessed Value Basis			July 1, 2012	July 1, 2013	July 1, 2014	July 1, 2015	July 1, 2016
Property Taxes Received		A	\$1,211,423	\$1,293,586	\$1,477,673	\$1,625,543	\$2,022,000
Total Net Property Tax Generated	35.0%	$B = A / 35.0\%$	\$3,461,207	\$3,695,961	\$4,221,923	\$4,644,409	\$5,777,143
Plus Pass Throughs							
Tier 1 Pass Throughs	13.5%		\$621,962	\$664,146	\$758,659	\$834,578	\$1,038,125
Tier 2 Pass Throughs	11.3%		\$522,448	\$557,883	\$637,274	\$701,045	\$872,025
Subtotal Pass Throughs	24.8%	C	\$1,144,410	\$1,222,029	\$1,395,933	\$1,535,623	\$1,910,149
Property Tax Net of Housing Set Aside	75.2%	$D = B / (1 - C)$	\$4,605,618	\$4,917,990	\$5,617,856	\$6,180,032	\$7,687,292
Plus Housing Set Aside	20.0%	E	\$1,151,404	\$1,229,498	\$1,404,464	\$1,545,008	\$1,921,823
Total Property Tax (1%)		$F = D / (1 - E)$	\$5,757,022	\$6,147,488	\$7,022,321	\$7,725,040	\$9,609,115
Total Assessed Value	1.0%	$G = F / 1.0\%$	\$575,702,191	\$614,748,792	\$702,232,054	\$772,504,045	\$960,911,515
Total Assessed Value (Rounded)			\$575,702,000	\$614,749,000	\$702,232,000	\$772,504,000	\$960,912,000

base

Source: FORA.

Table A-4
FORA Biennial CIP Review
Estimated Retail, Office, Industrial Finished Values

Retail, Office, Industrial/R&D

Item	Retail		Office		Industrial/ R&D	
	Assumption	Amount	Assumption	Amount	Assumption	Amount
DEVELOPMENT PROGRAM ASSUMPTIONS						
Site Area (Acres)		10.00		10.00		10.00
Land Square Feet		435,600		435,600		435,600
Assumed FAR		0.25		0.35		0.40
Gross Building Square Feet		108,900		152,460		174,240
Net Leasable Area (Sq. Ft.)		87,120		121,968		139,392
Rent per Sq. Ft.		\$30.00		\$25.00		\$10.00
REVENUE ASSUMPTIONS						
Gross Lease Revenue (Weighted Average) [1]	\$30.00 /NLA sq. ft./year	\$2,613,600	\$25.00 /NLA sq. ft./year	\$3,049,200	\$10.00 /NLA sq. ft./year	\$1,393,920
(less) Vacancy	5.0%	(\$130,680)	5.0%	(\$152,460)	5.0%	(\$69,696)
(less) Leasing Commissions	3.0% 5 years' rent	(\$372,438)	3.0% 5 years' rent	(\$434,511)	3.0% 5 years' rent	(\$198,634)
(less) Replacement/Reserve	5.0%	(\$130,680)	5.0%	(\$152,460)	5.0%	(\$69,696)
Subtotal, Annual Net Operating Income		\$1,979,802		\$2,309,769		\$1,055,894
Capitalized Value [2]	7.00% cap rate	\$28,282,886	7.00% cap rate	\$32,996,700	7.00% cap rate	\$15,084,206
Finished Value per Gross Bldg. Sq. Ft.		\$260		\$216		\$87

comm_val

Source: CoStar and EPS.

[1] Survey focuses on commercial listings built between 1996-2016 located within zip codes 93901, 93905, 93933, 93940, and 93955 and for which necessary information was made available from CoStar in July 2016. Estimated Values calibrated based on most recent transactions and anticipated future transactions.

[2] Survey focuses on commercial properties built between 1996-2016 located within the southern Monterey Bay region that have been sold since 2013 and for which necessary information was made available from CoStar in July 2016.

**Table A-5
FORA Biennial CIP Review
Hotel Development Finished Value**

Hotel

Item	Assumption	Total
DEVELOPMENT PROGRAM ASSUMPTIONS		
Number of Rooms	100	
Average Room Rate	\$160	
Square Footage Per Room	375	37,500
Efficiency Ratio	70%	
Gross Building Sq. Ft. (Rounded)		55,000
Occupancy Rate	70%	
REVENUE ASSUMPTIONS		
Gross Room Revenue		\$4,088,000
Other Operating Revenue [1]	25%	<u>\$1,022,000</u>
Total Revenue		\$5,110,000
Less Operating Expenses [2]	75%	\$3,832,500
Annual Net Operating Income		\$1,277,500
Capitalized Value	8.00% cap rate	\$15,968,750
Value per Room (Rounded)		\$160,000

hotel

Sources: STR Hospitality, PKF Consulting, and EPS.

[1] Includes F & B, telecommunications, and other.

[2] Includes departmental, overhead, management fee, and fixed expenses.



APPENDIX B: Land Sale Revenue Analysis

Table B-1	Estimated Land Sale Revenues to FORA	20
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Table B-1
FORA Biennial CIP Review
Estimated Land Sale Revenues to FORA (2017\$)

Item	Projected Land Sales Revenue	FORA Share - 50%	Est. Caretaker/ Property Management Costs	FORA Operational Costs	Net FORA Land Sale Proceeds
	[1]		[2]	[2]	[3]
Year [4]					
2017-18	\$0	\$0	(\$575,000)	(\$171,638)	(\$746,638)
2018-19	\$0	\$0	(\$500,000)	(\$177,542)	(\$677,542)
2019-20	\$31,465,267	\$15,732,634	(\$500,000)	(\$183,650)	\$15,048,984
2020-21	\$24,264,270	\$12,132,135	(\$500,000)	\$0	\$11,632,135
2021-22	\$16,803,962	\$8,401,981	(\$500,000)	\$0	\$7,901,981
2022-23	\$32,394,719	\$16,197,360	\$0	\$0	\$16,197,360
2023-24	\$57,590,611	\$28,795,306	\$0	\$0	\$28,795,306
2024-25	\$0	\$0	\$0	\$0	\$0
2025-26	\$0	\$0	\$0	\$0	\$0
2026-27	\$0	\$0	\$0	\$0	\$0
Total	\$162,518,830	\$81,259,415	(\$2,575,000)	(\$532,830)	\$78,151,585

land\$

- [1] Assumes per acre value of \$171,000 provided by FORA.
 [2] Caretaker costs and FORA Operational Costs provided by FORA staff.
 [3] Reflects land sale proceeds available to offset infrastructure costs.



APPENDIX C:

Detailed HCP Endowment Funding Strategy

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Table C-1
FORA Biennial CIP Review
Special Tax Revenue Generated for Habitat Management by Year

FY Ending	New Residential	Employer Based Housing	Exist./Replac. Residential [1]	Office	Industrial	Retail	Hotel	Total CFD Revenue	Habitat Mgmt. Revenue	
									% of CFD Rev. [2]	Net Revenue
Special Tax Rate	\$23,655 <i>Per Unit</i>	\$1,183 <i>Per Unit</i>	\$23,655 <i>Per Unit</i>	\$3,103 <i>Per Acre</i>	\$3,103 <i>Per Acre</i>	\$63,939 <i>Per Acre</i>	\$5,274 <i>Per Room</i>		<i>See Table C-2</i>	
2018	\$5,535,270	\$0	\$567,720	\$12,212	\$3,562	\$0	\$0	\$6,118,763	60.0%	\$3,671,258
2019	\$5,251,410	\$0	\$2,128,950	\$111,127	\$3,562	\$543,100	\$358,632	\$8,396,780	48.0%	\$4,030,455
2020	\$10,550,130	\$0	\$2,128,950	\$83,553	\$16,384	\$742,726	\$0	\$13,521,743	40.0%	\$5,408,697
2021	\$12,821,010	\$0	\$567,720	\$105,835	\$25,288	\$684,012	\$2,869,056	\$17,072,922	25.0%	\$4,268,230
2022	\$12,868,320	\$0	\$0	\$128,427	\$25,337	\$789,697	\$2,531,520	\$16,343,301	25.0%	\$4,085,825
2023	\$11,117,850	\$0	\$0	\$11,194	\$8,904	\$58,713	\$791,100	\$11,987,762	25.0%	\$2,996,940
2024	\$13,483,350	\$0	\$0	\$0	\$0	\$587,135	\$2,900,700	\$16,971,185	25.0%	\$4,242,796
2025	\$14,949,960	\$0	\$0	\$0	\$0	\$0	\$0	\$14,949,960	25.0%	\$3,737,490
2026	\$14,193,000	\$0	\$0	\$0	\$0	\$0	\$0	\$14,193,000	25.0%	\$3,548,250
2027	\$14,193,000	\$0	\$0	\$0	\$0	\$0	\$0	\$14,193,000	25.0%	\$3,548,250
2028	\$11,070,540	\$0	\$0	\$0	\$0	\$0	\$0	\$11,070,540	25.0%	\$2,767,635
TOTAL	\$126,033,840	\$0	\$5,393,340	\$452,348	\$83,038	\$3,405,383	\$9,451,008	\$144,818,956		\$42,305,827

tax_rev

Source: FORA; EPS.

[1] Includes 228 Sea Haven (formerly Marina Heights) units, which do not count towards the 6,160 unit threshold. These units are charged the new residential rate, not the existing residential rate of \$7,108.

[2] Represents the estimated annual percentage to meet endowment funding needs and accelerate capitalization.

**Table C-2
FORA Biennial CIP Review
Summary of Assumptions Varying by Year**

FY Ending	Share of CFD Special Tax Allocated to FORA Habitat Mgmt [1]	Special Tax Revenues Available for Habitat Management Allocation			
		HCP	UC	IAF	BL Mgmt
2017	0.0%	64.4%	6.5%	15.6%	13.6%
2018	60.0%	64.4%	6.5%	15.6%	13.6%
2019	48.0%	64.4%	6.5%	15.6%	13.6%
2020	40.0%	64.4%	6.5%	15.6%	13.6%
2021	25.0%	64.4%	6.5%	15.6%	13.6%
2022	25.0%	64.4%	6.5%	15.6%	13.6%
2023	25.0%	64.4%	6.5%	15.6%	13.6%
2024	25.0%	64.4%	6.5%	15.6%	13.6%
2025	25.0%	64.4%	6.5%	15.6%	13.6%
2026	25.0%	64.4%	6.5%	15.6%	13.6%
2027	25.0%	64.4%	6.5%	15.6%	13.6%
2028	25.0%	64.4%	6.5%	15.6%	13.6%

assump1

Source: FORA; EPS.

[1] Represents the estimated annual percentage to meet endowment funding needs and accelerate capitalization.

**Table C-3
FORA Biennial CIP Review
Endowment Requirements**

Item	Permit Term		Post-Permit Term	
	Assumed Payout	Annual Revenue Required	Assumed Payout	Annual Revenue Required
		[1]		[1]
HCP Endowment Fund	4.50%	\$1,310,391	4.50%	\$732,003
UC/NRS Endowment Fund	4.20%	\$258,356	4.20%	\$216,477
Implementation Assurances Fund				
Remedial Measures	4.50%	\$135,531		\$0
Additional FONM Mitigations	4.50%	\$87,925	4.50%	\$87,925
State Parks	4.50%	\$9,989	4.50%	\$9,989
Contingency	4.50%	\$14,948		\$0
Subtotal	4.50%	\$248,393	4.50%	\$97,914
Borderlands Management Cost	4.50%	\$202,295	4.50%	\$202,295
TOTAL ENDOWMENTS		\$2,019,435		\$1,248,689

cost

Source: FORA; EPS.

[1] Based on HCP estimates current as of April 2017 provided by FORA.

**Table C-4
FORA Biennial CIP Review
Planned Land Use Summary by Year**

FY Ending	New Residential	Employer Based Housing	Existing/Replac. Residential	Nonresidential			
				Office	Industrial	Retail	Hotel
	<i>Units</i>	<i>Units</i>	<i>Units</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Rooms</i>
2017							
2018	234	0	24	3.9	1.1	0.0	0
2019	222	0	90	35.8	1.1	8.5	68
2020	446	0	90	26.9	5.3	11.6	0
2021	542	0	24	34.1	8.1	10.7	544
2022	544	0	0	41.4	8.2	12.4	480
2023	470	0	0	3.6	2.9	0.9	150
2024	570	0	0	0.0	0.0	9.2	550
2025	632	0	0	0.0	0.0	0.0	0
2026	600	0	0	0.0	0.0	0.0	0
2027	600	0	0	0.0	0.0	0.0	0
2028	468	0	0	0.0	0.0	0.0	0
TOTAL	5,328	0	228	145.8	26.8	53.3	1,792

LU_planned

Source: FORA.

Table C-5
FORA Biennial CIP Review
Tax Revenues Allocated by Endowment

FY Ending	Special Tax Revenue		HCP		UC		IAF		BL Mgmt	
	Annual [1]	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
Maximum Endowment			\$29,119,790		\$6,151,341		\$5,519,854		\$4,495,449	
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$3,671,258	\$3,671,258	\$2,362,455	\$2,362,455	\$238,632	\$238,632	\$570,881	\$570,881	\$499,291	\$499,291
2019	\$4,030,455	\$7,701,713	\$2,593,598	\$4,956,052	\$261,980	\$500,611	\$626,736	\$1,197,616	\$548,142	\$1,047,433
2020	\$5,408,697	\$13,110,410	\$3,480,497	\$8,436,549	\$351,565	\$852,177	\$841,052	\$2,038,669	\$735,583	\$1,783,016
2021	\$4,268,230	\$17,378,640	\$2,746,606	\$11,183,155	\$277,435	\$1,129,612	\$663,710	\$2,702,379	\$580,479	\$2,363,495
2022	\$4,085,825	\$21,464,466	\$2,629,228	\$13,812,384	\$265,579	\$1,395,190	\$635,346	\$3,337,724	\$555,672	\$2,919,167
2023	\$2,996,940	\$24,461,406	\$1,928,531	\$15,740,915	\$194,801	\$1,589,991	\$466,024	\$3,803,749	\$407,584	\$3,326,751
2024	\$4,242,796	\$28,704,202	\$2,730,239	\$18,471,154	\$275,782	\$1,865,773	\$659,755	\$4,463,503	\$577,020	\$3,903,772
2025	\$3,737,490	\$32,441,692	\$2,405,075	\$20,876,229	\$242,937	\$2,108,710	\$581,180	\$5,044,683	\$508,299	\$4,412,070
2026	\$3,548,250	\$35,989,942	\$2,283,299	\$23,159,528	\$230,636	\$2,339,346	\$551,753	\$5,596,436	\$482,562	\$4,894,632
2027	\$3,548,250	\$39,538,192	\$2,283,299	\$25,442,827	\$230,636	\$2,569,982	\$551,753	\$6,148,189	\$482,562	\$5,377,194
2028	\$2,767,635	\$42,305,827	\$1,780,973	\$27,223,800	\$179,896	\$2,749,879	\$430,367	\$6,578,556	\$376,398	\$5,753,593
TOTAL	\$42,305,827		\$27,223,800		\$2,749,879		\$6,578,556		\$5,753,593	

rev_alloc

Source: FORA; EPS.

[1] See net revenue projected in Table C-1.

Table C-6
FORA Biennial CIP Review
Preliminary Endowment Cash Flow - All Endowments

Permit Year	FY Ending	Beginning Balance	Interest Earnings (+)	Deposits (+)	Transfer In (+)	Subtotal	Annual Costs (-)	Transfer Out (-)	Ending Balance
	2017	\$11,385,440	\$170,782	\$0	\$0	\$11,556,222	\$0	\$0	\$11,556,222
1	2018	\$11,556,222	\$505,729	\$3,671,258	\$0	\$15,733,209	(\$3,380,471)	\$0	\$12,352,737
	2019	\$12,352,737	\$543,874	\$4,030,455	\$0	\$16,927,066	(\$2,019,435)	\$0	\$14,907,630
	2020	\$14,907,630	\$658,329	\$5,408,697	\$0	\$20,974,657	(\$2,019,435)	\$0	\$18,955,221
	2021	\$18,955,221	\$839,665	\$4,268,230	\$0	\$24,063,117	(\$2,019,435)	\$0	\$22,043,681
	2022	\$22,043,681	\$978,029	\$4,085,825	\$0	\$27,107,536	(\$2,019,435)	\$0	\$25,088,101
	2023	\$25,088,101	\$1,114,421	\$2,996,940	\$0	\$29,199,462	(\$2,019,435)	\$0	\$27,180,027
	2024	\$27,180,027	\$1,208,138	\$4,242,796	\$0	\$32,630,961	(\$2,019,435)	\$0	\$30,611,525
	2025	\$30,611,525	\$1,361,875	\$3,737,490	\$0	\$35,710,890	(\$2,019,435)	\$0	\$33,691,455
	2026	\$33,691,455	\$1,499,861	\$3,548,250	\$0	\$38,739,565	(\$2,019,435)	\$0	\$36,720,130
10	2027	\$36,720,130	\$1,635,551	\$3,548,250	\$0	\$41,903,931	(\$2,019,435)	\$0	\$39,884,496
	2028	\$39,884,496	\$1,777,323	\$2,767,635	\$0	\$44,429,454	(\$2,019,435)	\$0	\$42,410,018
	2029	\$42,410,018	\$1,890,473	\$0	\$0	\$44,300,491	(\$2,019,435)	\$0	\$42,281,056
	2030	\$42,281,056	\$1,884,690	\$0	\$0	\$44,165,745	(\$2,019,435)	\$0	\$42,146,310
	2031	\$42,146,310	\$1,878,647	\$0	\$0	\$44,024,957	(\$2,019,435)	\$0	\$42,005,521
	2032	\$42,005,521	\$1,872,333	\$0	\$0	\$43,877,854	(\$2,019,435)	\$0	\$41,858,419
	2033	\$41,858,419	\$1,865,736	\$0	\$0	\$43,724,155	(\$2,019,435)	\$0	\$41,704,719
	2034	\$41,704,719	\$1,858,843	\$0	\$0	\$43,563,562	(\$2,019,435)	\$0	\$41,544,127
	2035	\$41,544,127	\$1,851,641	\$0	\$0	\$43,395,768	(\$2,019,435)	\$0	\$41,376,333
	2036	\$41,376,333	\$1,844,116	\$0	\$0	\$43,220,449	(\$2,019,435)	\$0	\$41,201,013
20	2037	\$41,201,013	\$1,836,253	\$0	\$0	\$43,037,266	(\$2,019,435)	\$0	\$41,017,831
	2038	\$41,017,831	\$1,828,038	\$0	\$0	\$42,845,869	(\$2,019,435)	\$0	\$40,826,433
	2039	\$40,826,433	\$1,819,454	\$0	\$0	\$42,645,887	(\$2,019,435)	\$0	\$40,626,452
	2040	\$40,626,452	\$1,810,485	\$0	\$0	\$42,436,937	(\$2,019,435)	\$0	\$40,417,501
	2041	\$40,417,501	\$1,801,114	\$0	\$0	\$42,218,615	(\$2,019,435)	\$0	\$40,199,179
	2042	\$40,199,179	\$1,791,322	\$0	\$0	\$41,990,501	(\$2,019,435)	\$0	\$39,971,065
	2043	\$39,971,065	\$1,781,091	\$0	\$0	\$41,752,156	(\$2,019,435)	\$0	\$39,732,721
	2044	\$39,732,721	\$1,770,401	\$0	\$0	\$41,503,122	(\$2,019,435)	\$0	\$39,483,686
	2045	\$39,483,686	\$1,759,231	\$0	\$0	\$41,242,918	(\$2,019,435)	\$0	\$39,223,482
	2046	\$39,223,482	\$1,747,561	\$0	\$0	\$40,971,043	(\$2,019,435)	\$0	\$38,951,608
30	2047	\$38,951,608	\$1,735,367	\$0	\$0	\$40,686,974	(\$2,019,435)	\$0	\$38,667,539
	2048	\$38,667,539	\$1,722,626	\$0	\$0	\$40,390,165	(\$2,019,435)	\$0	\$38,370,729
	2049	\$38,370,729	\$1,709,313	\$0	\$0	\$40,080,042	(\$2,019,435)	\$0	\$38,060,606
	2050	\$38,060,606	\$1,695,403	\$0	\$0	\$39,756,009	(\$2,019,435)	\$0	\$37,736,574
	2051	\$37,736,574	\$1,680,869	\$0	\$0	\$39,417,443	(\$2,019,435)	\$0	\$37,398,007
	2052	\$37,398,007	\$1,665,683	\$0	\$0	\$39,063,690	(\$2,019,435)	\$0	\$37,044,254
	2053	\$37,044,254	\$1,649,815	\$0	\$0	\$38,694,070	(\$2,019,435)	\$0	\$36,674,634
	2054	\$36,674,634	\$1,633,236	\$0	\$0	\$38,307,871	(\$2,019,435)	\$0	\$36,288,435
	2055	\$36,288,435	\$1,615,913	\$0	\$0	\$37,904,348	(\$2,019,435)	\$0	\$35,884,913
	2056	\$35,884,913	\$1,597,813	\$0	\$0	\$37,482,726	(\$2,019,435)	\$0	\$35,463,290
40	2057	\$35,463,290	\$1,578,901	\$0	\$0	\$37,042,191	(\$2,019,435)	\$0	\$35,022,755
	2058	\$35,022,755	\$1,559,140	\$0	\$0	\$36,581,895	(\$2,019,435)	\$0	\$34,562,460
	2059	\$34,562,460	\$1,538,492	\$0	\$0	\$36,100,952	(\$2,019,435)	\$0	\$34,081,517
	2060	\$34,081,517	\$1,516,919	\$0	\$0	\$35,598,435	(\$2,019,435)	\$0	\$33,579,000
	2061	\$33,579,000	\$1,494,377	\$0	\$0	\$35,073,377	(\$2,019,435)	\$0	\$33,053,942
	2062	\$33,053,942	\$1,470,824	\$0	\$0	\$34,524,766	(\$2,019,435)	\$0	\$32,505,330
	2063	\$32,505,330	\$1,446,214	\$0	\$0	\$33,951,544	(\$2,019,435)	\$0	\$31,932,109
	2064	\$31,932,109	\$1,420,500	\$0	\$0	\$33,352,609	(\$2,019,435)	\$0	\$31,333,174
	2065	\$31,333,174	\$1,393,633	\$0	\$0	\$32,726,806	(\$2,019,435)	\$0	\$30,707,371
	2066	\$30,707,371	\$1,365,559	\$0	\$0	\$32,072,930	(\$2,019,435)	\$0	\$30,053,495
50	2067	\$30,053,495	\$1,336,227	\$0	\$0	\$31,389,721	(\$2,019,435)	\$0	\$29,370,286
Post Permit									
	2068 +	\$29,370,286	\$1,305,578	\$0	\$0	\$30,675,864	(\$1,248,689)	\$0	\$29,427,175

CF_all

**Table C-7
FORA Biennial CIP Review
Preliminary Endowment Cash Flow - Habitat Conservation Plan**

HCP Endowment

Permit Year	FY Ending	Beginning Balance	Interest Earnings (+)	Deposits (+)	Transfer In (+)	Subtotal	Annual Costs (-)	Transfer Out (-)	Ending Balance
<i>Source</i>		<i>Table 3-3</i>		<i>Table C-5</i>		<i>Table 3-4</i>			
<i>Annual Return in FY 2017</i>		<i>1.50%</i>							
<i>Annual Return Starting in FY 2018</i>		<i>4.50%</i>							
	2017	\$6,688,978	\$100,335	\$0	\$0	\$6,789,312	\$0	\$0	\$6,789,312
1	2018	\$6,789,312	\$305,519	\$2,362,455	\$0	\$9,457,286	(\$1,723,864)	\$0	\$7,733,422
	2019	\$7,733,422	\$348,004	\$2,593,598	\$0	\$10,675,024	(\$1,310,391)	\$0	\$9,364,633
	2020	\$9,364,633	\$421,408	\$3,480,497	\$0	\$13,266,538	(\$1,310,391)	\$0	\$11,956,148
	2021	\$11,956,148	\$538,027	\$2,746,606	\$0	\$15,240,781	(\$1,310,391)	\$0	\$13,930,390
	2022	\$13,930,390	\$626,868	\$2,629,228	\$0	\$17,186,486	(\$1,310,391)	\$0	\$15,876,096
	2023	\$15,876,096	\$714,424	\$1,928,531	\$0	\$18,519,051	(\$1,310,391)	\$0	\$17,208,661
	2024	\$17,208,661	\$774,390	\$2,730,239	\$0	\$20,713,290	(\$1,310,391)	\$0	\$19,402,899
	2025	\$19,402,899	\$873,130	\$2,405,075	\$0	\$22,681,105	(\$1,310,391)	\$0	\$21,370,714
	2026	\$21,370,714	\$961,682	\$2,283,299	\$0	\$24,615,695	(\$1,310,391)	\$0	\$23,305,305
10	2027	\$23,305,305	\$1,048,739	\$2,283,299	\$0	\$26,637,342	(\$1,310,391)	\$0	\$25,326,952
	2028	\$25,326,952	\$1,139,713	\$1,780,973	\$0	\$28,247,638	(\$1,310,391)	\$0	\$26,937,247
	2029	\$26,937,247	\$1,212,176	\$0	\$0	\$28,149,423	(\$1,310,391)	\$0	\$26,839,033
	2030	\$26,839,033	\$1,207,756	\$0	\$0	\$28,046,789	(\$1,310,391)	\$0	\$26,736,399
	2031	\$26,736,399	\$1,203,138	\$0	\$0	\$27,939,537	(\$1,310,391)	\$0	\$26,629,146
	2032	\$26,629,146	\$1,198,312	\$0	\$0	\$27,827,458	(\$1,310,391)	\$0	\$26,517,067
	2033	\$26,517,067	\$1,193,268	\$0	\$0	\$27,710,335	(\$1,310,391)	\$0	\$26,399,944
	2034	\$26,399,944	\$1,187,998	\$0	\$0	\$27,587,942	(\$1,310,391)	\$0	\$26,277,551
	2035	\$26,277,551	\$1,182,490	\$0	\$0	\$27,460,041	(\$1,310,391)	\$0	\$26,149,651
	2036	\$26,149,651	\$1,176,734	\$0	\$0	\$27,326,385	(\$1,310,391)	\$0	\$26,015,994
20	2037	\$26,015,994	\$1,170,720	\$0	\$0	\$27,186,714	(\$1,310,391)	\$0	\$25,876,324
	2038	\$25,876,324	\$1,164,435	\$0	\$0	\$27,040,758	(\$1,310,391)	\$0	\$25,730,368
	2039	\$25,730,368	\$1,157,867	\$0	\$0	\$26,888,234	(\$1,310,391)	\$0	\$25,577,844
	2040	\$25,577,844	\$1,151,003	\$0	\$0	\$26,728,847	(\$1,310,391)	\$0	\$25,418,456
	2041	\$25,418,456	\$1,143,831	\$0	\$0	\$26,562,287	(\$1,310,391)	\$0	\$25,251,896
	2042	\$25,251,896	\$1,136,335	\$0	\$0	\$26,388,231	(\$1,310,391)	\$0	\$25,077,841
	2043	\$25,077,841	\$1,128,503	\$0	\$0	\$26,206,344	(\$1,310,391)	\$0	\$24,895,953
	2044	\$24,895,953	\$1,120,318	\$0	\$0	\$26,016,271	(\$1,310,391)	\$0	\$24,705,881
	2045	\$24,705,881	\$1,111,765	\$0	\$0	\$25,817,645	(\$1,310,391)	\$0	\$24,507,255
	2046	\$24,507,255	\$1,102,826	\$0	\$0	\$25,610,081	(\$1,310,391)	\$0	\$24,299,691
30	2047	\$24,299,691	\$1,093,486	\$0	\$0	\$25,393,177	(\$1,310,391)	\$0	\$24,082,786
	2048	\$24,082,786	\$1,083,725	\$0	\$0	\$25,166,511	(\$1,310,391)	\$0	\$23,856,121
	2049	\$23,856,121	\$1,073,525	\$0	\$0	\$24,929,646	(\$1,310,391)	\$0	\$23,619,256
	2050	\$23,619,256	\$1,062,867	\$0	\$0	\$24,682,122	(\$1,310,391)	\$0	\$23,371,732
	2051	\$23,371,732	\$1,051,728	\$0	\$0	\$24,423,460	(\$1,310,391)	\$0	\$23,113,069
	2052	\$23,113,069	\$1,040,088	\$0	\$0	\$24,153,157	(\$1,310,391)	\$0	\$22,842,767
	2053	\$22,842,767	\$1,027,925	\$0	\$0	\$23,870,691	(\$1,310,391)	\$0	\$22,560,301
	2054	\$22,560,301	\$1,015,214	\$0	\$0	\$23,575,514	(\$1,310,391)	\$0	\$22,265,124
	2055	\$22,265,124	\$1,001,931	\$0	\$0	\$23,267,054	(\$1,310,391)	\$0	\$21,956,664
	2056	\$21,956,664	\$988,050	\$0	\$0	\$22,944,714	(\$1,310,391)	\$0	\$21,634,323
40	2057	\$21,634,323	\$973,545	\$0	\$0	\$22,607,868	(\$1,310,391)	\$0	\$21,297,477
	2058	\$21,297,477	\$958,386	\$0	\$0	\$22,255,864	(\$1,310,391)	\$0	\$20,945,473
	2059	\$20,945,473	\$942,546	\$0	\$0	\$21,888,019	(\$1,310,391)	\$0	\$20,577,629
	2060	\$20,577,629	\$925,993	\$0	\$0	\$21,503,622	(\$1,310,391)	\$0	\$20,193,231
	2061	\$20,193,231	\$908,695	\$0	\$0	\$21,101,927	(\$1,310,391)	\$0	\$19,791,536
	2062	\$19,791,536	\$890,619	\$0	\$0	\$20,682,155	(\$1,310,391)	\$0	\$19,371,765
	2063	\$19,371,765	\$871,729	\$0	\$0	\$20,243,494	(\$1,310,391)	\$0	\$18,933,104
	2064	\$18,933,104	\$851,990	\$0	\$0	\$19,785,094	(\$1,310,391)	\$0	\$18,474,703
	2065	\$18,474,703	\$831,362	\$0	\$0	\$19,306,065	(\$1,310,391)	\$0	\$17,995,674
	2066	\$17,995,674	\$809,805	\$0	\$0	\$18,805,479	(\$1,310,391)	\$0	\$17,495,089
50	2067	\$17,495,089	\$787,279	\$0	\$0	\$18,282,368	(\$1,310,391)	\$0	\$16,971,977
Post Permit									
	2068 +	\$16,971,977	\$763,739	\$0	\$0	\$17,735,716	(\$732,003)	\$0	\$17,003,713

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Table C-8
FORA Biennial CIP Review
Preliminary Endowment Cash Flow - University of California

UC Endowment

Permit Year	FY Ending	Beginning Balance	Interest Earnings (+)	Deposits (+)	Transfer In (+)	Subtotal	Annual Costs (-)	Transfer Out (-)	Ending Balance
<i>Source</i>			<i>Table 3-3</i>	<i>Table C-5</i>			<i>Table 3-4</i>		
<i>Annual Return in FY 2017</i>			1.50%						
<i>Annual Return Starting in FY 2018</i>			4.20%						
	2017	\$4,696,462	\$70,447	\$0	\$0	\$4,766,909	\$0	\$0	\$4,766,909
1	2018	\$4,766,909	\$200,210	\$238,632	\$0	\$5,205,751	(\$1,205,919)	\$0	\$3,999,832
	2019	\$3,999,832	\$167,993	\$261,980	\$0	\$4,429,805	(\$258,356)	\$0	\$4,171,448
	2020	\$4,171,448	\$175,201	\$351,565	\$0	\$4,698,214	(\$258,356)	\$0	\$4,439,858
	2021	\$4,439,858	\$186,474	\$277,435	\$0	\$4,903,767	(\$258,356)	\$0	\$4,645,411
	2022	\$4,645,411	\$195,107	\$265,579	\$0	\$5,106,097	(\$258,356)	\$0	\$4,847,740
	2023	\$4,847,740	\$203,605	\$194,801	\$0	\$5,246,147	(\$258,356)	\$0	\$4,987,790
	2024	\$4,987,790	\$209,487	\$275,782	\$0	\$5,473,059	(\$258,356)	\$0	\$5,214,703
	2025	\$5,214,703	\$219,018	\$242,937	\$0	\$5,676,657	(\$258,356)	\$0	\$5,418,301
	2026	\$5,418,301	\$227,569	\$230,636	\$0	\$5,876,506	(\$258,356)	\$0	\$5,618,150
10	2027	\$5,618,150	\$235,962	\$230,636	\$0	\$6,084,748	(\$258,356)	\$0	\$5,826,392
	2028	\$5,826,392	\$244,708	\$179,896	\$0	\$6,250,997	(\$258,356)	\$0	\$5,992,640
	2029	\$5,992,640	\$251,691	\$0	\$0	\$6,244,331	(\$258,356)	\$0	\$5,985,975
	2030	\$5,985,975	\$251,411	\$0	\$0	\$6,237,386	(\$258,356)	\$0	\$5,979,029
	2031	\$5,979,029	\$251,119	\$0	\$0	\$6,230,149	(\$258,356)	\$0	\$5,971,792
	2032	\$5,971,792	\$250,815	\$0	\$0	\$6,222,608	(\$258,356)	\$0	\$5,964,251
	2033	\$5,964,251	\$250,499	\$0	\$0	\$6,214,750	(\$258,356)	\$0	\$5,956,394
	2034	\$5,956,394	\$250,169	\$0	\$0	\$6,206,562	(\$258,356)	\$0	\$5,948,206
	2035	\$5,948,206	\$249,825	\$0	\$0	\$6,198,031	(\$258,356)	\$0	\$5,939,674
	2036	\$5,939,674	\$249,466	\$0	\$0	\$6,189,141	(\$258,356)	\$0	\$5,930,784
20	2037	\$5,930,784	\$249,093	\$0	\$0	\$6,179,877	(\$258,356)	\$0	\$5,921,521
	2038	\$5,921,521	\$248,704	\$0	\$0	\$6,170,225	(\$258,356)	\$0	\$5,911,868
	2039	\$5,911,868	\$248,298	\$0	\$0	\$6,160,167	(\$258,356)	\$0	\$5,901,811
	2040	\$5,901,811	\$247,876	\$0	\$0	\$6,149,687	(\$258,356)	\$0	\$5,891,330
	2041	\$5,891,330	\$247,436	\$0	\$0	\$6,138,766	(\$258,356)	\$0	\$5,880,410
	2042	\$5,880,410	\$246,977	\$0	\$0	\$6,127,387	(\$258,356)	\$0	\$5,869,031
	2043	\$5,869,031	\$246,499	\$0	\$0	\$6,115,530	(\$258,356)	\$0	\$5,857,174
	2044	\$5,857,174	\$246,001	\$0	\$0	\$6,103,175	(\$258,356)	\$0	\$5,844,819
	2045	\$5,844,819	\$245,482	\$0	\$0	\$6,090,301	(\$258,356)	\$0	\$5,831,945
	2046	\$5,831,945	\$244,942	\$0	\$0	\$6,076,887	(\$258,356)	\$0	\$5,818,530
30	2047	\$5,818,530	\$244,378	\$0	\$0	\$6,062,909	(\$258,356)	\$0	\$5,804,552
	2048	\$5,804,552	\$243,791	\$0	\$0	\$6,048,343	(\$258,356)	\$0	\$5,789,987
	2049	\$5,789,987	\$243,179	\$0	\$0	\$6,033,167	(\$258,356)	\$0	\$5,774,810
	2050	\$5,774,810	\$242,542	\$0	\$0	\$6,017,352	(\$258,356)	\$0	\$5,758,996
	2051	\$5,758,996	\$241,878	\$0	\$0	\$6,000,874	(\$258,356)	\$0	\$5,742,518
	2052	\$5,742,518	\$241,186	\$0	\$0	\$5,983,703	(\$258,356)	\$0	\$5,725,347
	2053	\$5,725,347	\$240,465	\$0	\$0	\$5,965,812	(\$258,356)	\$0	\$5,707,455
	2054	\$5,707,455	\$239,713	\$0	\$0	\$5,947,168	(\$258,356)	\$0	\$5,688,812
	2055	\$5,688,812	\$238,930	\$0	\$0	\$5,927,742	(\$258,356)	\$0	\$5,669,386
	2056	\$5,669,386	\$238,114	\$0	\$0	\$5,907,500	(\$258,356)	\$0	\$5,649,144
40	2057	\$5,649,144	\$237,264	\$0	\$0	\$5,886,408	(\$258,356)	\$0	\$5,628,052
	2058	\$5,628,052	\$236,378	\$0	\$0	\$5,864,430	(\$258,356)	\$0	\$5,606,073
	2059	\$5,606,073	\$235,455	\$0	\$0	\$5,841,529	(\$258,356)	\$0	\$5,583,172
	2060	\$5,583,172	\$234,493	\$0	\$0	\$5,817,665	(\$258,356)	\$0	\$5,559,309
	2061	\$5,559,309	\$233,491	\$0	\$0	\$5,792,800	(\$258,356)	\$0	\$5,534,444
	2062	\$5,534,444	\$232,447	\$0	\$0	\$5,766,890	(\$258,356)	\$0	\$5,508,534
	2063	\$5,508,534	\$231,358	\$0	\$0	\$5,739,893	(\$258,356)	\$0	\$5,481,536
	2064	\$5,481,536	\$230,225	\$0	\$0	\$5,711,761	(\$258,356)	\$0	\$5,453,405
	2065	\$5,453,405	\$229,043	\$0	\$0	\$5,682,448	(\$258,356)	\$0	\$5,424,091
	2066	\$5,424,091	\$227,812	\$0	\$0	\$5,651,903	(\$258,356)	\$0	\$5,393,547
50	2067	\$5,393,547	\$226,529	\$0	\$0	\$5,620,076	(\$258,356)	\$0	\$5,361,719
Post Permit									
	2068 +	\$5,361,719	\$225,192	\$0	\$0	\$5,586,912	(\$216,477)	\$0	\$5,370,435

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Table C-9
FORA Biennial CIP Review
Preliminary Endowment Cash Flow - Implementation Assurances Fund

IAF Endowment

Permit Year	FY Ending	Beginning Balance	Interest Earnings (+)	Deposits (+)	Transfer In (+)	Subtotal	Annual Costs (-)	Transfer Out (-)	Ending Balance
Source		Table 3-3		Table C-5		Table 3-4			
Annual Return in FY 2017		1.50%							
Annual Return Starting in FY 2018		4.50%							
	2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2018	\$0	\$0	\$570,881	\$0	\$570,881	(\$248,393)	\$0	\$322,487
	2019	\$322,487	\$14,512	\$626,736	\$0	\$963,735	(\$248,393)	\$0	\$715,341
	2020	\$715,341	\$32,190	\$841,052	\$0	\$1,588,584	(\$248,393)	\$0	\$1,340,191
	2021	\$1,340,191	\$60,309	\$663,710	\$0	\$2,064,209	(\$248,393)	\$0	\$1,815,816
	2022	\$1,815,816	\$81,712	\$635,346	\$0	\$2,532,873	(\$248,393)	\$0	\$2,284,480
	2023	\$2,284,480	\$102,802	\$466,024	\$0	\$2,853,306	(\$248,393)	\$0	\$2,604,912
	2024	\$2,604,912	\$117,221	\$659,755	\$0	\$3,381,888	(\$248,393)	\$0	\$3,133,495
	2025	\$3,133,495	\$141,007	\$581,180	\$0	\$3,855,682	(\$248,393)	\$0	\$3,607,288
	2026	\$3,607,288	\$162,328	\$551,753	\$0	\$4,321,369	(\$248,393)	\$0	\$4,072,976
10	2027	\$4,072,976	\$183,284	\$551,753	\$0	\$4,808,013	(\$248,393)	\$0	\$4,559,619
	2028	\$4,559,619	\$205,183	\$430,367	\$0	\$5,195,169	(\$248,393)	\$0	\$4,946,776
	2029	\$4,946,776	\$222,605	\$0	\$0	\$5,169,381	(\$248,393)	\$0	\$4,920,987
	2030	\$4,920,987	\$221,444	\$0	\$0	\$5,142,432	(\$248,393)	\$0	\$4,894,038
	2031	\$4,894,038	\$220,232	\$0	\$0	\$5,114,270	(\$248,393)	\$0	\$4,865,877
	2032	\$4,865,877	\$218,964	\$0	\$0	\$5,084,841	(\$248,393)	\$0	\$4,836,448
	2033	\$4,836,448	\$217,640	\$0	\$0	\$5,054,088	(\$248,393)	\$0	\$4,805,694
	2034	\$4,805,694	\$216,256	\$0	\$0	\$5,021,951	(\$248,393)	\$0	\$4,773,557
	2035	\$4,773,557	\$214,810	\$0	\$0	\$4,988,367	(\$248,393)	\$0	\$4,739,974
	2036	\$4,739,974	\$213,299	\$0	\$0	\$4,953,273	(\$248,393)	\$0	\$4,704,879
20	2037	\$4,704,879	\$211,720	\$0	\$0	\$4,916,599	(\$248,393)	\$0	\$4,668,206
	2038	\$4,668,206	\$210,069	\$0	\$0	\$4,878,275	(\$248,393)	\$0	\$4,629,881
	2039	\$4,629,881	\$208,345	\$0	\$0	\$4,838,226	(\$248,393)	\$0	\$4,589,833
	2040	\$4,589,833	\$206,542	\$0	\$0	\$4,796,375	(\$248,393)	\$0	\$4,547,982
	2041	\$4,547,982	\$204,659	\$0	\$0	\$4,752,641	(\$248,393)	\$0	\$4,504,247
	2042	\$4,504,247	\$202,691	\$0	\$0	\$4,706,939	(\$248,393)	\$0	\$4,458,545
	2043	\$4,458,545	\$200,635	\$0	\$0	\$4,659,180	(\$248,393)	\$0	\$4,410,786
	2044	\$4,410,786	\$198,485	\$0	\$0	\$4,609,272	(\$248,393)	\$0	\$4,360,878
	2045	\$4,360,878	\$196,240	\$0	\$0	\$4,557,118	(\$248,393)	\$0	\$4,308,724
	2046	\$4,308,724	\$193,893	\$0	\$0	\$4,502,617	(\$248,393)	\$0	\$4,254,224
30	2047	\$4,254,224	\$191,440	\$0	\$0	\$4,445,664	(\$248,393)	\$0	\$4,197,270
	2048	\$4,197,270	\$188,877	\$0	\$0	\$4,386,147	(\$248,393)	\$0	\$4,137,754
	2049	\$4,137,754	\$186,199	\$0	\$0	\$4,323,953	(\$248,393)	\$0	\$4,075,560
	2050	\$4,075,560	\$183,400	\$0	\$0	\$4,258,960	(\$248,393)	\$0	\$4,010,566
	2051	\$4,010,566	\$180,475	\$0	\$0	\$4,191,042	(\$248,393)	\$0	\$3,942,648
	2052	\$3,942,648	\$177,419	\$0	\$0	\$4,120,068	(\$248,393)	\$0	\$3,871,674
	2053	\$3,871,674	\$174,225	\$0	\$0	\$4,045,899	(\$248,393)	\$0	\$3,797,506
	2054	\$3,797,506	\$170,888	\$0	\$0	\$3,968,394	(\$248,393)	\$0	\$3,720,000
	2055	\$3,720,000	\$167,400	\$0	\$0	\$3,887,400	(\$248,393)	\$0	\$3,639,007
	2056	\$3,639,007	\$163,755	\$0	\$0	\$3,802,762	(\$248,393)	\$0	\$3,554,369
40	2057	\$3,554,369	\$159,947	\$0	\$0	\$3,714,316	(\$248,393)	\$0	\$3,465,922
	2058	\$3,465,922	\$155,966	\$0	\$0	\$3,621,889	(\$248,393)	\$0	\$3,373,495
	2059	\$3,373,495	\$151,807	\$0	\$0	\$3,525,302	(\$248,393)	\$0	\$3,276,909
	2060	\$3,276,909	\$147,461	\$0	\$0	\$3,424,370	(\$248,393)	\$0	\$3,175,977
	2061	\$3,175,977	\$142,919	\$0	\$0	\$3,318,896	(\$248,393)	\$0	\$3,070,502
	2062	\$3,070,502	\$138,173	\$0	\$0	\$3,208,675	(\$248,393)	\$0	\$2,960,281
	2063	\$2,960,281	\$133,213	\$0	\$0	\$3,093,494	(\$248,393)	\$0	\$2,845,101
	2064	\$2,845,101	\$128,030	\$0	\$0	\$2,973,130	(\$248,393)	\$0	\$2,724,737
	2065	\$2,724,737	\$122,613	\$0	\$0	\$2,847,350	(\$248,393)	\$0	\$2,598,956
	2066	\$2,598,956	\$116,953	\$0	\$0	\$2,715,909	(\$248,393)	\$0	\$2,467,516
50	2067	\$2,467,516	\$111,038	\$0	\$0	\$2,578,554	(\$248,393)	\$0	\$2,330,161
Post Permit									
	2068 +	\$2,330,161	\$104,857	\$0	\$0	\$2,435,018	(\$97,914)	\$0	\$2,337,104

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Table C-10
FORA Biennial CIP Review
Preliminary Endowment Cash Flow - Borderlands Management

Borderlands Endowment

Permit Year	FY Ending	Beginning Balance	Interest Earnings (+)	Deposits (+)	Transfer In (+)	Subtotal	Annual Costs (-)	Transfer Out (-)	Ending Balance
Source			Table 3-3	Table C-5		Table 3-4			
Annual Return in FY 2017			1.50%						
Annual Return Starting in FY 2018			4.50%						
	2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2018	\$0	\$0	\$499,291	\$0	\$499,291	(\$202,295)	\$0	\$296,996
	2019	\$296,996	\$13,365	\$548,142	\$0	\$858,503	(\$202,295)	\$0	\$656,207
	2020	\$656,207	\$29,529	\$735,583	\$0	\$1,421,319	(\$202,295)	\$0	\$1,219,024
	2021	\$1,219,024	\$54,856	\$580,479	\$0	\$1,854,360	(\$202,295)	\$0	\$1,652,064
	2022	\$1,652,064	\$74,343	\$555,672	\$0	\$2,282,080	(\$202,295)	\$0	\$2,079,784
	2023	\$2,079,784	\$93,590	\$407,584	\$0	\$2,580,959	(\$202,295)	\$0	\$2,378,663
	2024	\$2,378,663	\$107,040	\$577,020	\$0	\$3,062,723	(\$202,295)	\$0	\$2,860,428
	2025	\$2,860,428	\$128,719	\$508,299	\$0	\$3,497,446	(\$202,295)	\$0	\$3,295,151
	2026	\$3,295,151	\$148,282	\$482,562	\$0	\$3,925,995	(\$202,295)	\$0	\$3,723,700
10	2027	\$3,723,700	\$167,566	\$482,562	\$0	\$4,373,828	(\$202,295)	\$0	\$4,171,533
	2028	\$4,171,533	\$187,719	\$376,398	\$0	\$4,744,650	(\$202,295)	\$0	\$4,533,355
	2029	\$4,533,355	\$204,001	\$0	\$0	\$4,737,356	(\$202,295)	\$0	\$4,535,061
	2030	\$4,535,061	\$204,078	\$0	\$0	\$4,739,138	(\$202,295)	\$0	\$4,536,843
	2031	\$4,536,843	\$204,158	\$0	\$0	\$4,741,001	(\$202,295)	\$0	\$4,538,706
	2032	\$4,538,706	\$204,242	\$0	\$0	\$4,742,948	(\$202,295)	\$0	\$4,540,652
	2033	\$4,540,652	\$204,329	\$0	\$0	\$4,744,982	(\$202,295)	\$0	\$4,542,687
	2034	\$4,542,687	\$204,421	\$0	\$0	\$4,747,108	(\$202,295)	\$0	\$4,544,812
	2035	\$4,544,812	\$204,517	\$0	\$0	\$4,749,329	(\$202,295)	\$0	\$4,547,034
	2036	\$4,547,034	\$204,617	\$0	\$0	\$4,751,650	(\$202,295)	\$0	\$4,549,355
20	2037	\$4,549,355	\$204,721	\$0	\$0	\$4,754,076	(\$202,295)	\$0	\$4,551,781
	2038	\$4,551,781	\$204,830	\$0	\$0	\$4,756,611	(\$202,295)	\$0	\$4,554,316
	2039	\$4,554,316	\$204,944	\$0	\$0	\$4,759,260	(\$202,295)	\$0	\$4,556,965
	2040	\$4,556,965	\$205,063	\$0	\$0	\$4,762,028	(\$202,295)	\$0	\$4,559,733
	2041	\$4,559,733	\$205,188	\$0	\$0	\$4,764,921	(\$202,295)	\$0	\$4,562,626
	2042	\$4,562,626	\$205,318	\$0	\$0	\$4,767,944	(\$202,295)	\$0	\$4,565,648
	2043	\$4,565,648	\$205,454	\$0	\$0	\$4,771,103	(\$202,295)	\$0	\$4,568,807
	2044	\$4,568,807	\$205,596	\$0	\$0	\$4,774,404	(\$202,295)	\$0	\$4,572,109
	2045	\$4,572,109	\$205,745	\$0	\$0	\$4,777,853	(\$202,295)	\$0	\$4,575,558
	2046	\$4,575,558	\$205,900	\$0	\$0	\$4,781,458	(\$202,295)	\$0	\$4,579,163
30	2047	\$4,579,163	\$206,062	\$0	\$0	\$4,785,225	(\$202,295)	\$0	\$4,582,930
	2048	\$4,582,930	\$206,232	\$0	\$0	\$4,789,162	(\$202,295)	\$0	\$4,586,867
	2049	\$4,586,867	\$206,409	\$0	\$0	\$4,793,276	(\$202,295)	\$0	\$4,590,981
	2050	\$4,590,981	\$206,594	\$0	\$0	\$4,797,575	(\$202,295)	\$0	\$4,595,280
	2051	\$4,595,280	\$206,788	\$0	\$0	\$4,802,067	(\$202,295)	\$0	\$4,599,772
	2052	\$4,599,772	\$206,990	\$0	\$0	\$4,806,762	(\$202,295)	\$0	\$4,604,466
	2053	\$4,604,466	\$207,201	\$0	\$0	\$4,811,667	(\$202,295)	\$0	\$4,609,372
	2054	\$4,609,372	\$207,422	\$0	\$0	\$4,816,794	(\$202,295)	\$0	\$4,614,499
	2055	\$4,614,499	\$207,652	\$0	\$0	\$4,822,151	(\$202,295)	\$0	\$4,619,856
	2056	\$4,619,856	\$207,894	\$0	\$0	\$4,827,750	(\$202,295)	\$0	\$4,625,454
40	2057	\$4,625,454	\$208,145	\$0	\$0	\$4,833,600	(\$202,295)	\$0	\$4,631,305
	2058	\$4,631,305	\$208,409	\$0	\$0	\$4,839,713	(\$202,295)	\$0	\$4,637,418
	2059	\$4,637,418	\$208,684	\$0	\$0	\$4,846,102	(\$202,295)	\$0	\$4,643,807
	2060	\$4,643,807	\$208,971	\$0	\$0	\$4,852,778	(\$202,295)	\$0	\$4,650,483
	2061	\$4,650,483	\$209,272	\$0	\$0	\$4,859,754	(\$202,295)	\$0	\$4,657,459
	2062	\$4,657,459	\$209,586	\$0	\$0	\$4,867,045	(\$202,295)	\$0	\$4,664,750
	2063	\$4,664,750	\$209,914	\$0	\$0	\$4,874,663	(\$202,295)	\$0	\$4,672,368
	2064	\$4,672,368	\$210,257	\$0	\$0	\$4,882,625	(\$202,295)	\$0	\$4,680,330
	2065	\$4,680,330	\$210,615	\$0	\$0	\$4,890,944	(\$202,295)	\$0	\$4,688,649
	2066	\$4,688,649	\$210,989	\$0	\$0	\$4,899,638	(\$202,295)	\$0	\$4,697,343
50	2067	\$4,697,343	\$211,380	\$0	\$0	\$4,908,724	(\$202,295)	\$0	\$4,706,428
Post Permit									
	2068 +	\$4,706,428	\$211,789	\$0	\$0	\$4,918,218	(\$202,295)	\$0	\$4,715,923

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Table C-11
FORA Biennial CIP Review
Comparison of Annual Interest Earnings and Costs

Permit Year	Year	HCP Endowment			UC Endowment			IAF Endowment			Borderlands Endowment		
		Interest Earnings	Annual Costs	Difference	Interest Earnings	Annual Costs	Difference	Interest Earnings	Annual Costs	Surplus/ (Deficit)	Interest Earnings	Annual Costs	Surplus/ (Deficit)
Source		Table C-7	Table C-7		Table C-8	Table C-8		Table C-9	Table C-9		Table C-10	Table C-10	
	2017	\$100,335	\$0	\$100,335	\$70,447	\$0	\$70,447	\$0	\$0	\$0	\$0	\$0	\$0
1	2018	\$305,519	(\$1,723,864)	(\$1,418,344)	\$200,210	(\$1,205,919)	(\$1,005,709)	\$0	(\$248,393)	(\$248,393)	\$0	(\$202,295)	(\$202,295)
	2019	\$348,004	(\$1,310,391)	(\$962,387)	\$167,993	(\$258,356)	(\$90,363)	\$14,512	(\$248,393)	(\$233,881)	\$13,365	(\$202,295)	(\$188,930)
	2020	\$421,408	(\$1,310,391)	(\$888,982)	\$175,201	(\$258,356)	(\$83,155)	\$32,190	(\$248,393)	(\$216,203)	\$29,529	(\$202,295)	(\$172,766)
	2021	\$538,027	(\$1,310,391)	(\$772,364)	\$186,474	(\$258,356)	(\$71,882)	\$60,309	(\$248,393)	(\$188,085)	\$54,856	(\$202,295)	(\$147,439)
	2022	\$626,868	(\$1,310,391)	(\$683,523)	\$195,107	(\$258,356)	(\$63,249)	\$81,712	(\$248,393)	(\$166,682)	\$74,343	(\$202,295)	(\$127,952)
	2023	\$714,424	(\$1,310,391)	(\$595,966)	\$203,605	(\$258,356)	(\$54,751)	\$102,802	(\$248,393)	(\$145,592)	\$93,590	(\$202,295)	(\$108,705)
	2024	\$774,390	(\$1,310,391)	(\$536,001)	\$209,487	(\$258,356)	(\$48,869)	\$117,221	(\$248,393)	(\$131,172)	\$107,040	(\$202,295)	(\$95,255)
	2025	\$873,130	(\$1,310,391)	(\$437,260)	\$219,018	(\$258,356)	(\$39,339)	\$141,007	(\$248,393)	(\$107,386)	\$128,719	(\$202,295)	(\$73,576)
	2026	\$961,682	(\$1,310,391)	(\$348,708)	\$227,569	(\$258,356)	(\$30,788)	\$162,328	(\$248,393)	(\$86,065)	\$148,282	(\$202,295)	(\$54,013)
10	2027	\$1,048,739	(\$1,310,391)	(\$261,652)	\$235,962	(\$258,356)	(\$22,394)	\$183,284	(\$248,393)	(\$65,110)	\$167,566	(\$202,295)	(\$34,729)
	2028	\$1,139,713	(\$1,310,391)	(\$170,678)	\$244,708	(\$258,356)	(\$13,648)	\$205,183	(\$248,393)	(\$43,211)	\$187,719	(\$202,295)	(\$14,576)
	2029	\$1,212,176	(\$1,310,391)	(\$98,214)	\$251,691	(\$258,356)	(\$6,665)	\$222,605	(\$248,393)	(\$25,788)	\$204,001	(\$202,295)	\$1,706
	2030	\$1,207,756	(\$1,310,391)	(\$102,634)	\$251,411	(\$258,356)	(\$6,945)	\$221,444	(\$248,393)	(\$26,949)	\$204,078	(\$202,295)	\$1,783
	2031	\$1,203,138	(\$1,310,391)	(\$107,253)	\$251,119	(\$258,356)	(\$7,237)	\$220,232	(\$248,393)	(\$28,162)	\$204,158	(\$202,295)	\$1,863
	2032	\$1,198,312	(\$1,310,391)	(\$112,079)	\$250,815	(\$258,356)	(\$7,541)	\$218,964	(\$248,393)	(\$29,429)	\$204,242	(\$202,295)	\$1,947
	2033	\$1,193,268	(\$1,310,391)	(\$117,123)	\$250,499	(\$258,356)	(\$7,858)	\$217,640	(\$248,393)	(\$30,753)	\$204,329	(\$202,295)	\$2,034
	2034	\$1,187,998	(\$1,310,391)	(\$122,393)	\$250,169	(\$258,356)	(\$8,188)	\$216,256	(\$248,393)	(\$32,137)	\$204,421	(\$202,295)	\$2,126
	2035	\$1,182,490	(\$1,310,391)	(\$127,901)	\$249,825	(\$258,356)	(\$8,532)	\$214,810	(\$248,393)	(\$33,583)	\$204,517	(\$202,295)	\$2,221
	2036	\$1,176,734	(\$1,310,391)	(\$133,656)	\$249,466	(\$258,356)	(\$8,890)	\$213,299	(\$248,393)	(\$35,095)	\$204,617	(\$202,295)	\$2,321
20	2037	\$1,170,720	(\$1,310,391)	(\$139,671)	\$249,093	(\$258,356)	(\$9,263)	\$211,720	(\$248,393)	(\$36,674)	\$204,721	(\$202,295)	\$2,426
	2038	\$1,164,435	(\$1,310,391)	(\$145,956)	\$248,704	(\$258,356)	(\$9,652)	\$210,069	(\$248,393)	(\$38,324)	\$204,830	(\$202,295)	\$2,535
	2039	\$1,157,867	(\$1,310,391)	(\$152,524)	\$248,298	(\$258,356)	(\$10,058)	\$208,345	(\$248,393)	(\$40,049)	\$204,944	(\$202,295)	\$2,649
	2040	\$1,151,003	(\$1,310,391)	(\$159,388)	\$247,876	(\$258,356)	(\$10,480)	\$206,542	(\$248,393)	(\$41,851)	\$205,063	(\$202,295)	\$2,768
	2041	\$1,143,831	(\$1,310,391)	(\$166,560)	\$247,436	(\$258,356)	(\$10,920)	\$204,659	(\$248,393)	(\$43,734)	\$205,188	(\$202,295)	\$2,893
	2042	\$1,136,335	(\$1,310,391)	(\$174,055)	\$246,977	(\$258,356)	(\$11,379)	\$202,691	(\$248,393)	(\$45,702)	\$205,318	(\$202,295)	\$3,023
	2043	\$1,128,503	(\$1,310,391)	(\$181,888)	\$246,499	(\$258,356)	(\$11,857)	\$200,635	(\$248,393)	(\$47,759)	\$205,454	(\$202,295)	\$3,159
	2044	\$1,120,318	(\$1,310,391)	(\$190,073)	\$246,001	(\$258,356)	(\$12,355)	\$198,485	(\$248,393)	(\$49,908)	\$205,596	(\$202,295)	\$3,301
	2045	\$1,111,765	(\$1,310,391)	(\$198,626)	\$245,482	(\$258,356)	(\$12,874)	\$196,240	(\$248,393)	(\$52,154)	\$205,745	(\$202,295)	\$3,450
	2046	\$1,102,826	(\$1,310,391)	(\$207,564)	\$244,942	(\$258,356)	(\$13,415)	\$193,893	(\$248,393)	(\$54,501)	\$205,900	(\$202,295)	\$3,605
30	2047	\$1,093,486	(\$1,310,391)	(\$216,904)	\$244,378	(\$258,356)	(\$13,978)	\$191,440	(\$248,393)	(\$56,953)	\$206,062	(\$202,295)	\$3,767
	2048	\$1,083,725	(\$1,310,391)	(\$226,665)	\$243,791	(\$258,356)	(\$14,565)	\$188,877	(\$248,393)	(\$59,516)	\$206,232	(\$202,295)	\$3,937
	2049	\$1,073,525	(\$1,310,391)	(\$236,865)	\$243,179	(\$258,356)	(\$15,177)	\$186,199	(\$248,393)	(\$62,194)	\$206,409	(\$202,295)	\$4,114
	2050	\$1,062,867	(\$1,310,391)	(\$247,524)	\$242,542	(\$258,356)	(\$15,814)	\$183,400	(\$248,393)	(\$64,993)	\$206,594	(\$202,295)	\$4,299
	2051	\$1,051,728	(\$1,310,391)	(\$258,663)	\$241,878	(\$258,356)	(\$16,478)	\$180,475	(\$248,393)	(\$67,918)	\$206,788	(\$202,295)	\$4,492
	2052	\$1,040,088	(\$1,310,391)	(\$270,302)	\$241,186	(\$258,356)	(\$17,171)	\$177,419	(\$248,393)	(\$70,974)	\$206,990	(\$202,295)	\$4,695
	2053	\$1,027,925	(\$1,310,391)	(\$282,466)	\$240,465	(\$258,356)	(\$17,892)	\$174,225	(\$248,393)	(\$74,168)	\$207,201	(\$202,295)	\$4,906
	2054	\$1,015,214	(\$1,310,391)	(\$295,177)	\$239,713	(\$258,356)	(\$18,643)	\$170,888	(\$248,393)	(\$77,506)	\$207,422	(\$202,295)	\$5,127
	2055	\$1,001,931	(\$1,310,391)	(\$308,460)	\$238,930	(\$258,356)	(\$19,426)	\$167,400	(\$248,393)	(\$80,993)	\$207,652	(\$202,295)	\$5,357
	2056	\$988,050	(\$1,310,391)	(\$322,341)	\$238,114	(\$258,356)	(\$20,242)	\$163,755	(\$248,393)	(\$84,638)	\$207,894	(\$202,295)	\$5,598

Table C-11
FORA Biennial CIP Review
Comparison of Annual Interest Earnings and Costs

Permit Year	Year	HCP Endowment			UC Endowment			IAF Endowment			Borderlands Endowment		
		Interest Earnings	Annual Costs	Difference	Interest Earnings	Annual Costs	Difference	Interest Earnings	Annual Costs	Surplus/ (Deficit)	Interest Earnings	Annual Costs	Surplus/ (Deficit)
Source		Table C-7	Table C-7		Table C-8	Table C-8		Table C-9	Table C-9		Table C-10	Table C-10	
40	2057	\$973,545	(\$1,310,391)	(\$336,846)	\$237,264	(\$258,356)	(\$21,092)	\$159,947	(\$248,393)	(\$88,447)	\$208,145	(\$202,295)	\$5,850
	2058	\$958,386	(\$1,310,391)	(\$352,004)	\$236,378	(\$258,356)	(\$21,978)	\$155,966	(\$248,393)	(\$92,427)	\$208,409	(\$202,295)	\$6,113
	2059	\$942,546	(\$1,310,391)	(\$367,844)	\$235,455	(\$258,356)	(\$22,901)	\$151,807	(\$248,393)	(\$96,586)	\$208,684	(\$202,295)	\$6,389
	2060	\$925,993	(\$1,310,391)	(\$384,397)	\$234,493	(\$258,356)	(\$23,863)	\$147,461	(\$248,393)	(\$100,933)	\$208,971	(\$202,295)	\$6,676
	2061	\$908,695	(\$1,310,391)	(\$401,695)	\$233,491	(\$258,356)	(\$24,865)	\$142,919	(\$248,393)	(\$105,474)	\$209,272	(\$202,295)	\$6,977
	2062	\$890,619	(\$1,310,391)	(\$419,771)	\$232,447	(\$258,356)	(\$25,910)	\$138,173	(\$248,393)	(\$110,221)	\$209,586	(\$202,295)	\$7,290
	2063	\$871,729	(\$1,310,391)	(\$438,661)	\$231,358	(\$258,356)	(\$26,998)	\$133,213	(\$248,393)	(\$115,181)	\$209,914	(\$202,295)	\$7,619
	2064	\$851,990	(\$1,310,391)	(\$458,401)	\$230,225	(\$258,356)	(\$28,132)	\$128,030	(\$248,393)	(\$120,364)	\$210,257	(\$202,295)	\$7,961
	2065	\$831,362	(\$1,310,391)	(\$479,029)	\$229,043	(\$258,356)	(\$29,313)	\$122,613	(\$248,393)	(\$125,780)	\$210,615	(\$202,295)	\$8,320
	2066	\$809,805	(\$1,310,391)	(\$500,585)	\$227,812	(\$258,356)	(\$30,544)	\$116,953	(\$248,393)	(\$131,440)	\$210,989	(\$202,295)	\$8,694
50	2067	\$787,279	(\$1,310,391)	(\$523,112)	\$226,529	(\$258,356)	(\$31,827)	\$111,038	(\$248,393)	(\$137,355)	\$211,380	(\$202,295)	\$9,085
	Post Permit												
	2068 +	\$763,739	(\$732,003)	\$31,736	\$225,192	(\$216,477)	\$8,715	\$104,857	(\$97,914)	\$6,943	\$211,789	(\$202,295)	\$9,494

performance

Source: FORA; EPS.



APPENDIX D: Excerpts from FORA CIP

Table 5	Land Sales Revenue.....	33
Table 6	FY 2017/18 through Post-FORA Development Forecasts— Residential Annual Land Use Construction.....	34
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Table 5 Land Sales Revenue - DRAFT 04-13-17

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Estimated Land Sales

Land Use Location & Description	\$ per acre	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Forecast Total
Monterey County	\$171,000	\$ -	-	-	-	-	-	-	-	-	-	-	\$ -
Ord Market		-	-	-	-	-	-	-	-	-	-	-	-
Monterey City	\$171,000	-	-	7,696,026	16,354,054	-	-	-	-	-	-	-	24,050,080
Ryan Ranch Parcels	<i>per acre</i>	-	-	7,696,026	16,354,054	-	-	-	-	-	-	-	-
Marina	\$171,000	-	-	-	-	-	-	-	-	-	-	-	-
Dunes Phase II	<i>fixed</i>	-	-	-	-	-	-	-	-	-	-	-	-
Cypress Knolls	<i>per acre</i>	-	-	-	-	-	-	-	-	-	-	-	-
Seaside	\$171,000	-	-	6,769,241	7,910,216	16,803,962	32,394,719	57,590,611	-	-	-	-	121,468,750
Surplus II	<i>\$165,852</i>	-	-	2,389,452	5,446,585	10,163,962	-	-	-	-	-	-	18,000,000
Main Gate	<i>per acre</i>	-	-	4,379,789	2,463,631	-	-	-	-	-	-	-	6,843,420
Seaside East	<i>per acre</i>	-	-	-	-	-	32,394,719	57,590,611	-	-	-	-	89,985,330
Barracks Parcel	<i>fixed</i>	-	-	-	-	6,640,000	-	-	-	-	-	-	6,640,000
Del Rey Oaks	\$171,000	-	-	17,000,000	-	-	-	-	-	-	-	-	17,000,000
270 Acres	<i>fixed</i>	-	-	17,000,000	-	-	-	-	-	-	-	-	-
CSUMB	\$171,000	-	-	-	-	-	-	-	-	-	-	-	-
UC MBEST		\$ -	-	-	-	-	-	-	-	-	-	-	-
		\$ -	-	31,465,267	24,264,270	16,803,962	32,394,719	57,590,611	-	-	-	-	\$ 162,518,830
FORA Share (50% of Lump Sum Sales)		\$ -	-	15,732,634	12,132,135	8,401,981	16,197,360	28,795,306	-	-	-	-	81,259,415

FY 2017/18 through Post-FORA Development Forecasts - DRAFT 03/23/17

Residential Annual Land Use Construction (*dwelling units*)

Land Use Location & Description	Jurisdiction	Built To Date	FORECAST YEAR			Post FORA							Forecast	Forecast + Built	
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27			2027-28
NEW RESIDENTIAL		**6,160 unit cap on new residential until 18,000 new jobs on Fort Ord per BRP 3.11.5.4 (b) 2) & 3.11.5.4 (c)													
<u>Marina</u>															
Seahaven (Entitled)	MAR	-	-	-	-	66	90	90	90	90	90	90	196	802	802
Dunes (Entitled)	MAR	301	90	90	90	90	90	90	90	90	90	90	36	936	1,237
TAMC (Planned)	MAR	-	-	-	60	70	70	-	-	-	-	-	-	200	200
<u>Seaside</u>															
Seaside Resort (Entitled)	SEA	3	4	12	36	36	34	-	-	-	-	-	-	122	125
Seaside (Planned)	SEA	-	-	-	50	50	50	100	200	300	300	300	45	1,395	1,395
<u>Other</u>															
East Garrison I (Entitled)	MCO	528	140	120	100	100	130	130	130	92	-	-	-	942	1,470
Del Rey Oaks (Planned)	DRO	-	-	-	-	20	60	60	60	60	120	120	191	691	691
UC (Planned)	UC	-	-	-	110	110	20	-	-	-	-	-	-	240	240
Other Residential (Planned)	Various	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL NEW RESIDENTIAL		832	234	222	446	542	544	470	570	632	600	600	468	5,328	6160**
EXISTING/REPLACEMENT RESIDENTIAL															
Preston Park (Entitled)	MAR	352	-	-	-	-	-	-	-	-	-	-	-	-	352
Seahaven (Entitled)	MAR	20	24	90	90	24	-	-	-	-	-	-	-	228	248
Abrams B (Entitled)	MAR	192	-	-	-	-	-	-	-	-	-	-	-	-	192
MOCO Housing Authority (Entitled)	MAR	56	-	-	-	-	-	-	-	-	-	-	-	-	56
Shelter Outreach Plus (Entitled)	MAR	39	-	-	-	-	-	-	-	-	-	-	-	-	39
VTC (Entitled)	MAR	13	-	-	-	-	-	-	-	-	-	-	-	-	13
Interim Inc (Entitled)	MAR	11	-	-	-	-	-	-	-	-	-	-	-	-	11
Sunbay (Entitled)	SEA	297	-	-	-	-	-	-	-	-	-	-	-	-	297
Bayview (Entitled)	SEA	225	-	-	-	-	-	-	-	-	-	-	-	-	225
Seaside Highlands (Entitled)	SEA	380	-	-	-	-	-	-	-	-	-	-	-	-	380
TOTAL EXISTING/REPLACE		1,585	24	90	90	24	-	-	-	-	-	-	-	228	1,813
CSUMB (Planned)															
			-	-	-	-	-	-	-	-	-	-	-	-	-
		2,417	258	312	536	566	544	470	570	632	600	600	468	5,556	7,973

FY 2017/18 through Post-FORA Development Forecasts - DRAFT 03/23/17

Non-Residential Annual Land Use Construction (building square feet or hotel rooms per year)

Land Use Location & Description	Jurisdiction	Land Transfer Type	Built To Date	FORECAST YEAR			Post FORA							Forecast	Forecast + Built	
				2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27			2027-28
NON-RESIDENTIAL																
<u>Office</u>																
Del Rey Oaks (Planned)	DRO	EDC	-	-	400,000	-	-	-	-	-	-	-	-	-	400,000	400,000
Monterey (Planned)	MRY	EDC	-	-	-	180,524	240,000	301,000	-	-	-	-	-	-	721,524	721,524
East Garrison I (Entitled)	MCO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Imjin Office Park (Entitled)	MAR	EDC	28,000	-	-	-	-	-	-	-	-	-	-	-	-	28,000
Dunes (Entitled)	MAR	-	203,000	-	66,000	50,000	50,000	50,000	50,000	-	-	-	-	-	266,000	469,000
Seahaven(Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interim Inc. (Entitled)	MAR	-	14,000	-	-	-	-	-	-	-	-	-	-	-	-	14,000
Marina (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside (Planned)	SEA	-	14,900	-	-	-	50,000	100,000	5,000	-	-	-	-	-	155,000	169,900
UC (Planned)	UC	EDC	-	60,000	80,000	180,000	180,000	180,000	-	-	-	-	-	-	680,000	680,000
Total Office			259,900	60,000	546,000	410,524	520,000	631,000	55,000	-	-	-	-	-	2,222,524	2,482,424
<u>Industrial</u>																
Monterey (Planned)	MRY	EDC	-	-	-	72,000	72,000	72,275	-	-	-	-	-	-	216,275	216,275
Marina CY (Entitled)	MAR	EDC	12,300	-	-	-	-	-	-	-	-	-	-	-	-	12,300
Dunes (Entitled)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seahaven (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Marina Airport (Entitled)	MAR	PBC	250,000	-	-	-	-	-	-	-	-	-	-	-	-	250,000
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside (Planned)	SEA	EDC	-	-	-	-	50,000	50,000	50,000	-	-	-	-	-	150,000	150,000
UC (Planned)	UC	EDC	38,000	20,000	20,000	20,000	20,000	20,000	-	-	-	-	-	-	100,000	138,000
Total Industrial			300,300	20,000	20,000	92,000	142,000	142,275	50,000	-	-	-	-	-	466,275	766,575
<u>Retail</u>																
Del Rey Oaks (Planned)	DRO	EDC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Garrison I (Entitled)	MCO	-	-	-	-	10,000	12,000	12,000	-	-	-	-	-	-	34,000	34,000
Seahaven (Planned)	MAR	EDC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	-	418,000	-	30,000	24,000	12,000	20,000	-	-	-	-	-	-	86,000	504,000
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Resort (Entitled)	SEA	-	-	-	-	-	-	10,000	-	-	-	-	-	-	10,000	10,000
Seaside (Planned)	SEA	-	-	-	-	10,000	10,000	10,000	10,000	100,000	-	-	-	-	140,000	140,000
UC (Planned)	UC	-	-	-	62,500	82,500	82,500	82,500	-	-	-	-	-	-	310,000	310,000
Total Retail			418,000	-	92,500	126,500	116,500	134,500	10,000	100,000	-	-	-	-	580,000	998,000
TOTAL SF NON-RESIDENTIAL			978,200	80,000	658,500	629,024	778,500	907,775	-	-	-	-	-	-	-	4,246,999
HOTEL ROOMS																
<u>Hotel (rooms)</u>																
Del Rey Oaks (Planned)	DRO	EDC	-	-	-	-	-	-	-	550	-	-	-	-	550	550
Dunes (Entitled)	MAR	-	108	-	-	-	-	-	-	-	-	-	-	-	-	108
Dunes (Entitled)	MAR	-	-	-	-	-	394	-	-	-	-	-	-	-	394	394
Seaside Resort (Entitled)	SEA	Sale	-	-	-	-	-	330	-	-	-	-	-	-	330	330
Seaside Resort TS (Entitled)	SEA	Sale	-	-	68	-	-	-	-	-	-	-	-	-	68	68
Seaside (Planned)	SEA	-	-	-	-	-	150	150	150	-	-	-	-	-	450	450
UC (Planned)	UC	EDC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL HOTEL ROOMS			108	-	68	-	544	480	150	550	-	-	-	-	1,792	1,900

35

- START -

**DRAFT
BOARD PACKET**



FORT ORD REUSE AUTHORITY

REGULAR MEETING

FORT ORD REUSE AUTHORITY (FORA) BOARD OF DIRECTORS

Friday, June 9, 2017 at 2:00 p.m.

910 2nd Avenue, Marina, CA 93933 (Carpenters Union Hall)

AGENDA

ALL ARE ENCOURAGED TO SUBMIT QUESTIONS/CONCERNS BY NOON JUNE 8, 2017.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE *(If able, please stand)*

3. CLOSED SESSION

- a. Conference with Legal Counsel – Gov. Code 54956.9(a): Keep Fort Ord Wild v. Fort Ord Reuse Authority, Monterey County Superior Court, Case No.:M114961
- b. Conference with Legal Counsel – Gov. Code 54956.9(a): Successor Agency of the Redevelopment Agency of the County of Monterey v. California Department of Finance, et al. Fort Ord Reuse Authority Real Party in Interest, County of Sacramento Superior Court, Case No.: 34-2016-80002403
- c. Public Employment, Gov. Code 54959.7(b) – Executive Officer Evaluation

4. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

5. ROLL CALL

FORA is governed by 13 voting members as follows: (a) One member appointed by the City of Carmel; (b) One member appointed by the City of Del Rey Oaks; (c) Two members appointed by the City of Marina; (d) One member appointed by Sand City; (e) One member appointed by the City of Monterey; (f) One member appointed by the City of Pacific Grove; (g) One member appointed by the City of Salinas; (h) Two members appointed by the City of Seaside; and (i) Three members appointed by Monterey County. The Board also includes 12 ex-officio non-voting members.

6. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

7. CONSENT AGENDA

INFORMATION/ACTION

CONSENT AGENDA consists of routine items accompanied by staff recommendation. Background information has been provided to the FORA Board on all matters listed under the Consent Agenda. The Consent Agenda items are normally approved by one motion unless a Board member or the public request discussion or a separate vote. Prior to a motion being made, any member of the public or the Board may ask a question or make comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda and be considered separately at the end of the Consent Agenda.

- a. Approve May 12, 2017 Board Meeting Minutes
- b. Administrative Committee
- c. Veterans Issues Advisory Committee
- d. Transition Task Force - Update
- e. Legislative Support Update
- f. Public Correspondence to the Board
- g. Executive Officer Travel Report
- h. Transaction Worksheet Reporting
- i. Adopt Resolution Rescinding June 2011 Memorandum of Understanding Approval
- j. Approve Contract Term Extensions
 - i. Denise Duffy & Associates, Oak Woodland Conservation Planning Professional Services Agreement
 - ii. Transportation Agency of Monterey County Reimbursement Agreement
 - iii. Michael Baker International Inc., Professional Services Agreement

8. BUSINESS ITEMS

ACTION

BUSINESS ITEMS are for Board discussion, debate, direction to staff, and/or action. Comments from the public are not to exceed 3 minutes or as otherwise determined by the Chair.

- a. Approve Proposed 3% Cost of Living Adjustment - 2d Vote
- b. Capital Improvement Program
 - i. 2017 Fee Reallocation Study - 2d Vote
 - ii. Adopt 2017 Biennial Fee Review Resolution
- c. Prevailing Wage Supplemental Report
- d. Receive Report from Authority Counsel regarding Groundwater Sustainability Agency

9. PUBLIC COMMENT PERIOD

INFORMATION

Members of the public wishing to address the Board on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes and will not receive Board action. Whenever possible, written correspondence should be submitted to the Board in advance of the meeting, to provide adequate time for its consideration.

10. ITEMS FROM MEMBERS

INFORMATION

Receive communication from Board members as it pertains to future agenda items.

11. ADJOURNMENT

NEXT REGULAR BOARD MEETING: July 14, 2017

Persons seeking disability related accommodations should contact FORA 48 hrs prior to the meeting. This meeting is recorded by Access Monterey Peninsula and televised Sundays at 9 a.m. and 1 p.m. on Marina/Peninsula Channel 25. The video and meeting materials are available online at www.fora.org.

Placeholder for Item 7a

May 12, 2017 Board Meeting Minutes

This attachment will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject:	Administrative Committee	
Meeting Date:	June 9, 2017	INFORMATION/ACTION
Agenda Number:	7b	

RECOMMENDATION:

Receive a report from the Administrative Committee.

BACKGROUND/DISCUSSION:

The Administrative Committee met on May 3, 2017 and May 17, 2017. The approved minutes for both dates are attached (**Attachment A & Attachment B**).

FISCAL IMPACT:

Reviewed by the FORA Controller_____

Staff time for the Administrative Committee is included in the approved annual budget.

COORDINATION:

Administrative Committee

Prepared by _____ Approved by _____
Dominique L. Jones Michael A. Houlemard, Jr.

Placeholder for Attachment A for Item 7b

**May 3, 2017 Administrative Committee
Meeting Minutes**

**This attachment will be included in the final Board
packet.**

Placeholder for Attachment B for Item 7b

**May 17, 2017 Administrative Committee
Meeting Minutes**

**This attachment will be included in the final Board
packet.**

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Veterans Issues Advisory Committee

Meeting Date: June 9, 2017

Agenda Number: 7c

INFORMATION/ACTION

RECOMMENDATION:

Receive an update from the Veterans Issues Advisory Committee (VIAC).

BACKGROUND/DISCUSSION:

The Veteran's Issues Advisory Committee met on April 27, 2017. The approved minutes for this meeting is attached (**Attachment A**).

FISCAL IMPACT:

Reviewed by FORA Controller _____

Staff time for this item is included in the approved annual budget.

COORDINATION:

VIAC

Prepared by _____
Dominique L. Jones

Approved by _____
Michael A. Houlemard, Jr.



**FORT ORD REUSE AUTHORITY
VETERANS ISSUES ADVISORY COMMITTEE (VIAC) MEETING MINUTES
3:00 P.M. April 27, 2017 | FORA Conference Room
920 2nd Avenue, Suite A., Marina CA 93933**

1. CALL TO ORDER

Ian Oglesby called the meeting to order at 3:00 P.M.

Committee Members:

James Bogan, Disabled American Veterans (DAV)
Col. Lawrence Brown, U.S. Army Presidio of Monterey
Edith Johnsen, Veterans Families (VF)
Jack Stewart, Fort Ord Veterans Cemetery Citizens Advisory Committee (CAC)
Sid Williams, Monterey County Military & Veterans Advisory Commission (VAC)
Ian Oglesby, US Army Veteran (**Chair**)
Mary Estrada, United Veterans Council (UVC)
Wes Morrill, Monterey County Office of Military & Veterans Affairs (MCOMVA)
Richard Garza Central Coast Veterans Cemetery Foundation (CCVCF)
J. Alan Fagan, Veterans Transit Center (VTC)

FORA Staff:

Robert Norris
Hermelinda Flores

2. PLEDGE OF ALLEGIANCE led Ian Oglesby

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Robert Norris, Principal Analyst, introduced Hermelinda Flores, Administrative Assistant, who will provide the administrative support to the VIAC meetings. Ian Oglesby also introduced Princess and Ray Pope who represent the National Association for the Advancement of Colored People who will start attending the VIAC meetings.

4. PUBLIC COMMENT PERIOD

There were no verbal comments from the public

5. APPROVAL OF MEETING MINUTES

a. March 23, 2017 Regular Meeting Minutes

***MOTION:** On motion by Committee member Sid Williams and second by Committee member Col. Lawrence Brown and carried by the following vote, the VIAC moved to approve the March 23, 2017 meeting minutes*

MOTION: PASSED UNANIMOUSLY

6. BUSINESS ITEMS

a. California Central Coast Veterans Cemetery (CCCVC) Status Report

i. Cemetery Administrator's Status

Mr. Robert Norris provided an update on the CCCVC status report. The committee was informed of the regular schedule for burial events until the end of the year. Mr. Norris also provided further information on the habitat mitigation requirements. The CVA and the County of Monterey (with the assistance of FORA) are working to meet environmental regulations. This process involves designating certain areas and moving existing plants from one area to another to offset the impacts.

ii. Veterans Cemetery Land Use Status

Discussion on Veterans Cemetery Land Use Status and Fort Ord Committee Verbal Report were combined. See item below.

iii. Fort Ord Committee Verbal Report: Oak Woodlands Mitigation & Endowment MOU

The committee was informed that the County Fort Ord Committee postponed the MOU meeting. A revised MOU will be considered to reflect current circumstances. The revised MOU will be presented and reviewed by the Board of Supervisors Fort Ord Board Committee.

iv. Senator Monning Veterans Advisory Meeting

Mr. Norris provided a brief report on the Veterans Advisory Meeting. Senator Monning is preparing for an intense fundraising effort to meet local match requirements for the cemetery expansion phase. Approximately \$3 million will be needed by September 2017. *Jack Stewart made a motion, Edith Johnsen seconded the motion to seek funding from other jurisdictions, cities, and counties on a cooperative basis.* Senator Monning proposed to create a working group to identify business sector representatives, elected officials, and potentially large donors and reach out surrounding jurisdictions.

MOTION: On motion by Committee member Jack Stewart and second by Committee member Edith Johnsen and carried by the following vote, the VIAC moved to seek financial support from other jurisdictions, cities and counties on a cooperative basis

MOTION: PASSED UNANIMOUSLY

b. Fundraising Status

i. CCVCF Status Report

Richard Garza informed the committee that the "Epic Riders" will kick off the national effort on August 24, 2017. The fundraiser deadline of August 31st for the State local match application. The committee was also informed about a potential contribution of \$350K to offset a portion of the costs accrued from fundraising efforts.

c. VA/DoD Veterans Clinic Status Report

i. Historic Flag Pole Variance Update

City of Marina expressed interest in maintaining the historic flag pole location where the current flag pole now stands and are coming to an agreement on shared costs.

ii. Operational Schedule

The Monterey Herald News article stated the Marina VA-DoD Clinic's grand opening is set for August 3rd of this year. Active duty and retired will have the ability to receive service in

the same location. Further details regarding CCCVC participation in the ceremony will follow at a later date.

d. Veterans Transition Center (VTC) Housing Construction

The Veterans Transition Center is working on fundraising for another set of houses and to break ground this fall. The MOU for Patriot Housing was signed by Col. Brown and members of the Parks for a total of six family residences.

3

The approval for Light Fighter Village is scheduled for 71 housing units is still pending.

e. Historical Preservation Project (HPP)

Cliff Guinn reported an upcoming meeting with a contractor to assess one of the buildings and obtain an estimate for restoration or stabilization. Mr. Guinn will also be requesting fencing from the City of Marina around the area of the museum site.

7. ITEMS FROM MEMBERS

There were no items reported from members.

8. ADJOURNMENT at 3:58 P.M.

DRAFT BOARD PACKET
JUNE 9, 2017

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject:	Transition Task Force - Update	
Meeting Date:	June 9, 2017	INFORMATION/ACTION
Agenda Number:	7d	

RECOMMENDATION:

Accept Transition Task Force update

BACKGROUND/DISCUSSION:

This report provides an update from report provided to the Fort Ord Reuse Authority ("FORA") Board on May 12, 2017. The history and background of the Transition Task Force ("TTF") was presented in that same May 12, 2017 report. Since that report, the TTF has met twice, once on May 9, 2017 and once on May 24, 2017. The next TTF meeting is currently scheduled for June 14, 2017.

As previously outlined to the Board, the 2017 TTF charge focuses on building consensus for; a) a methodology of allocating obligations and assets (Task 1), b) a methodology for determining priority of infrastructure improvements and modification (Task 2), c) financing mechanisms (Task 3) and d) a form or structure for a transition entity (Task 4). The target date to receive consensus on Task 1 is July 1, 2017, Task 2 by August 1, 2017, Task 3 by September 1, 2017 and Task 4 by October 1, 2017. The goal is to bring a consensus recommendation to the FORA Board by December 8, 2017. It is anticipated that once approved by the Board, these consensus items will form the basis for a Transition Plan Agreement which will be drafted and finalized between the various parties during 2018 to coincide with the Local Agency Formation Commission process.

At the May 9, 2017 meeting the TTF was presented with opportunity to form consensus on a set of Goals to accomplish in the transition plan. Predominantly, these goals are comparable to those set by both the FORA Board and codified in the Implementation Agreements. Additionally, on May 9, 2017, the TTF was presented with potential alternatives to calculate the fair and equitable share of outstanding obligations and assets. These potential alternatives included calculation of a percentage share based upon New Residential Development, Future Buildout, Water Allocation, Acreage, and Voting Percentage. Collectively, the goals and methodology of allocating obligations and assets form **Task 1**. The TTF was also presented with initial information regarding **Task 2** utilizing the on-site and off-site transportation as an example. It was explained that most likely the Regional Transportation portion of the FORA capital improvement program would be returned to Transportation Agency of Monterey County ("TAMC"), water to Marina Coast Water District and Monterey Regional Water Pollution Control Agency and Habitat to the Habitat Cooperative. How these handoffs occur and how they may be fairly and equitably financed will be addressed in Task 3. The project list was presented with anticipated lead agency assignments as well as how to apply the proposed percentage methodology to determine contributions. At the May 9, 2017 meeting, staff was directed to bring back

additional information and no consensus was reached on the presentation. The TTF materials for the May 9, 2017 meeting can be found on the FORA webpage at: http://www.fora.org/TTF/Presentations/TTF_Presentation_050917.pdf.

At the May 24, 2017 meeting, the TTF was again provided opportunity to form consensus on a set of “policy” Goals to accomplish the transition plan. Additional information and considerations were provided to the TTF in forming consensus and selecting a methodology by which to allocate outstanding obligations/liabilities post FORA. Some of those considerations included both elaboration on the source and definition of the concept of **Fair and Equitable** (as outlined in the FORA Act and the Implementation Agreements) and what that means in the context of the transition plan for FORA. The concept of **Revenue sharing** was also outlined as described in state legislation (FORA Act). During those discussions and prior to the meeting, TAMC representatives requested the floor to present information on its role and ability to manage, Regional, on-site and off-site roadway projects utilizing a nexus analysis – which was accepted. TAMC noted that a new regional impact fee or a new fee based upon nexus **could not** be applied to already approved and entitled development. Information was presented that the most recent Transportation Study prepared and managed by TAMC and approved by the TAMC Board indicates that utilizing a nexus approach is substantially higher (\$203M) than FORA’s current capped share of (\$130M). TAMC staff noted that the actual cost and numbers are yet to be finalized but will be in a future study. Nonetheless, certain TTF members requested that TAMC make a nexus presentation on roadway projects within the FORA Transportation network at the June meeting. TTF members made comments that perhaps a new goal should be added about meeting the regional affordable housing target and much discussion was had about the concept of Fair and Equitable and how it is applied at the former Fort Ord vs. in other fee structures. Multiple members made comments that perhaps a FORA lite extension might be in order – contrasting the amount of effort required to replace the structures in place. No consensus was formed at this meeting and requests were made to bring back additional information. The materials for the May 24, 2017 meeting can be found on the FORA web page at: http://www.fora.org/TTF/Presentations/TTF_Presentation_052417.pdf

The next TTF meeting is currently set for June 14, 2017 at 3:00 p.m.

FISCAL IMPACT:

Reviewed by the FORA Controller _____

Staff time for the TTF Committee is included in the approved annual budget.

COORDINATION:

TTF

Prepared by _____ Approved by _____
D. Steven Endsley Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject:	Legislative Support Update	
Meeting Date:	June 9, 2017	INFORMATION/ACTION
Agenda Number:	7e	

RECOMMENDATION:

Receive an update on additional Legislative Items proposed by Board of Director members

BACKGROUND/DISCUSSION:

At the May 12, 2017 Board meeting, inquiries were received about why Budget Bill 502 was not included on the proposed positions on State Legislation list approved by the Legislative Committee. The proposed position list has been updated and is provided as **Attachment A**. Also, additional questions were raised about Assembly Bills (AB) and Senate Bill (SB), AB59, AB73 and SB62 in regards to whether or not FORA should support as opposed to the proposed position to watch. As of May 12, 2017, AB 59 failed to meet one of its deadlines and therefore will not be acted upon this legislative year. AB73 was amended on May 2, 2017 and was re-referred to the Appropriations Committee. As of April 19, 2017, SB62 was moved to the Appropriations Suspense File.

The legislative session with elected State legislators is proposed to be held at the July 14, 2017 Board meeting.

FISCAL IMPACT:

Reviewed by the FORA Controller _____
Staff time for the Legislative Committee is included in the approved annual budget.

COORDINATION:

Legislative Committee

Prepared by _____ Approved by _____
Dominique L. Jones Michael A. Houlemard, Jr.

Fort Ord Reuse Authority State Legislation Proposed Position List

[AB 18](#) ([Garcia, Eduardo](#) D) California Clean Water, Climate, Coastal Protection, and Outdoor Access for All Act of 2018.

Introduced: 12/5/2016

Last Amended: 2/23/2017

Status: 3/20/2017-Read third time. Urgency clause adopted. Passed. Ordered to the Senate. In Senate. Read first time. To Com. on RLS for assignment.

Location: 3/20/2017-S. DESK

Summary: Would enact the California Clean Water, Climate, Coastal Protection, and Outdoor Access for All Act of 2018, which, if approved by the voters, would authorize the issuance of bonds in an amount of \$3,105,000,000 pursuant to the State General Obligation Bond Law to finance a clean water, climate, coastal protection, and outdoor access for all program. This bill contains other related provisions.

Position: Support

[AB 30](#) ([Caballero](#) D) Environmental quality: judicial review: strip mall conversion housing projects.

Introduced: 12/5/2016

Last Amended: 4/3/2017

Status: 5/12/2017-Failed Deadline pursuant to Rule 61(a)(3). (Last location was H. & C.D. on 5/4/2017)(May be acted upon Jan 2018)

Location: 5/12/2017-A. 2 YEAR

Summary: CEQA requires that an action or proceeding to attack, review, set aside, void or annul a determination, finding, or decision of a public agency, as provided, on the grounds of noncompliance with its provisions be brought in accordance with specified law governing administrative mandamus. CEQA requires a court to make specified orders if it finds that any determination, finding, or decision of a public agency has been made without compliance with CEQA, but prohibits a court from enjoining certain projects unless the court makes specified findings. This bill would similarly prohibit a court from enjoining a qualified strip mall conversion housing projects, as defined, unless the court makes specified findings.

Position: Support

[AB 59](#) ([Thurmond](#) D) Local Housing Trust Fund Matching Grant Program.

Introduced: 12/7/2016

Status: 5/12/2017-Failed Deadline pursuant to Rule 61(a)(3). (Last location was H. & C.D. on 1/19/2017)(May be acted upon Jan 2018)

Location: 5/12/2017-A. 2 YEAR

Summary: Under the Local Housing Trust Fund Matching Grant Program, the department is authorized to make matching grants available to cities, counties, cities and counties, and existing charitable nonprofit organizations that have created, funded, and operated housing trust funds. This bill would recast these provisions to instead authorize the department to make grants to eligible recipients, defined as cities that meet specified criteria and charitable nonprofit organizations organized under certain provisions of the Internal Revenue Code that apply jointly with a qualifying city, that have created or are operating or will operate housing trust funds.

Position: Watch

[AB 71](#) ([Chiu](#) D) Income taxes: credits: low-income housing: farmworker housing.

Introduced: 12/16/2016

Last Amended: 3/2/2017

Status: 3/8/2017-From committee: Do pass and re-refer to Com. on REV. & TAX. (Ayes 5. Noes 2.) (March 8). Re-referred to Com. on REV. & TAX.

Location: 3/8/2017-A. REV. & TAX

Summary: Would, under the law governing the taxation of insurers, the Personal Income Tax Law, and the Corporation Tax Law, for calendar years beginning in 2018, increase the aggregate housing credit dollar amount that may be allocated among low-income housing projects to \$300,000,000, as specified, and would allocate to farmworker housing projects \$25,000,000 per year of that amount. The bill would delete that special needs exception and authorization to request state credits provided the applicant is not requesting a 130% basis adjustment for purposes of the federal credit amount.

Position: Support

[AB 73](#) ([Chiu](#) D) Planning and zoning: housing sustainability districts.

Introduced: 12/16/2016

Last Amended: 5/2/2017

Status: 5/26/17 - From committee: Do pass as amended.

Location: 5/26/2017-A. APPR.

Summary: Would authorize a city, county, or city and county, including a charter city, charter county, or charter city and county, to establish by ordinance a housing sustainability district that meets specified requirements, including authorizing residential use within the district through the ministerial issuance of a permit. The bill would authorize the city, county, or city and county to apply to the Office of Planning and Research for approval for a zoning incentive payment and require the city, county, or city and county to provide specified information about the proposed housing sustainability district ordinance. The bill would require the office to approve a zoning incentive payment if the ordinance meets the above-described requirements and the city's housing element is in compliance with specified law.

Position: Watch

[AB 190](#) ([Steinorth](#) R) Local government: development permits: design review.

Introduced: 1/19/2017

Last Amended: 3/27/2017

Status: 5/12/2017-Failed Deadline pursuant to Rule 61(a)(3). (Last location was L. GOV. on 1/30/2017)(May be acted upon Jan 2018)

Location: 5/12/2017-A. 2 YEAR

Summary: Would require a lead agency, where an ordinance requiring design review applies to a development project, to approve or disapprove the design of the development project within 30 days of the application being determined to be complete, as specified. The bill would provide, that if the lead agency has not approved or disapproved the design of the development project within that 30-day period, the project is deemed to be approved on the 31st day.

Position: Watch

[AB 455](#) ([Voepel](#) R) Veterans buildings, memorials, and cemeteries.

Introduced: 2/13/2017

Status: 5/12/2017-Failed Deadline pursuant to Rule 61(a)(3). (Last location was PRINT on 2/13/2017)(May be acted upon Jan 2018)

Location: 5/12/2017-A. 2 YEAR

Summary: Current law authorizes the establishment and operation of memorial districts to provide and maintain memorial halls, assembly halls, buildings, or meeting places for the use of veteran soldiers, sailors, and marines who have honorably served the United States in any wars or campaigns, or for the use of patriotic, fraternal, or benevolent associations of those persons, as specified. This bill would

state the intent of the Legislature to enact legislation relating to the building of veterans memorials, buildings, and cemeteries.

Position: Support

[AB 577](#) ([Caballero](#) D) Disadvantaged communities.

Introduced: 2/14/2017

Last Amended: 3/9/2017

Status: 4/28/2017-Failed Deadline pursuant to Rule 61(a)(2). (Last location was E.S. & T.M. on 2/27/2017)(May be acted upon Jan 2018)

Location: 4/28/2017-A. 2 YEAR

Summary: Current law defines a disadvantaged community as a community with an annual median household income that is less than 80% of the statewide annual median household income for various purposes, that include, but are not limited to, the Water Quality, Supply, and Infrastructure Improvement Act of 2014, eligibility for certain entities to apply for funds from the State Water Pollution Cleanup and Abatement Account, and authorization for a community revitalization and investment authority to carry out a community revitalization plan. This bill would expand the definition of a disadvantaged community to include a community with an annual per capita income that is less than 80% of the statewide annual per capita income.

Position: Support

[AB 696](#) ([Caballero](#) D) Department of Transportation: Prunedale Bypass: County of Monterey: disposition of excess properties.

Introduced: 2/15/2017

Status: 4/5/2017-In committee: Set, first hearing. Referred to suspense file.

Location: 3/20/2017-A. APPR.

Summary: Would require the net proceeds from the sale of any excess properties originally acquired for a replacement alignment for State Highway Route 101 in the County of Monterey, known as the former Prunedale Bypass, to be reserved in the State Highway Account for programming and allocation by the commission, with the concurrence of the Transportation Agency for Monterey County, for other state highway projects in the State Highway Route 101 corridor in that county. The bill would exempt these funds from the distribution formulas otherwise applicable to transportation capital improvement funds.

Position: Support

[SB 2](#) ([Atkins](#) D) Building Homes and Jobs Act.

Introduced: 12/5/2016

Last Amended: 3/23/2017

Status: 4/3/2017-April 3 hearing: Placed on APPR. Suspense file.

Location: 4/3/2017-S. APPR. SUSPENSE FILE

Summary: Would enact the Building Homes and Jobs Act. The bill would make legislative findings and declarations relating to the need for establishing permanent, ongoing sources of funding dedicated to affordable housing development. The bill would impose a fee, except as provided, of \$75 to be paid at the time of the recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, per each single transaction per single parcel of real property, not to exceed \$225.

Position: Support

[SB 3](#) ([Beall](#) D) Affordable Housing Bond Act of 2018.

Introduced: 12/5/2016

Last Amended: 3/28/2017

Status: 4/3/2017-April 3 hearing: Placed on APPR. Suspense file.

Provided by JEA & Associates

Last Updated: May 26, 2017

Location: 4/3/2017-S. APPR. SUSPENSE FILE

Summary: Would enact the Affordable Housing Bond Act of 2018, which, if adopted, would authorize the issuance of bonds in the amount of \$3,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance various existing housing programs, as well as infill infrastructure financing and affordable housing matching grant programs, as provided.

Position: Support

[SB 5](#) ([De León](#) D) California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018.

Introduced: 12/5/2016

Last Amended: 5/10/2017

Status: 5/15/2017-Action from APPR: To APPR. SUSPENSE FILE.

Location: 5/15/2017-S. APPR. SUSPENSE FILE

Summary: Would enact the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018, which, if approved by the voters, would authorize the issuance of bonds in an amount of \$3,500,000,000 pursuant to the State General Obligation Bond Law to finance a drought, water, parks, climate, coastal protection, and outdoor access for all program. This bill contains other related provisions.

Position: Support

[SB 35](#) ([Wiener](#) D) Planning and zoning: affordable housing: streamlined approval process.

Introduced: 12/5/2016

Last Amended: 4/4/2017

Status: 5/11/2017-May 15 hearing postponed by committee.

Location: 5/1/2017-S. APPR.

Summary: The Planning and Zoning Law requires a planning agency, after a legislative body has adopted all or part of a general plan, to provide an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on the status of the general plan and progress in meeting the community's share of regional housing needs. This bill would require the planning agency to include in its annual report specified information regarding units of housing, including rental housing and housing designated for homeownership, that have secured all approvals from the local government and special districts needed to qualify for a building permit.

Position: Watch

[SB 62](#) ([Jackson](#) D) Affordable Senior Housing Act of 2017.

Introduced: 12/22/2016

Last Amended: 4/19/2017

Status: 5/25/17 From committee: Do pass as amended. (Ayes 6. Noes 0.) (May 25).

Calendar: 5/26/2017 #115 SENATE SEN SECOND READING FILE - SENATE BILLS

Summary: Would enact the Affordable Senior Housing Act of 2017, which would establish the Affordable Senior Housing Program within GO-Biz, as part of the Economic Revitalization Act. The bill would declare that the purpose of this program is to guide and serve as a catalyst for the development of affordable senior housing dwelling units within this state and would require the director of GO-Biz to undertake various actions in implementing this program.

Position: Watch

[SB 231](#) ([Hertzberg](#) D) Local government: fees and charges.

Introduced: 2/2/2017

Last Amended: 4/19/2017

Status: 4/27/2017-Read third time. Passed. (Ayes 23. Noes 10.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.

Location: 4/27/2017-A. DESK

Summary: Articles XIIC and XIID of the California Constitution generally require that assessments, fees, and charges be submitted to property owners for approval or rejection after the provision of written notice and the holding of a public hearing. Current law, the Proposition 218 Omnibus Implementation Act, prescribes specific procedures and parameters for local jurisdictions to comply with Articles XIIC and XIID of the California Constitution and defines terms for these purposes. This bill would define the term "sewer" for these purposes. The bill would also make findings and declarations relating to the definition of the term "sewer" for these purposes.

Position: Support

[SCA 4](#) ([Hertzberg](#) D) Water conservation.

Introduced: 2/2/2017

Status: 2/16/2017-Referred to Com. on RLS.

Location: 2/2/2017-S. RLS.

Summary: The California Constitution requires that the water resources of the state be put to beneficial use to the fullest extent of which they are capable and that the waste or unreasonable use or unreasonable method of use of water be prevented. This measure would declare the intent of the Legislature to amend the California Constitution to provide a program that would ensure that affordable water is available to all Californians and to ensure that water conservation is given a permanent role in California's future.

Position: Support

[Budget Item: Trailer Bill Language Labor and Transportation 502 Public Works Enforcement](#)

Introduced: 3/17/2017

Summary: The proposed budget trailer bill would increase the existing SB 854 contractor registration threshold from \$1,000 to \$25,000 for new construction and \$15,000 for maintenance. DIR's proposal would fine contractors and subcontractors who do not register with a penalty of \$100 per day, up to \$8,000.

Position: Watch

FORT ORD REUSE AUTHORITY BOARD REPORT	
CONSENT AGENDA	
Subject:	Public Correspondence to the Board
Meeting Date:	June 9, 2017
Agenda Number:	7f
	INFORMATION/ACTION

Public correspondence submitted to the Board is posted to FORA's website on a monthly basis and is available to view at <http://www.fora.org/board.html>

Correspondence may be submitted to the Board via email to board@fora.org or mailed to the address below:

FORA Board of Directors
 920 2nd Avenue, Suite A
 Marina, CA 93933

DRAFT

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Executive Officer Travel Report	
Meeting Date: June 9, 2017 Agenda Number: 7g	INFORMATION/ACTION

RECOMMENDATION:

Receive a report from the Executive Officer

BACKGROUND/DISCUSSION:

Per the FORA Travel Policy, the Executive Officer (EO) submits travel requests to the Executive Committee on FORA Board/staff travel. The Committee reviews and approves requests for EO, Authority Counsel and board members travel; the EO approves staff travel requests. Travel information is reported to the Board.

UPCOMING TRAVEL (previously approved)

Dates: June 13–15, 2017
Location: Washington D.C.
Purpose: Department of Defense Office of Economic Adjustment (OEA) Base Re-Alignment and Closure Discussion Session. Trip may be coordinated with Association of Defense Communities travel dates later in June.

Attendees: Michael A. Houlemard, Jr.

Note: *Travel arrangements and accommodations funded by OEA*

Dates: June 19-21, 2017
Location: Washington D.C.
Purpose: Association of Defense Communities - 2017 Annual Summit
Attendees: Michael A. Houlemard, Jr., Cynthia Garfield, Dennis Alexander, and Mary Adams

Dates: June 25-27, 2017
Location: Newport Beach, CA
Purpose: California Special Districts Association - General Manager Leadership Summit
Attendee: Michael A. Houlemard, Jr.

Prepared by _____ **Approved by** _____
Dominique L. Jones Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT	
CONSENT AGENDA	
Subject:	Transaction Worksheet Reporting
Meeting Date:	June 9, 2017
Agenda Number:	7h
INFORMATION	

RECOMMENDATION(S):

Receive a transaction worksheet summary report.

BACKGROUND/DISCUSSION:

Implementation Agreements between FORA and Jurisdictions were entered into 2001. Part of each of the agreements included the requirement that Jurisdictions complete a mandatory property sale/lease Transaction Worksheet. The purpose is to support Jurisdiction land transactions and ensure information needed by the Jurisdiction and FORA is compiled in a single location. This allows property transfers and consistency determinations to proceed efficiently and completely. The agreement also states that, when a Jurisdiction receives sale or lease proceeds, 50% of the amount is paid to FORA.

The process requires Jurisdictions to provide FORA with a Transaction Worksheet 45 days before final approval of a property lease or sale. The Transaction Worksheet itself delineates basic information regarding proposed land sales/lease, contact information, schedule/timeframe for requesting FORA Consistency Determination, property valuation/appraisal, transaction description, estimated cost of sale/lease, and final transaction costs.

In FY 2016/2017, FORA received and processed 3 Transaction Worksheets. One from the City of Seaside and two from the County of Monterey (**Attachment A**). Two transactions have been completed; however, the Ord Market Lease Transaction Worksheet remains pending.

FISCAL IMPACT:

Reviewed by FORA Controller _____
 Staff time for this item is included in the approved annual budget.

COORDINATION:

County of Monterey, City of Seaside, Authority Counsel

Prepared by _____ Approved by _____
 Ikuyo Yoneda-Lopez Michael A. Houlemard, Jr.

**FY 2016/2017
Transaction Worksheets**

Project Name	Army Corps of Engineers Parcel	Jurisdiction	Transaction Type	FORA 50% share
Santa Margarita ASR Site Lease	E34	City of Seaside	Lease	\$5,840/year
CSUMB Roundabout (Easement Grant)	E8a.1.1.2	County of Monterey	Easement Grant	Improved circulation / access
Ord Market lease	E4.6.2 & E8a.1.2	County of Monterey	Lease	\$3,585.35/month

DRAFT BOARD PACKET
JUNE 9, 2017

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject:	Adopt Resolution rescinding June 10, 2011 Memorandum of Understanding Approval	
Meeting Date:	June 9, 2017	INFORMATION/ACTION
Agenda Number:	7i	

RECOMMENDATION:

1. Adopt attached Resolution 17-xx rescinding approval of Memorandum of Agreement between County of Monterey, Redevelopment Agency of Monterey, California State University Monterey Bay, and Monterey Peninsula College (**Attachment A**); and
2. Authorize payment of Settlement amounts from Community Facilities District (CFD) fees

BACKGROUND/DISCUSSION:

On June 10, 2011, the FORA Board authorized the Executive Officer to execute a "Memorandum of Agreement Among and Between the Fort Ord Reuse Authority, California State University Monterey Bay, the Redevelopment Agency of the County of Monterey, the County of Monterey, and Monterey Peninsula College Concerning the Alignment of Eastside Parkway on the Former Fort Ord" (the "MOA"). A copy of the June 10, 2011 Board report and draft MOA authorized by the Board is attached as **Exhibit 1**. The County Board of Supervisors approved the County of Monterey's execution of the draft MOA on October 11, 2011.

No other party executed the MOA. The approval of the MOA by the FORA Board was not intended to be an approval of the Eastside Parkway project. In fact, in March 2011, prior to execution of the MOA, the FORA Board approved an amended contract with Whitson Engineers to include preliminary environmental investigation relating to the project and by which process a Preliminary Initial Study Checklist was prepared recommending that an Environmental Impact Report (EIR) be prepared. FORA has committed to doing just that. Notwithstanding, in November 2011, FORA and the County's approvals of the MOA were challenged under the California Environmental Quality Act ("CEQA") by an organization known as Keep Fort Ord Wild, in a case entitled *Keep Fort Ord Wild v. Fort Ord Reuse Authority, et al.* (Monterey County Superior Court Case No. M114961) (the "Action"). On March 14, 2017, the trial court entered Judgment in the Action, by which it determined that FORA and the County violated CEQA by failing to complete and consider environmental review prior to approving the MOA approving the proposed Eastside Parkway alignment and creating rights of way for that alignment. The trial court further issued a directive requiring the County and FORA to set aside their respective approvals of the MOA.

The County considers the MOA moot and ineffective, but nonetheless acted to rescind its October 2011 approval of the MOA on May 23, 2011. FORA likewise considers the MOA moot and ineffective as it can never be executed by the parties, but is required by the directive of the trial court to rescind its approval of the MOA. FORA's rescission of the approval of the MOA is also a term of a settlement of the Action.

FORA staff is requesting Board action to rescind FORA's approval of the MOA, and authority to pay the settlement amount from fees collected pursuant to the Community Facilities District.

FISCAL IMPACT:

Reviewed by the FORA Controller _____

Staff time for the Legislative Committee is included in the approved annual budget.

COORDINATION:

Authority Counsel

Prepared by _____ Approved by _____
Sheri L. Damon Michael A. Houlemard, Jr.

DRAFT BOARD PACKET
JUNE 9, 2017

**FORT ORD REUSE AUTHORITY
RESOLUTION NO. 17-xx**

**A RESOLUTION OF THE GOVERNING BODY OF THE FORT ORD REUSE AUTHORITY
SET ASIDE ITS JUNE 10, 2011 APPROVAL OF MEMORANDUM OF AGREEMENT CONCERNING
EASTSIDE PARKWAY ALIGNMENT**

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

- A. WHEREAS on or about June 10, 2011, the FORA Board authorized the Executive Officer to execute a "Memorandum of Agreement Among and Between the Fort Ord Reuse Authority, California State University Monterey Bay, the Redevelopment Agency of the County of Monterey, the County of Monterey, and Monterey Peninsula College Concerning the Alignment of Eastside Parkway on the Former Fort Ord" (the "MOA"); and
- B. WHEREAS, the County of Monterey authorized execution of the MOA on or about October 10, 2011; and
- C. WHEREAS, the MOA was a multi-party agreement, but was never executed by any other party besides FORA and the County; and
- D. WHEREAS, on or about November 10, 2011, Keep Fort Ord Wild filed a Petition for Writ of Mandate in a case entitled *Keep Fort Ord Wild v. Fort Ord Reuse Authority, et al.* (Monterey County Superior Court Case No. M114961) (the "Action"), pursuant to which it claimed that FORA and the County's approvals of the MOA violated the California Environmental Quality Act ("CEQA"), and asked the Court to direct FORA and the County to set aside their approvals of the MOA; and
- E. WHEREAS, the FORA Board did not intend to approve the Eastside Parkway roadway, or any specific alignment thereof, by its June 10, 2011 action; and
- F. WHEREAS, the FORA Board has always intended to comply with CEQA with respect to its actions relating to the proposed Eastside Parkway, including but not limited to having approved an amended agreement with Whitson Engineers in March 2011 to include performance of preliminary environmental investigation relating to the project, and by which process a Preliminary Initial Study Checklist was prepared recommending that an Environmental Impact Report (EIR) be prepared; and
- G. WHEREAS, on March 14, 2017, the Court entered a Judgment Granting the Petition for Writ of Mandate, by which the Court directed the Clerk of the Superior Court to issue the Writ ordering Respondents to set aside their respective approvals of the MOA and requiring Respondents to comply with CEQA prior to considering the Eastside Parkway project; and
- H. WHEREAS, on May 12, 2017, FORA authorized settlement of the action with the Keep Fort Ord Wild foregoing its right to appeal the Judgment and Writ, and which settlement requires FORA to comply with the Writ.

NOW THEREFORE, BE IT RESOLVED by the FORA Board of Directors hereby resolves:

- 1. That the MOA is moot and cannot be executed.
- 2. That the Board's prior action in June 10, 2011 authorizing execution of the MOA, and FORA's subsequent execution thereof shall be set aside and rescinded; and
- 3. To direct FORA staff to continue with the environmental review process for the Eastside Parkway project.

Upon motion by _____, seconded by _____, the foregoing Resolution was passed on this ____ day of _____, _____, by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

Ralph Rubio, Chair

ATTEST:

Michael A. Houlemard, Jr., Clerk

DRAFT BOARD PACKET
JUNE 9, 2017

FORT ORD REUSE AUTHORITY BOARD REPORT

OLD BUSINESS

Subject:	Eastside Parkway – Memorandum of Agreement	
Meeting Date:	June 10, 2011	ACTION
Agenda Number:	4c	

RECOMMENDATION:

Authorize the Executive Officer to execute the Memorandum of Agreement concerning Eastside Parkway alignment ("MOA") (**Attachment A**), as to form.

BACKGROUND:

In January 2010, the Fort Ord Reuse Authority ("FORA") received a \$460,000 grant award from the Office of Economic Adjustment ("OEA") to conduct California Central Coast Veterans Cemetery ("CCCVC") Infrastructure Planning. FORA distributed a request for proposals to qualify consultants to compete for this work. A selection panel reviewed six proposals and unanimously selected Whitson to complete this work. The FORA Board authorized the Agreement with Whitson on May 14, 2010. As a portion of their scope of services, Whitson refined the preliminary road design work and developed a conceptual alignment for Eastside Parkway as a part of the CCCVC planning.

Whitson presented information regarding their CCCVC planning work at the October 8, 2010 FORA Board meeting. Some specific deliverables included a draft conceptual roadway centerline alignment study map with a final map to be completed once Monterey Peninsula College ("MPC") and California State University Monterey ("CSUMB") confirm the proposed alignment or provide feedback. To formalize agreement on the roadway alignment, FORA drafted the MOA, which, once approved, would allow FORA to transfer future Eastside Parkway Rights of Way to the County of Monterey and allow construction of the road to proceed.

DISCUSSION:

In July 2010, the FORA Board discussed moving the Eastside Parkway project forward in the event there was an opportunity for State or Federal grants that could support the roadway. Also, at the request of the County of Monterey, FORA staff worked with the Veteran's Cemetery, Monterey Horse Park, CSUMB, and MPC to secure a roadway alignment that sets boundaries and parameters for each of these important projects to move ahead. The formal design process will aid all these projects. The FORA Board adopted the FY 2010/2011 CIP in July 2010 which placed Eastside Parkway in a priority position for funding. FORA staff met with Monterey County Redevelopment Agency ("MCRA") staff, who secured the initial plan line for Eastside Parkway, to commence planning discussions. MCRA staff will work closely with FORA staff and Whitson during the design/engineering to ensure the final plans and specifications integrate appropriate appurtenances. Execution of the MOA is a necessary first step before detailed design of Eastside Parkway can begin in earnest. MPC sent recent correspondence regarding their review of the proposed roadway alignment (**Attachment B**).

FISCAL IMPACT:

Reviewed by FORA Controller *M.F. for I.B.*

Staff time related to this item is included in the FY 10-11 budget.

COORDINATION:

Administrative Committee, Executive Committee, MCRA, CSUMB, MPC, CCCVC

Prepared by *Jonathan Garcia*
Jonathan Garcia

Reviewed by *Steve Endsley*
Steve Endsley

Approved by *Michael A. Houlemard, Jr.*
Michael A. Houlemard, Jr.

Attachment A to Item 4c
FORA Board Meeting, 06/10/11

**MEMORANDUM OF AGREEMENT
AMONG AND BETWEEN
THE FORT ORD REUSE AUTHORITY, CALIFORNIA STATE UNIVERSITY
MONTEREY BAY, THE REDEVELOPMENT AGENCY OF THE COUNTY OF
MONTEREY, THE COUNTY OF MONTEREY, AND MONTEREY PENINSULA
COLLEGE CONCERNING THE ALIGNMENT OF EASTSIDE PARKWAY ON THE
FORMER FORT ORD**

THIS AGREEMENT is made and signed on this ____ day of _____, 2011, by and among the FORT ORD REUSE AUTHORITY (hereinafter referred to as “FORA”), CALIFORNIA STATE UNIVERSITY MONTEREY BAY (hereinafter referred to as “CSUMB”), THE REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY (hereinafter referred to as “AGENCY”), the COUNTY OF MONTEREY (hereinafter referred to as “COUNTY”), AND MONTEREY PENINSULA COLLEGE (hereinafter referred to as “MPC”) (with FORA, CSUMB, AGENCY, COUNTY, and MPC each being from time to time hereinafter referred to as “Party”, and together being from time to time collectively hereinafter referred to as “Parties”).

RECITALS

A. In June 1997, the FORA Board of Directors adopted a Final Environmental Impact Report (hereinafter referred to as “FEIR”) and a Fort Ord Base Reuse Plan (hereinafter referred to as “BRP”). The BRP included the designation of a roadway corridor called “Eastside Road”, as shown on Figures 4.2-2, 4.2-3 and 4.2-5 of the BRP Reuse Plan Element, from Gigling Road to Imjin Road.

B. The Eastside Road is a “base-wide mitigation” for implementation of the entire development program in the Ft Ord Base Reuse Plan. The road is required in order to mitigate transportation impacts of developments which have already occurred, which have been approved and not yet constructed, and which may be approved in the future in accordance with the approved Base Reuse Plan.

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C. The objective of the road is to create a north south connection through the former Fort Ord.

D. Approximately one third of property on the former Fort Ord is designated for development under the Base Reuse Plan and mitigated for by the Habitat Conservation Plan. This limited quantity of developable acreage has an associated value.

E. The road alignment design criteria attempted to place the road equally on each jurisdiction’s property since the development land has value and the right of way for the road will be an encumbrance on each jurisdiction’s property.

Draft FORA Admin Committee 4/13/11 County Counsel Comments May 20, 2011 – Received
June 2, 2011

~~B.F.~~ The 2005 FORA Fee Reallocation Study prepared by the Transportation Agency for Monterey County created a new general alignment for the Eastside Road project from Eucalyptus Road to Intergarrison Road.

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~~C.G.~~ After 2005, the project name for “Eastside Road” changed to “Eastside Parkway”.

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~~The Eastside Parkway is a key circulation element to the BRP and provides important mitigation to alleviate increased traffic between the Monterey Peninsula and the Salinas Valley.~~

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~~EXPAND~~

~~D.H.~~ In January 2010, FORA received a grant from the Department of Defense’s Office of Economic Adjustment (“OEA”) to perform infrastructure studies in the vicinity of the future California Central Coast Veterans Cemetery. One component of the grant was to produce a centerline map for the future alignment of the Eastside Parkway project.

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~~E.I.~~ FORA has a legislated expiration date of June 30, 2014. Therefore, COUNTY is the logical entity to be granted rights of way (“ROW”) for the construction of Eastside Parkway, should FORA authority not be extended.

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~~F.J.~~ COUNTY will need to ~~obtain~~ receive ROW for future Eastside Parkway construction. The ROW for future alignment of Eastside Parkway would affect CSUMB, AGENCY, COUNTY, and MPC property since they are the designated recipients of these properties. The granting of ROW by CSUMB must comply with Education Code section 89048 and California Constitution Article 16, Section 6.

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~~G.K.~~ FORA will own and ~~does own~~ properties that would be affected by the alignment of future Eastside Parkway. FORA will transfer these properties to the designated recipients, exclusive of the Eastside Parkway alignment, after receiving regulatory approval of environmental remediation.

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~~H.L.~~ FORA, through its consultant Whitson Engineers, has prepared a proposed alignment for Eastside Parkway (hereinafter referred to as “Proposed Alignment”), as described in **Attachments A and B**, that would require COUNTY to ~~acquire~~ receive ROW ~~through~~ from future CSUMB, AGENCY, COUNTY, and MPC property. FORA held stakeholders meetings that included CSUMB, AGENCY, COUNTY, and MPC in August 2010 to request feedback on the Proposed Alignment.

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~~M.~~ The Parties to this Agreement acknowledge that it is in each of the Parties’ interest to ensure the development of the Eastside Parkway, and that the Eastside Parkway provides mitigation for each Party’s anticipated and approved developments. The value of the Eastside Parkway to each Party’s development needs outweighs any land value that could be attributed to each Party’s share of the Proposed Alignment, if the Parties had owned the land prior to conveyance. Accordingly, no Party shall seek compensation for the conveyance of ROW for the Proposed Alignment from any other Party.

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¶N. It is the intention of the Parties to formalize the Proposed Alignment to advance the redevelopment program envisioned in the BRP and FEIR through mitigation of traffic impacts.

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**NOW, THEREFORE, IT IS MUTUALLY AGREED BETWEEN THE PARTIES
HERETO AS FOLLOWS:**

1. Agreement to Grant ROW. Parties who will receive land along the Proposed Alignment agree to grant that ROW as described generally in **Attachment A** and more specifically in **Attachment B** will be granted to COUNTY at no cost to COUNTY, for the purposes of developing the road currently known as Eastside Parkway. In this agreement to grant ROW, the Parties understand that the ROW shall be up to 200 feet within the designated Army Corps of Engineers (“COE”) parcel L5.7 and 84 feet in all other affected designated parcels plus a minimum of 5 feet outside the grading daylight. When FORA has received regulatory approval of environmental remediation on CSUMB, AGENCY, COUNTY, and MPC properties along the proposed alignment (COE parcels L20.18, E18.1.2, E19a.5, E19a.1, E19a.3, S1.3.2, and L5.7) and when COE parcel L2.3 has conveyed from the U.S. Army to FORA, FORA will convey Eastside Parkway ROW within these parcels to COUNTY and the remaining property to the intended recipients. The actual date of property conveyance is undetermined, but is anticipated prior to 2015.
2. Agreement to assist grant application efforts. The construction of Eastside Parkway from Eucalyptus Road to Intergarrison Road is a project in the FORA Capital Improvement Program (“CIP”). The FORA CIP identifies the FORA Development Fee, FORA Community Facilities District Fee, FORA Tax Increment, Grants, Mitigation Fees, and Miscellaneous Revenues (Revenue Bonds, Interest) as funding sources for FORA CIP projects, including Eastside Parkway. FORA and/or COUNTY expect to apply for grants to potentially design and/or construct the Eastside Parkway project. These grants may require FORA and/or COUNTY to demonstrate title to or access rights to the Eastside Parkway project ROW. If required through grant applications, the Parties agree to assist FORA and/or COUNTY to secure evidence of title or access rights to the Eastside Parkway project ROW.
3. Costs. The parties shall not be required to incur expenses in cooperating with each other. Each Party agrees to pay any costs it incurs under this agreement.
4. Amendment by Written Recorded Instrument. This Agreement may be amended or modified in whole or in part, only by a written and recorded instrument executed by the parties.
5. Indemnity and Hold Harmless. Each Party hereto agrees to indemnify, defend and hold each other Party harmless from and against any loss, cost claim or damage directly related to such Party’s actions or inactions under this Agreement.
6. Governing Law. This Agreement shall be governed by and interpreted by and in accordance with the laws of the State of California.
7. Entire Agreement. This Agreement along with any exhibits and attachments hereto, constitutes the entire agreement between the parties hereto concerning the subject matter hereof.

Draft FORA Admin Committee 4/13/11 County Counsel Comments May 20, 2011 – Received
June 2, 2011

8. Interpretation. It is agreed and understood by the parties hereto that this Agreement has been arrived at through negotiation and that no party is to be deemed the party which prepared this Agreement within the meaning of Civil Code Section 1654.

9. Authority. Each signatory to this Agreement certifies that he or she has the lawful authority to execute this Agreement for and on behalf of the Party named herein.

10. Term. This Agreement will expire on December 31, 2025, if the ROW for the Proposed Alignment has not otherwise occurred. This term may not be extended absent separate negotiations and a separate fully executed written agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set out opposite their respective signatures.

FORT ORD REUSE AUTHORITY

Date: _____ By: _____
Executive Officer
Michael A. Houlemard, Jr.

By: _____
Gerald D. Bowden, Esq., FORA Counsel

CALIFORNIA STATE UNIVERSITY MONTEREY BAY

Date: _____ By: _____
Kevin Saunders, Vice President for
Administration and Finance

APPROVED AS TO FORM:

By: _____
Carrie Rieth, CSU Attorney

REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY

Date: _____ By: _____

APPROVED AS TO FORM:

By: _____

COUNTY OF MONTEREY

Date: _____

By: _____

APPROVED AS TO FORM:

By: _____

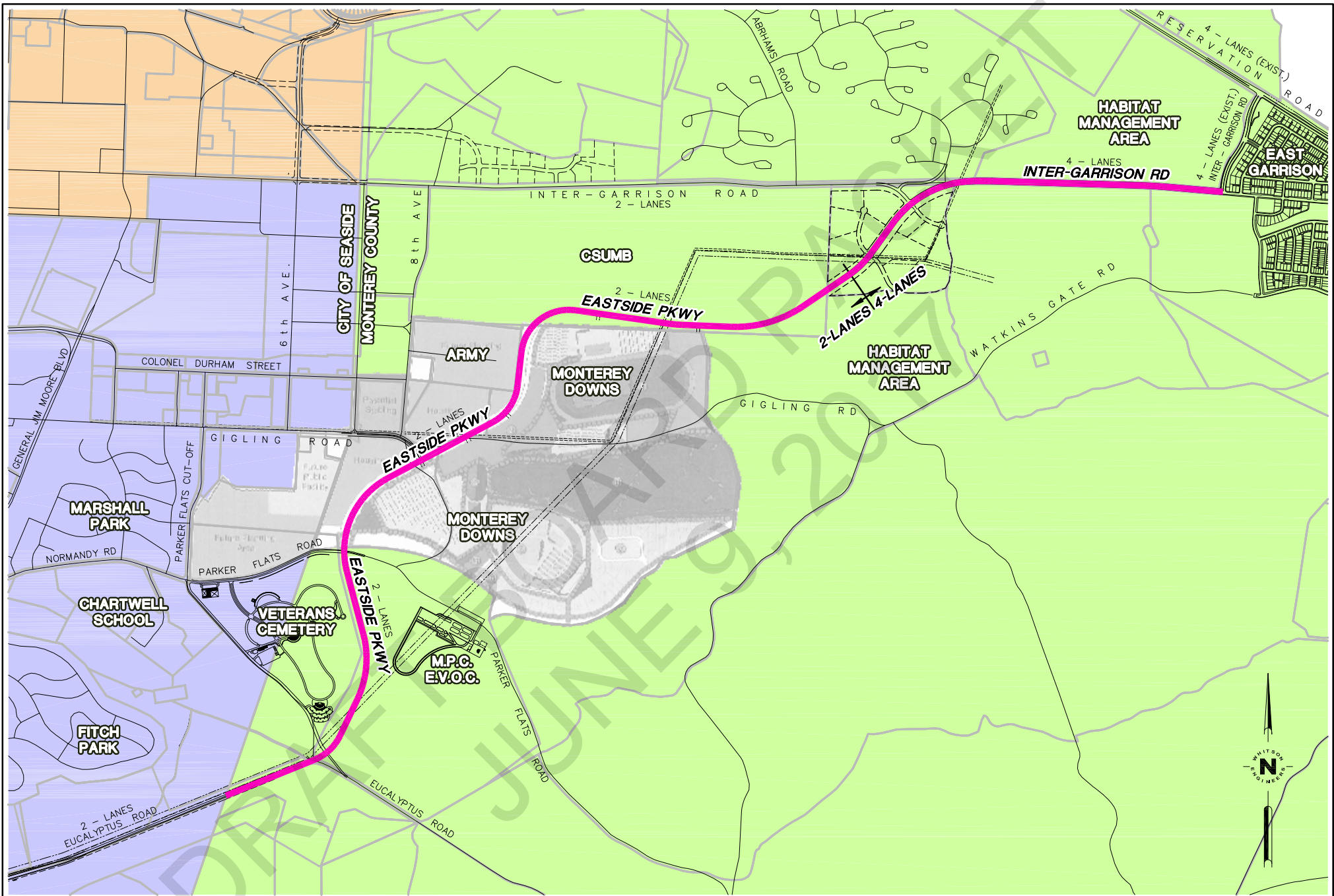
MONTEREY PENINSULA COLLEGE

Date: _____

By: _____

APPROVED AS TO FORM:

By: _____



ATTACHMENT 'A'



MONTEREY COUNTY

CALIFORNIA

PROPOSED EASTSIDE PARKWAY ALIGNMENT

DRAWING PATH: T:\Monterey Projects\2232\223201\CAD\Exhibits\Eastside Pkwy-MOA Attachment.dwg

DATE: JUNE 2, 2011

SCALE: 1" = 2,000'

DRAWN: APH

CHECKED: RPW

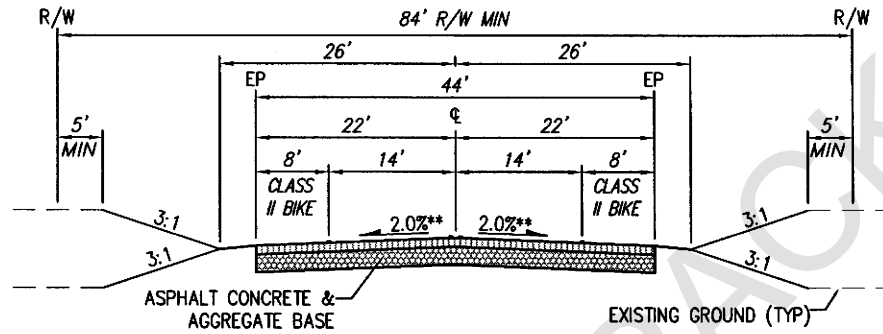
PROJECT No. 223201

SHEET

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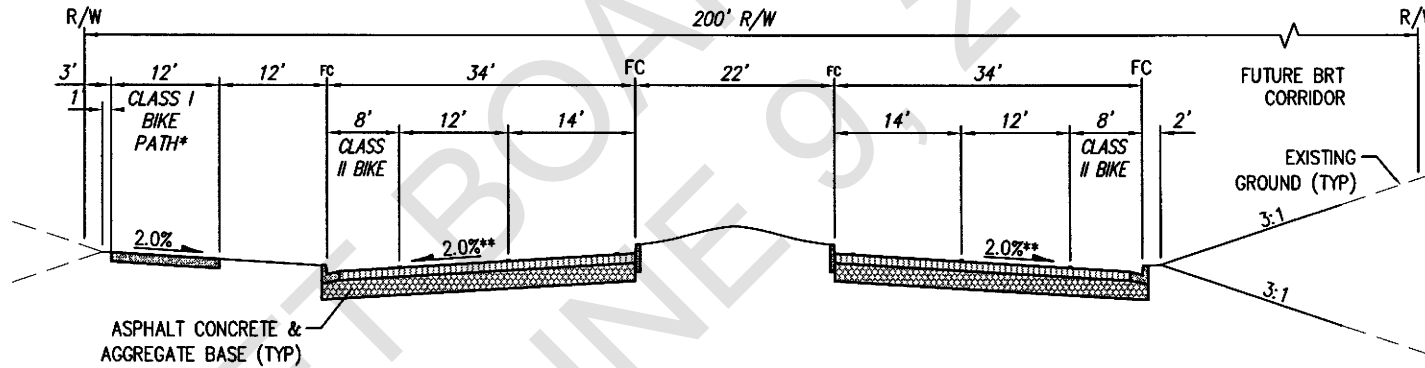
Page 32 of 90

OF 2



**TYPICAL 2-LANE SECTION
EASTSIDE PARKWAY**

** 2% CROSS SLOPE
TYPICAL FOR CROWNED
STREET SECTION.



**TYPICAL 4-LANE SECTION
EASTSIDE PARKWAY AND
INTER-GARRISON ROAD**

* BIKE PATH TO BE ALONG
MULTI-MODAL CORRIDOR

** 2% CROSS SLOPE
TYPICAL FOR CROWNED
STREET SECTION

ATTACHMENT 'B'



MONTEREY COUNTY

CALIFORNIA

PROPOSED EASTSIDE PARKWAY SECTIONS

DRAWING PATH: T:\Monterey Projects\2232\223201\CAD\Exhibits\Eastside Pkwy-MOA Attachment.dwg

DATE:	MAY 13, 2011
SCALE:	1" = 20'
DRAWN:	APH
CHECKED:	RPW
PROJECT No.:	2232.01

SHEET

2

OF 2



May 31, 2011

Mr. Jonathan Garcia
Senior Planner
Fort Ord Reuse Authority
100 12th Street, Building 2880
Marina, CA 93933

RE: Eastside Road Alignment

Dear Mr. Garcia:

The Fort Ord Reuse Authority (FORA) has requested comments from Monterey Peninsula College (MPC) on a proposed Memorandum of Agreement (MOA) concerning the realignment of Eastside Parkway on the former Fort Ord. The MOA would require MPC to grant right of way for construction of Eastside Parkway; however, the college has several concerns regarding the proposed or preferred realignment referenced in the MOA.

As you are aware, the original alignment of Eastside Road between MPC's future property and the Veteran's Cemetery was determined in 2002 as a part of the resolution of the conflict between the County of Monterey and the college over the East Garrison parcels. In August 2010, FORA shared with MPC a different alignment for Eastside Road, a preferred alignment that shifted the roadway entirely upon MPC's parcel, taking up 10.9 acres and creating an isolated remainder parcel of 12.5 acres. In response to MPC's initial concerns, an alternate alignment was also provided by FORA. The alternate alignment shifts the roadway to the west, occupying 10.6 acres of MPC property, and results in a remnant parcel of 7.4 acres. MPC retained EMC Planning to lend their expertise in evaluating the impacts of the road realignment as well as the development potential of the property affected.

Our consultants analyzed both the preferred and alternate Eastside Road alignments. They have advised that both alignments are equally feasible with similar design properties. As a result of their findings and recommendations, the college has concluded the alternate alignment is preferred due to development area, access, and environmental concerns. The issues are summarized below:

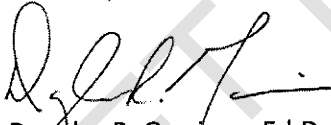
- **A potential buildable area is preserved.** An existing dirt road connects the Emergency Vehicle Operations Course area to Parker Flats Cut-off Road. A level and usable area just east of where this dirt road crosses under the high power lines provides a potential buildable location for MPC. This potential buildable area is within the preferred alignment for Eastside Road.

May 31, 2011
Mr. Jonathan Garcia
Page 2

- **A secondary access to MPC's Emergency Vehicle Operations Course/Fire Training Tower facility is possible.** Although the dirt road described above would no longer be connected to Parker Flats Cut-off due to Eastside Road, the dirt road also provides an opportunity for development of a secondary access to the EVOC site via an intersection with Eastside Road. Will the Eastside Road design parameters allow for access points between road intersections?
- **Less woodland habitat is disturbed.** The preferred alignment passes through a well-established and little-disturbed area of oak woodland east of the high power lines. The alternate alignment misses most of this wooded area and would mitigate public concerns over the destruction of oak woodlands. The preservation of more trees and vegetation may also serve to reduce the visibility of MPC's facility from Eastside Road.
- **The alternate alignment is farther from a wood rat nest, a state Species of Concern.** There is a very large Monterey dusky-footed wood rat nest in this area (within 200 feet of the proposed road alignment), measuring approximately 65 feet long, five feet high and eight feet wide. The wood rat nest was flagged, indicating that other biologists have noted its presence. Monterey dusky-footed wood rat is listed as a state Species of Concern.

We recognize the importance of Eastside Road to mitigate current and future development impacts at the former Fort Ord. At the same time, MPC has the responsibility of preserving the district's assets for educational uses and programs that will serve our students and community. We would welcome further discussion with you to work out a resolution that will address both of our interests and concerns. To that end, I will have staff contact you to arrange a meeting.

Sincerely,



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

cc: Stephen Ma, Vice President for Administrative Services

/vn

Placeholder for Item 7j

Approve Contract Term Extensions

This item will be included in the final Board packet.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Adopt Proposed 3% Cost of Living Adjustment – 2 nd Vote	
Meeting Date:	June 9, 2017	INFORMATION/ACTION
Agenda Number:	8a	

RECOMMENDATION:

2nd Vote - 3% Cost of Living Adjustment (COLA) for eligible employees
Eligibility: Must be full time, employed with FORA for the past 12 months

BACKGROUND:

At the May 12, 2017 meeting, the FORA Board reviewed the FY 17-18 preliminary budget recommended by the Finance and Executive Committees (**Attachment A**). The Board voted to approve the preliminary FY 17-18 budget excluding a 3% COLA. The motion to approve the 3% COLA failed to receive unanimous vote (9 ayes - 4 noes).

Section 2.02.040 of FORA's Master Resolution requires a unanimous vote of all members present at the time of consideration. Except as otherwise provided in this section, any action taken by the Board shall require the affirmative vote of a majority of the appointed members of the Board. Thus, this item is being presented for a second vote.

COORDINATION:

Finance and Executive Committee

Prepared by _____
Helen Rodriguez, CPA

Approved by _____
Michael A. Houlemard, Jr.

COST OF LIVING ADJUSTMENT



Effective October 1, 2016, pursuant to independent human resources consultant and FC/EC recommendations, the FORA Board adjusted salary ranges to bring FORA employees to equity with other Monterey Bay Regional labor market agencies and affiliated jurisdictions. To sustain this equity, the preliminary budget includes scheduled salary step increases for eligible staff. Proposed Cost-of-Living adjustment (COLA) is provided.

Cost-of-Living-Adjustment (COLA) 3.00%

CPI SF-Oakland-SJ report (available data thru 2/17): 3.44%

Effective date: July 1, 2017

Eligibility: Must be full-time, employed with FORA for the past 12 months.

FY 17-18 BUDGET IMPACT

\$ 64,427	
\$ 55,680	Salary increase
\$ 8,747	Benefits increase - impacts only CalPers and Wcomp
\$2,619,663	Total S & B/No COLA
\$2,684,090	Total S & B/With COLA
\$ 64,427	Difference

COLA Budget by Jurisdictions FY 17-18

	<u>%</u>
City of Carmel	3.00
City of Del Rey Oaks	pending
City of Monterey	2.00
County of Monterey	2.50
City of Marina	pending negotiations
City of Pacific Grove	pending negotiations
City of Salinas	2.50
City of Sand City	pending negotiations
City of Seaside	2.00
MCWD	3.00
TAMC	3.00
MRWPCA	3.00
LAFCO	3.00

Normally uses CPI
final year of 3 year agreement
effective 1/1/17

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Capital Improvement Program	
Meeting Date:	June 9, 2017	INFORMATION/ACTION
Agenda Number:	8b	

RECOMMENDATION(S):

- i. Second Vote: Approve Option B 'fund local transportation projects first' for use as the updated CIP transportation baseline in the 2017 FORA Fee Reallocation Study and accept the 2017 FORA Fee Reallocation Study prepared by Transportation Agency for Monterey County (TAMC) (**Attachment A**).
- ii. Approve Resolution 17-xx to implement a Community Facilities District (CFD) Special Tax and Base-wide Development Fee adjustment (**Attachment B**).

BACKGROUND/DISCUSSION:

At its May 12, 2017 meeting, the FORA Board approved the FORA FY 2017-18 Capital Improvement Program (CIP). The motion to adopt the CIP included direction to return with items regarding blight removal funding and transportation improvements prioritization, such as 8th Street, Highway 1, and other projects, for future Board discussion.

2017 FORA Fee Reallocation Study

The 1997 Fort Ord Base Reuse Plan (BRP) requires FORA to work with TAMC to monitor current and projected traffic service levels on links identified as "on-site" and "off-site" segments in the BRP and to annually update the CIP to reflect the proposed capital projects (3.11.5.3(d) on page 196 and 3.11.5.6 on page 202). To meet these requirements, after coordinating with FORA, TAMC prepared the *Fort Ord Transportation Study* Final Report on July 8, 1997 and the *FORA Fee Reallocation Study* on April 15, 2005.

To meet BRP requirements and to facilitate completion of FORA transition planning before December 30, 2018, the FORA Board authorized a reimbursement agreement with TAMC in July 2015 to complete a FORA Fee Reallocation Study. In July 2016, the FORA Board approved the annual FORA CIP with direction to staff to report any proposed CIP revisions as a result of the FORA Fee Reallocation Study and EPS Biennial Formulaic Review.

To complete the reallocation study, TAMC hired and directed their consultant Kimley-Horn to build a region wide transportation network model based on the Association of Monterey Bay Area Governments (AMBAG) Regional Travel Demand Model (RTDM). Kimley-Horn's work was delayed a number of months due to the level of effort needed to validate the RTDM for the Fort Ord area. The FORA Administrative Committee reviewed Kimley-Horn's draft work products including two FORA fee reallocation options, Option A "nexus approach" and Option B "fund local transportation projects first approach." At its April 12, 2017 meeting, the FORA Administrative Committee recommended that the FORA Board approve Option B, which is the existing FORA policy. At its May 3, 2017 meeting, the FORA Administrative Committee reviewed the 2017 FORA Fee Reallocation Study,

recommending Board acceptance. The FORA Board voted on a motion to approve Option B and accept the 2017 FORA Fee Reallocation Study on May 12, 2017. The vote was not unanimous, but received a majority of votes in favor of the motion. Therefore, the motion returns to the Board for a second vote.

EPS Biennial Fee Calculation Report

Staff worked with Economic and Planning Systems (EPS) using the jurisdictions' development forecasts to assess FORA's projected CIP revenues and expenses. The period between 2014 and 2017 has seen a substantial increase in receipt of Community Facilities District (CFD) special tax payments. However, based on the draft FORA Biennial Formulaic Fee Review prepared by EPS (**Exhibit 1 to Attachment B**), a 0.8% fee increase to the FORA CFD Special Tax is recommended to align CIP revenues with expenses. This fee adjustment is 3.1% less than the Engineering News Record's Construction Cost Index (CCI) for the past year (3.9%). Three key expenditure areas affect the CIP: 1) Habitat Conservation Plan (HCP) endowment funding and contingencies, 2) Water Augmentation, and 3) Transportation/Transit obligations and contingencies. The three key expenditure areas have remained relatively constant with slight adjustments due to the CCI. Changes in FORA's forecasted revenues (land sales and property tax projections) are a factor affecting the recommended fee change. At its May 3, 2017 meeting, the Administrative Committee reviewed a preliminary draft FORA CFD/Development Fee calculation prepared by EPS. EPS made a number of refinements since that meeting, which changed the calculation result within a margin of error. Staff recommend that the Board approve Resolution 17-xx to implement the Community Facilities District (CFD) Special Tax and Base-wide Development Fee adjustment (**Attachment B**).

FISCAL IMPACT:

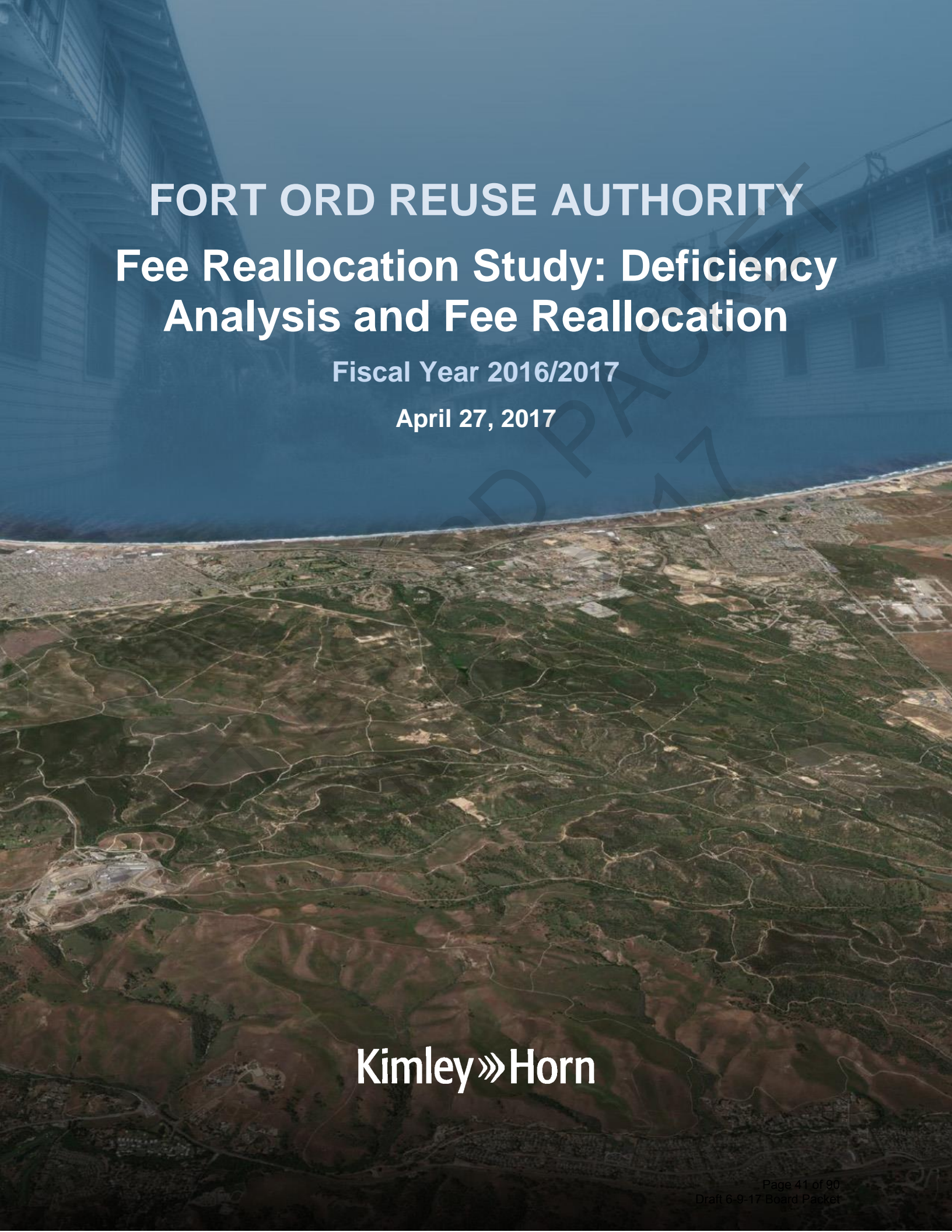
Reviewed by FORA Controller _____

Staff time for this item is included in the approved annual budget.

COORDINATION:

Authority Counsel, Administrative and Executive Committees, land use jurisdictions, TAMC, Kimley-Horn, and EPS.

Prepared by _____ Approved by _____
Jonathan Brinkmann Michael A. Houlemard, Jr.



FORT ORD REUSE AUTHORITY Fee Reallocation Study: Deficiency Analysis and Fee Reallocation

Fiscal Year 2016/2017

April 27, 2017

Kimley»»Horn



DRAFT BOARD PACKET
JUNE 9, 2017



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EXECUTIVE SUMMARY

Purpose


The purpose of this report is to present the results of the Fort Ord Reuse Authority (FORA) Fee Reallocation Study including the deficiency analysis and fee reallocation, and to describe the final project steps.

The analysis looked at a Build 2015 Capital Improvement Program (CIP), a Build Alternative, and No Build scenario and the resulting future traffic congestion under each. The results of the No Build scenario shows that, by 2035, if FORA does not build the FORA CIP transportation projects, seven of the existing roadways in the current FORA project list will operate at deficient levels (Levels of Service E or F). If FORA completes the CIP transportation projects (Build 2015 or Build Alternative scenario), the study roadways would operate at acceptable levels of service (Levels of Service D or better). The **Build 2015 CIP** and **Build Alternative CIP** analysis shows two roadways (Reservation Road between Davis and Watkins Gate Roads, and Eastside Parkway) would operate at a LOS D/E by 2035 (however, these two LOS D/E roadways are within the margin of error to the acceptable LOS D). This analysis shows that the FORA CIP projects provide sufficient improvement to the roadway network to address future growth-related transportation deficiencies.

Due to costs and other constraints of widening Highway 1 between Fremont Boulevard and Del Monte Boulevard, the **Build Alternative CIP** was considered that provides enhanced transit service, interchange, and other roadway operational improvements. Conceptual transit improvements analyzed included Bus-On-Shoulder operations along Highway 1 and enhanced transit service along corridors. Kimley-Horn's major findings were that 1) approximately 70% of the future traffic growth that would have otherwise been accommodated by a Highway 1 widening is anticipated to be accommodated by Del Monte Boulevard, Fremont Boulevard, and General Jim Moore, and that 2) transit ridership in the Association of Monterey Bay Area Government's Regional Travel Demand Model is projected to increase in the future.

Using the resultant analysis included within this document, a revised cost allocation of the remaining FORA obligations was prepared. It is important to note that although the FORA fee was previously calculated in a manner similar to a typical impact fee, it is in fact a Mello-Roos tax, and, as such, this allows for flexibility in determining specific methods for cost reallocation such that they best support the Fort Ord Reuse Authority and local jurisdiction goals and policies. As such, two options are presented for the reallocation methodology: Nexus Approach and Fund Local Projects First Approach.

Accordingly, for the purpose of maintaining consistency with prior work, the cost obligation maintained 2005 as the basis for determining existing deficiency. This avoids substantial changes in FORA funding prioritizations that might otherwise occur as the result of new improvements or



other circumstances resulting in changes to existing deficiencies. Furthermore, recognizing that the FORA obligation can not be increased beyond the limit originally established in the 2005 study (as inflated by the Construction Cost Index), the results of the fair share analysis were recalculated using a weighting methodology so that the total obligation for the projects in aggregate remained within the funding limit. Similarly to what was undertaken in the 2005 study, it is anticipated that the resultant reallocation will be further refined to reflect the priorities of FORA and local jurisdictions.

Recommendations

Based on these findings, Kimley-Horn recommends that FORA confirm the **Build Alternative CIP** transportation network as the same as the **Build 2015 CIP** transportation network with the following changes:

- Broaden the description of “regional” project R3a widening Highway 1 between Fremont Boulevard and Del Monte Boulevard to be renamed as Highway 1 Corridor improvements and include new enhanced transit improvements and service (Bus on Shoulder or Monterey Branch Line Bus Rapid Transit, and Local Monterey-Salinas Transit Service), and improvements to the Highway 1 – Fremont Boulevard Interchange in Seaside; and
- At the request of the City of Marina, include the 2nd Avenue Extension in the FORA CIP, redistributing funds from the other road projects in the City of Marina.

It is further recommended that the cost reallocation included within this document as **Table 20** be used as the starting point for updating the FORA CIP Obligations, recognizing that it is likely that further adjustments will be necessary based on Fort Ord Reuse Authority and local jurisdiction direction. In particular, the FORA Administrative Committee has recommended using Option B from **Table 21** as the basis for the reallocation.



INTRODUCTION

Project Background

The 1997 Base Reuse Plan (BRP) states that FORA shall fund its “Fair Share” of “on-site,” “off-site,” and “regional” roadway and transit capital improvements based on a nexus analysis from the Transportation Agency for Monterey County (TAMC). The BRP also requires that FORA work with TAMC to monitor projected traffic levels within the transportation network. To meet these requirements, TAMC prepared the *Fort Ord Transportation Study Final Report* on July 8, 1997 and the *FORA Fee Reallocation Study* on April 15, 2005. To continue to meet these requirements, in 2015, FORA entered into a reimbursement agreement with TAMC to fund a new FORA Fee Reallocation Study.

Key Terms

Deficiency analysis is a methodology used to determine weaknesses found in a system. In terms of a transportation network study, a deficiency analysis uses Level of Service (LOS).

Level of Service (LOS) is a measure for qualitatively assessing roadway quality. TAMC and FORA have established acceptable service levels as LOS D or better.

Regional Travel Demand Model is a forecasting tool used to estimate the number of vehicles that will use a specific transportation facility in the future.

Traffic Analysis Zone (TAZ) is the unit of geography used in the Regional Travel Demand Model. It includes input data for households and employment that the Regional Travel Demand Model requires.

Average Daily Traffic (ADT) is the average weekday traffic counted in a location over several days during a period of the year of considered typical.


Peak Hour is the “rush hour” or highest hourly traffic volume in either the AM or the PM.

Capital Improvement Plan (CIP) is a short-range plan that identifies capital projects including financing options.

Key Findings

Kimley-Horn prepared analysis which included completing model runs using with the Association of Monterey Bay Area Governments (AMBAG) Regional Travel Demand Model for the following conditions (tables summarizing the evaluation results are noted in parenthesis):

1. **Existing Conditions:** which includes existing land use on the existing roadway network (**Table 9**). Although, existing count data is actually used as the basis for analyzing LOS, this run is necessary for post-processing and other analysis purposes.
2. **No-Build:** which considers 2035 land use conditions on the existing roadway network (**Table 10**).
3. **Future Deficiency Analysis:** which considers 2035 land use conditions with the 2014 Regional Transportation Plan roadway improvements only (no FORA CIP) (**Table 11**).

- 
4. **Build 2015 CIP:** which is 2035 land use conditions with FORA CIP and the 2014 Regional Transportation Plan roadway improvements (**Table 12**).
 5. **Build Alternative CIP:** which includes 2035 land use conditions with the FORA CIP, including alternative Highway 1 Corridor Improvements, 2nd Avenue Extension in City of Marina, and the 2014 Regional Transportation Plan roadway improvements (**Table 13**).

In addition to BRP requirements, FORA has engaged with TAMC to complete the 2017 FORA Fee Reallocation Study for the following reasons:

1. FORA's transportation cost estimates were developed through the *2005 FORA Fee Reallocation Study* and have not been updated since that time. Updating transportation costs using most recent estimates will provide greater certainty regarding FORA's funding obligations.
2. AMBAG and TAMC updated the Regional Transportation Plan (RTP) in 2014/15. FORA's transportation obligations need to be consistent with current RTP projects.
3. Former Fort Ord land use jurisdictions have new land use plans since 2005, which may result in changes to the "on-site" BRP transportation network. Such changes could affect the capacity of the "on-site" roadway network. TAMC and FORA need to analyze the net effect of these modifications to assure that the required capacity of the "on-site" network can support planned BRP development.
4. FORA can use updated information regarding its transportation obligations from the 2017 FORA Fee Reallocation Study to assist in preparing the FORA transition plan, which must be completed prior to 2019.

Scope

The study's workplan was to produce the 2017 FORA Fee Reallocation Study, which includes the following tasks:

1. Review/modify land use assumptions on former Fort Ord primarily based on the 2016/17 FORA CIP;
2. Review the 2014 AMBAG Regional Travel Demand Model for use in this study;
3. Review/modify future network assumptions – includes creating three transportation networks for travel forecast analysis: **No-Build**, **Build 2015 CIP**, and **Build Alternative CIP**;
4. Complete deficiency analysis – conduct model runs on three transportation networks, identify deficiencies/weaknesses attributed to growth, and summarize results;
5. Complete fee reallocation – run select link analysis to determine the fair share proportions for the fee allocation;
6. Complete project funding analysis



FEE REALLOCATION STUDY

The purpose of the 2017 FORA Fee Reallocation Study is to assess the current conditions of the transportation network (**Existing Conditions**) and how the proposed developments within the former Fort Ord boundaries will impact the future transportation network (**Future Deficiency Analysis**) and the effectiveness of the FORA Capital Improvement Program (CIP) at mitigating those impacts (**Build 2015 CIP** and **Build Alternative CIP**).

Methods:

The 2014 AMBAG Regional Travel Demand Model was used to determine the deficiencies for the roadway network, focusing on the FORA CIP road network. AMBAG completed an update of the model for the Metropolitan Transportation Plan / Sustainable Communities (2035 MTP/SCS and RTP) for Monterey, San Benito, and Santa Cruz Counties. The model includes detailed transportation and transit networks, as well as a geographically based TAZ layer containing socioeconomic data for the base year 2010 and forecast years 2020 and 2035. The AMBAG Regional Travel Demand Model is estimated and calibrated to 2010 conditions using data from the 2011-12 California Household Travel Survey, US Census, employment, and traffic data from that same year.

Review & Update of Land Use Assumptions

The 2005 FORA Fee Reallocation Study presented land use data that reflected the total development levels included in the Base Reuse Plan and reflected the planning efforts at the time of the study.

Kimley-Horn, in consultation with FORA staff, completed additional updates to the model to refine the model's transportation network, reflect the Base Reuse Plan land use assumptions, as well as include more recent development data for the former Fort Ord area. Since the Base Reuse Plan allows a limited amount of development to occur within former Fort Ord, this analysis assumes the resource constrained Base Reuse Plan buildout described in FORA's Development and Resource Management Plan (DRMP) (BRP section 3.11.5) for scenarios that include 2035 land use.

Table 1 and **Table 2** summarize the updated Fort Ord land use data for full buildout of projects that contribute to the 2017 FORA Fee Reallocation Study. Land use development data includes any relevant land use, employment, and household information available from development plans and regulatory documents. Data collected from the development plans and regulatory documents were categorized in accordance to the demographic and land use attributes in the 2014 AMBAG Regional Travel Demand Model (RTDM). This maintains consistency between the housing and employment totals from the collected data with the model's land use inputs. Note that **Table 1** and **Table 2** reflect readily available current project information obtained during the course of this project (detailed employment information is only presented for FORA land use projects). **Figure 1** shows the TAZ structure in which the land use information for this model is contained.



Table 1: Development Forecasts FORA 2016/17 CIP: Residential (1)

Land Use Location & Description	TAZ	Future Units
NEW RESIDENTIAL		
<i>Marina</i>		
Marina Heights	839, 855, 870, 848	1,050
The Promontory	826	0
Dunes	788, 790, 791, 815, 821	970
TAMC	788	200
<i>Marina Subtotal</i>		2,220
<i>Seaside</i>		
Seaside Highlands (1)	765	0
Seaside Resort	762	125
Seaside	771, 801	995
<i>Seaside Subtotal</i>		1,120
<i>Other</i>		
UC	801	240
Del Rey Oaks	1782	691
East Garrison	1035, 1039, 1042, 1052, 1065, 1068, 1070	1,151
<i>Other Subtotal</i>		2,082
TOTAL NEW RESIDENTIAL		5,422
Existing/Replacement Residential		
Preston Park (Entitled)	853	0
Seahaven (Planned)	813	400
Abrams B (Entitled)	853	0
MOCO Housing Authority (Entitled)	815	0
Shelter Outreach Plus (Entitled)	815	0
VTC (Entitled)	815	0
Interim Inc (Entitled)	815	0
Sunbay (Entitled)	769	0
Bayview (Entitled)	769	0
Seaside Highlands (Entitled)	761	0
TOTAL EXISTING/REPLACE		400
CSUMB (Planned)		492
TOTAL RESIDENTIAL UNITS		6,314

(1) Land use information based on FORA 2016/17 CIP with updates based on agency input.

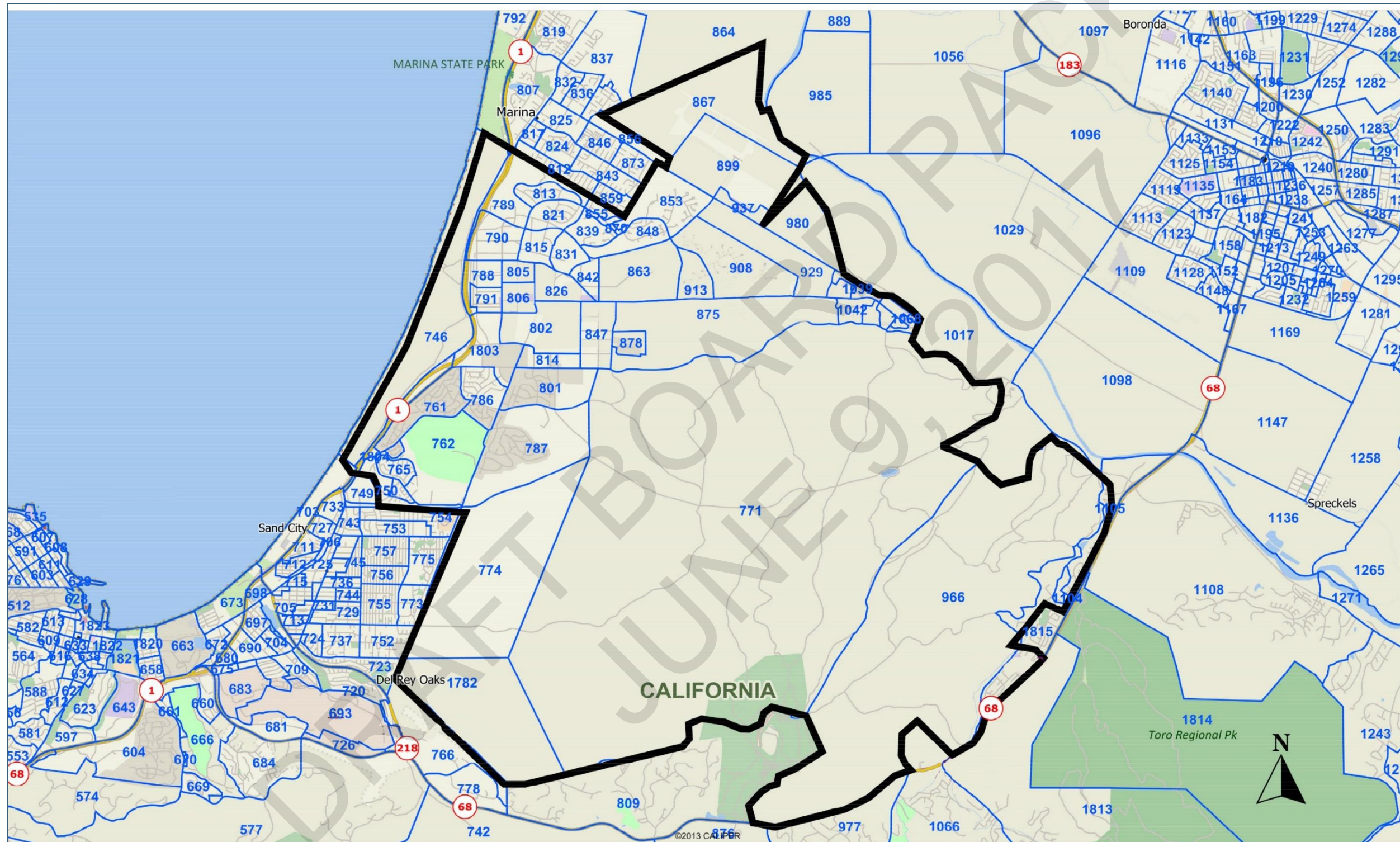
Table 2: Development Forecasts FORA 2016/17 CIP: Non-Residential (1)

Land Use Location & Description	TAZ	Future Square Footage	Future Employees
NON-RESIDENTIAL			
<u>Office</u>			
Del Rey Oaks	1782	400,000	1,143
Monetary	1782	721,524	2,061
East Garrison	1052	34,000	97
Imjin Office Park	789		0
Dunes	788, 790, 791, 815, 821	349,000	997
Seahaven	813	16,000	46
Interim Inc.	815	0	0
Marina CY	899	177,000	506
TAMC	791	40,000	114
Seaside	1803	202,000	577
UC	980	680,000	1,943
<u>Industrial</u>			
Monterey	1782, 875	1,466,275	1,466
Marina CY	899	0	0
Dunes	788, 790, 791, 815, 821	0	0
Seahaven	813	6,000	6
Marina Airport	899	0	0
TAMC	791	35,000	35
Seaside	1803	125,320	125
UC	980	100,000	100
<u>Retail</u>			
Del Rey Oaks	1782	5,000	9
East Garrison	1052	40,000	73
Seahaven	813	0	0
Dunes	788, 790, 791, 815, 821	175,600	319
TAMC	791	75,000	136
Seaside Resort	762	16,300	30
Seaside	1803	1,666,500	3,030
UC	980	310,000	564
		6,640,519	13,378
Land Use Location & Description	TAZ	Future Hotel Rooms	
HOTEL ROOMS			
<u>Hotel Rooms</u>			
Del Rey Oaks	1782		550
Dunes	790		0
Dunes	789		310
Seaside Resort	762		330
Seaside Resort TS	762		170
Seaside	1803		660
UC	980		0
			2,020

(1) Land use information based on FORA 2016/17 CIP with updates based on agency input.



Figure 1: FORA Traffic Analysis Zones





Model Validation

The development of the travel demand model used for the 2017 FORA Fee Reallocation Study was based on the validated 2014 AMBAG Regional Travel Demand Model. In addition to the updates to the land use data, the FORA model includes refinements to the free flow speeds coded into the model's roadway network to improve the model's traffic assignment for FORA area roadways. A series of static validation tests were then conducted to compare the FORA model's base year traffic volume estimates to traffic counts using standard statistical measures recommended in the Caltrans Travel Forecasting Guidelines (1992). As part of the model validation process, two-way, Average Annual Daily Traffic (AADT) counts from the 2014 AMBAG Regional Travel Demand Model was obtained for 407 roadway segments within Monterey County.

At the 407 roadway segments, the daily (24-hour) traffic assignment for the FORA model was validated for a 2010 base year using the AADT counts. The validation process was carried out at the aggregate level (the entire model) and using screenlines to cordon off discrete areas of Monterey County near FORA. The validation results by roadway classification is also reported.

The principle validation criteria used to validate the overall FORA model reference those prescribed by Caltrans guidelines that identify the correlation coefficient for the entire model and the percentage of screen lines and roadway links that should be within an allowable percent error.

- The Correlation Coefficient (R) estimates the correlation between the model volume and the actual count. The model-wide correlation coefficient should be greater than 0.88.
- The Percent Error is the difference between the model volume and the actual count divided by the actual count. The higher the percent error, the greater the difference is between the model volume and the actual count. A minimum of 75% of the screenlines should be within their maximum desirable deviation and a minimum of 75% of the roadway links should be within their maximum desirable deviation.

Model-wide Validation Summary

Both the AMBAG Regional Travel Demand Model and the FORA model met model-wide validation criteria for the correlation coefficient and number of links within their maximum desirable deviation for percent error according to Caltrans and Federal Highway Administration guidelines. The FORA model had more links overall and more freeway and principal arterial links that were within their maximum desirable deviation.

The FORA model's ability to meet or exceed the mode-wide validation criteria in **Table 3** establishes a reasonable level of confidence that the model can be used as a forecasting tool for the analysis of future conditions.



Table 3: Model-wide Validation Summary

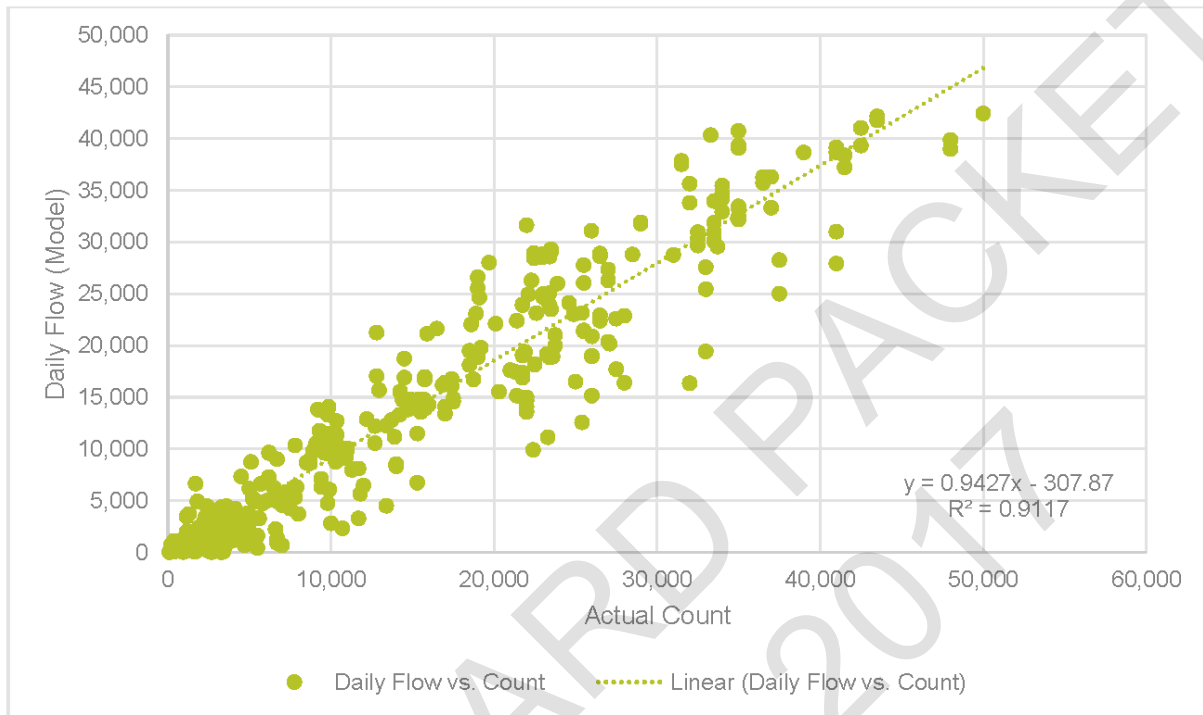
Model Validation Criteria	2014 AMBAG RTDM	FORA TIF Model
The model-wide correlation coefficient should be greater than 0.88	0.95	0.95
A minimum of 75% of the screen lines should be within their maximum desirable deviation	100%	100%
A minimum of 75% of the roadway links should be within their maximum desirable deviation (all links)	75%	76%
A minimum of 75% of the roadway links should be within their maximum desirable deviation (freeway and principal arterial links)	85%	86%

Correlation Coefficient

The scatter plot in **Figure 2** graphs the FORA model’s volume for each roadway link and the corresponding traffic count using a linear regression to show the relationship between the two. The model volumes and the actual counts have a positive correlation as shown by the slope of the trend line. The correlation coefficient for the overall model is 0.95, which indicates a strong relationship between the two variables and exceeds the targeted criteria of 0.88. The R2 for the overall model is 0.91, which indicates that the model volumes and the actual counts are good predictors of each other.



Figure 2: FORA Model Correlation Coefficient



Functional Roadway Classification

Link level validation of the FORA TIF Model was reported by functional roadway classification. The following are suggested percent error targets by functional roadway classification identified in the Caltrans guidelines:

- Freeways < 7%
- Principal Arterials < 10%
- Minor Arterials < 15%
- Collectors and Frontage Roads < 25%

The validation by functional roadway classification for the FORA model saw similar results with the AMBAG Regional Travel Demand Model where the total traffic volume assigned by the model was lower compared to the aggregate count total – but within the 10% target for overall percent error. Both models met the percent error targets for freeways and principal arterials; however, the models were outside of the targets for lower capacity roadways such as Minor Arterials, Major Collectors, Minor Collectors and Local roads that had lower levels of traffic assigned compared to the count. The link speed refinements made for the FORA model had the effect of shifting traffic off the higher capacity freeways and principal arterials to the lower capacity roadways. As a result, the FORA model had a lower total traffic assigned, which increased the overall percent error to -7.8%; however, the base year saw an improvement with a smaller percent error for the Minor Arterials and Major Collectors. **Table 4** summarizes the



results of the validation by functional roadway classification for the AMBAG Regional Travel Demand Model, and Figure 4 summarizes the results of the validation by functional roadway classification for the FORA model.

Table 4: Validation by Functional Roadway Classification (AMBAG Regional Model)

Functional Roadway Classification	# of links	Traffic Count (AADT)	Model Output (Daily)	Difference	Percent Error	Target
Freeways or Expressways	53	1,607,100	1,568,349	-38,751	-2.4%	+/- 7%
Principal Arterial	172	3,509,399	3,452,431	-56,968	-1.6%	+/- 10%
Minor Arterial	76	516,804	430,020	-86,784	-16.8%	+/- 15%
Major Collector	40	206,860	118,029	-88,831	-42.9%	+/- 25%
Minor Collector	17	58,370	33,695	-24,675	-42.3%	+/- 25%
Local	49	116,771	74,926	-41,845	-35.8%	+/- 25%
	407	6,015,304	5,677,450	-337,854	-5.6%	+/- 10%

Table 5: Validation by Functional Roadway Classification (FORA model)

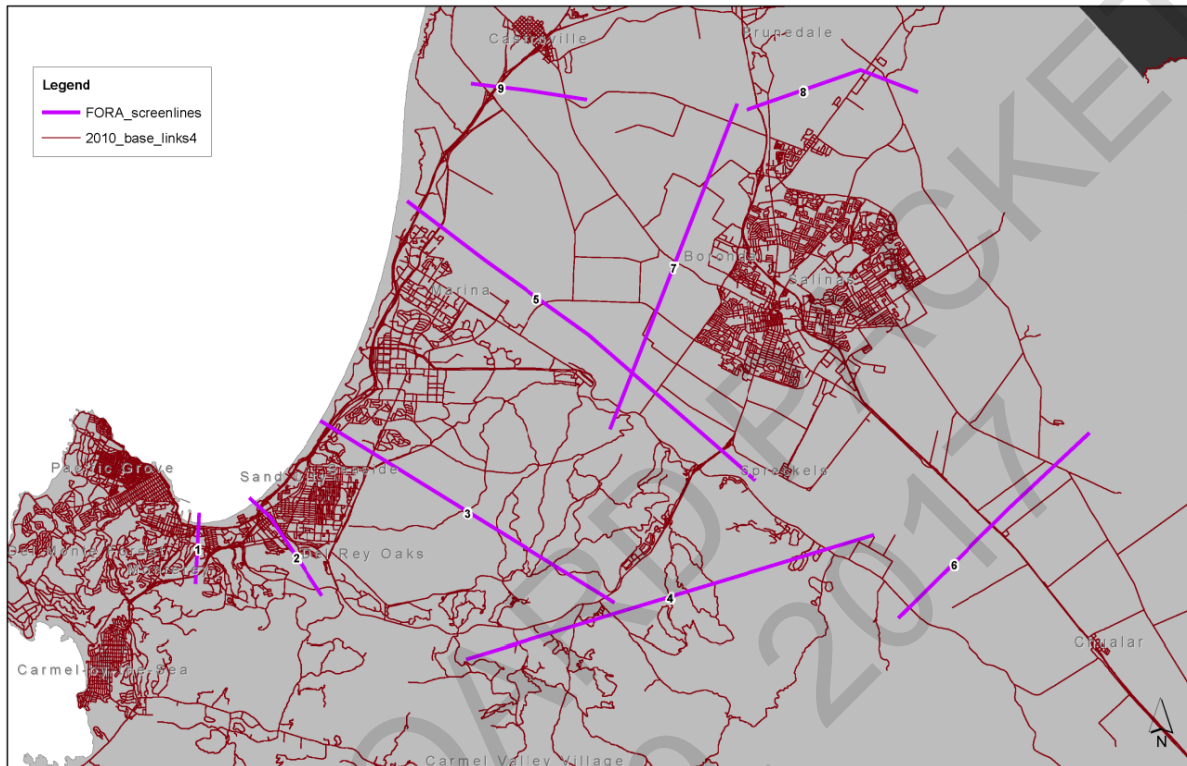
Functional Roadway Classification	# of links	Traffic Count (AADT)	Model Output (Daily)	Difference	Percent Error	Target
Freeways or Expressways	53	1,607,100	1,499,368	-107,732	-6.7%	+/- 7%
Principal Arterial	172	3,509,399	3,387,120	-122,279	-3.5%	+/- 10%
Minor Arterial	76	516,804	432,590	-84,214	-16.3%	+/- 15%
Major Collector	40	206,860	116,947	-89,913	-43.5%	+/- 25%
Minor Collector	17	58,370	34,481	-23,889	-40.9%	+/- 25%
Local	49	116,771	74,891	-41,880	-35.9%	+/- 25%
	407	6,015,304	5,545,397	-469,907	-7.8%	+/- 10%

Screenline Validation

The daily traffic assignment was validated at nine screen line locations in Monterey County as shown in **Figure 3**. A screenline represents a group of individual links that are bisected by an imaginary line. Analysis of the traffic assignment using screenlines allows for evaluating traffic flows in subareas of the model area in a directional basis. The model volumes and the actual counts on the links that constitute the screenline are evaluated by comparing the percent error to the allowable limits.



Figure 3: Model Screenline Locations



The validation by screenlines shown in **Table 6** and **Table 7** demonstrate that the FORA model has 100% of the screenlines meeting the thresholds for maximum percent deviation.

Table 6: Validation by Screenlines (AMBAG Regional Travel Demand Model)

Screenline ID	Screenline Location	Traffic Count (AADT)	Model Output (Daily)	Percent Error	NCHRP 255 Tolerance
1	East of Monterey (Between Camino El Estero and Camino Aguajito)	127,552	113,475	-11.0%	±22.7%
2	West of Canyon Del Rey	153,615	132,024	-14.1%	±21.2%
3	FORA	124,221	122,989	-1.0%	±22.9%
4	South of Salinas Hwy	29,900	22,113	-26.0%	±37.6%
5	North of Reservation Rd	111,612	127,798	14.5%	±23.7%
6	Southeast of Salinas	63,400	48,233	-23.9%	±28.9%
7	Northwest of Salinas	54,500	57,426	5.4%	±30.5%
8	North of Salinas	78,300	76,965	-1.7%	±26.9%
9	North of Reservation Rd	71,600	82,628	15.4%	±27.7%
TOTAL		814,700	783,652	-3.8%	±11.9%



Table 7: Validation by Screenlines (FORA model)

Screenline ID	Screenline Location	Traffic Count (AADT)	Model Output (Daily)	Percent Error	NCHRP 255 Tolerance
1	East of Monterey (Between Camino El Estero and Camino Aguajito)	127,552	111,620	-12.5%	±22.7%
2	West of Canyon Del Rey	153,615	126,057	-17.9%	±21.2%
3	FORA	124,221	118,693	-4.5%	±22.9%
4	South of Salinas Hwy	29,900	20,890	-30.1%	±37.6%
5	North of Reservation Rd	111,612	123,816	10.9%	±23.7%
6	Southeast of Salinas	63,400	46,907	-26.0%	±28.9%
7	Northwest of Salinas	54,500	55,891	2.6%	±30.5%
8	North of Salinas	78,300	77,044	-1.6%	±26.9%
9	North of Reservation Rd	71,600	79,496	11.0%	±27.7%
TOTAL		814,700	760,415	-6.7%	±11.9%

Individual Link Validation

The daily traffic assignment for individual roadway links was analyzed for the 407 count locations. The model volumes and the actual counts on the links are evaluated by comparing the percent error to the allowable limits.

Table 8 compares the validation results for the AMBAG Regional Travel Demand Model and the FORTA model; overall, the FORA model had a greater number of links (all and freeways and principal arterials) that were within recommended limits. Seventy-six percent of all links and 86% of the freeway and principal arterial links were within the recommended limits for percent error; the validation criteria according to Caltrans guidelines is 75% of all links.

Table 8: Validation by Individual Link Summary

		AMBAG RTDM		FORA TIF Model	
All Links	Pass	304	75%	309	76%
	Fail	103	25%	98	24%
	Total Links	407	100%	407	100%
Freeways and Principal Arterials	Pass	192	85%	194	86%
	Fail	33	15%	31	14%
	Total Links	225	100%	225	100%



FORA Capital Improvement Program Roadway Projects

To support the proposed developments within the FORA area and provide mitigation for impacts to the transportation network, the 2016 FORA CIP includes the following transportation improvement projects, which receive funding from the Community Facilities District Special Tax and are shown in **Figure 4**. Note that the projects have been identified as being Regional, Off-Site, or On-Site based on their context and relative location. Additional detail regarding improvements is provided in the exhibits detailing LOS for the various analysis scenarios later section in this study.

Regional

- SR 156 between US 101 and SR 1
- Highway 1 widening between Sand City and Seaside
- A new Monterey Road Interchange on Highway 1 in the City of Seaside

Off-Site

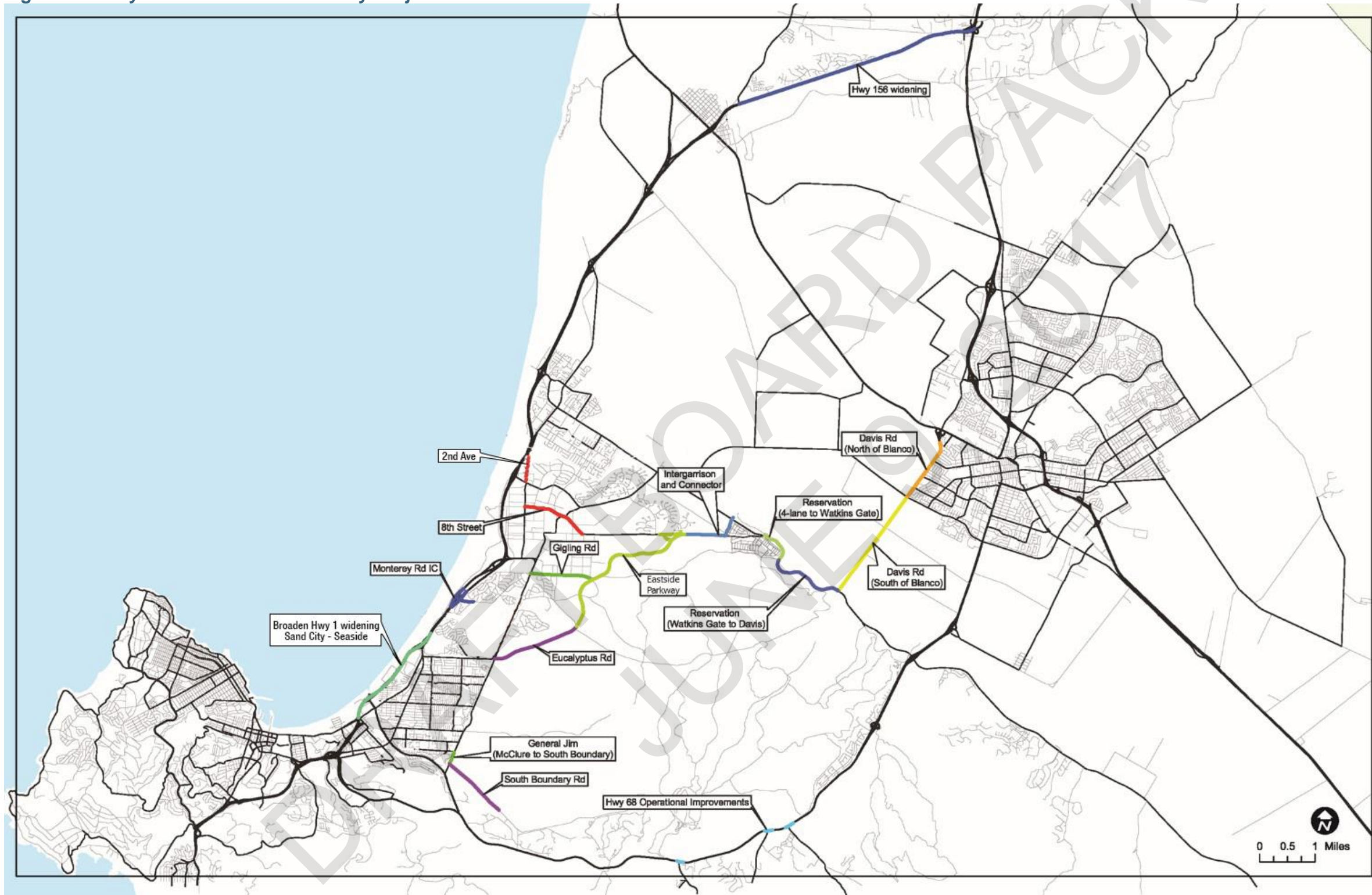
- Davis Road between Blanco Road and SR 183
- Davis Road between Blanco Road and Reservation Road
- Reservation Road between Davis Road and Watkins Gate Road
- Reservation Road between Watkins Gate Road and East Garrison Road
- Crescent Avenue in the City of Marina
- Abrams Road in the City of Marina
- Salinas Road in the City of Marina
- 8th Street in Marina between Inter-Garrison Road and Second Avenue

On-Site

- Eastside Parkway between Schoonover Road and Eucalyptus Road
- Inter-Garrison Road between Schoonover Road and East Garrison
- South Boundary Road between York Road and General Jim Moore Boulevard
- Gap closure of Eucalyptus Road to where Eastside Parkway starts
- Gigling Road between Eastside Parkway and General Jim Moore Boulevard
- General Jim Moore Boulevard from the four-lane section to South Boundary Road.



Figure 4: Study Area and FORA Roadway Projects





Deficiency Analysis

The following exhibits present the deficiency analysis and establishes the nexus for the FORA roadway projects to demonstrate that the proposed transportation improvements in the FORA CIP will provide adequate mitigation for future roadway deficiencies.

For the purposes of this analysis, a roadway has an acceptable service level at LOS D or better (BRP page 285). A roadway is considered deficient if the service level falls below LOS D. Data is provided for both existing and 2035 conditions.

Table 9 shows the **Existing Conditions** analysis results. As shown, Highway 1 and Davis Road between SR 183 and Blanco Road are currently deficient. Note that the findings of this analysis are based on traffic counts and not model run analysis.

Table 10 shows the **No-Build** analysis results. As shown, seven of the roadway projects would operate at deficient LOS in 2035 conditions with planned land use development as contained in the AMBAG Regional Travel Demand Model.

Table 11 shows the **Future Deficiency Analysis** results. As shown, the effect of the completion of the 2014 Regional Transportation Plan projects on the FORA CIP is that the **No-Build** impacts are reduced from seven roadway project locations that are deficient to five roadway project locations.

Table 12 shows the **Build 2015 CIP** analysis results. As shown, with implementation of both the FORA CIP projects along with the 2014 Regional Transportation Plan roadway projects, many of the deficient roadway segments will be eliminated and only two roadways would operate at a LOS D/E by 2035 (however, these two LOS D/E roadways are within the margin of error to the acceptable LOS D; therefore, they have been coded as 'orange' on **Table 13**). Those two roadway segments are:

- Reservation Road would be operating at LOS D/E between Davis Road and Watkins Gate Road in the eastbound direction in the PM peak and in the westbound direction in the AM peak.
- Eastside Parkway would be operating at LOS D/E between Eucalyptus Road and Schoonover Drive in the westbound direction in the AM peak.

Table 13 shows the **Build Alternative CIP** analysis results. As shown, the only major difference between the **Build 2015 CIP** and the **Build Alternative CIP** is that Highway 1 is identified as being deficient. The reason for this deficiency appearing in the modeling is due to the fact that the proposed enhanced transit improvements for Highway 1 in the **Build Alternative CIP** are not modelable, and thus the results shown are strictly related to vehicle traffic and do not account for the potential reduction in traffic congestion from increased transit service. The following section on the "Highway 1 Widening Analysis" provides more discussion on this issue.



Table 14 shows the results of LOS for Select Non-FORA Roadways that have been identified as being of particular importance within the study area. Specifically, this exhibit shows the results of analysis for Imjin Parkway, Del Monte Boulevard, and Fremont Boulevard for **Existing Conditions, No-Build, Build 2015 CIP**, and **Build Alternative CIP**. As shown, only Imjin Parkway under the **No-Build** and the **Build 2015 CIP** has an identified deficiency.

Key Findings

Table 15 and **Table 16** provide a comparison of the **No-Build** and **Build Alternative CIP**; and the **Future Deficiency Analysis** and the **Build Alternative CIP**, respectively. As shown, the number of deficient roadway project locations decrease from seven under the **No-Build** and from five under the **Future Deficiency Analysis** to three periods of LOS D/E, which are within the acceptable margin of error, with implementation of the **Build Alternative CIP** (two under the **Build 2015 CIP**). This demonstrates that FORA CIP projects provide measurable improvement to the roadway network to address future development-related transportation deficiencies.

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Table 9: Level of Service for Existing Conditions

Roadway	FORA Project Descriptions	Existing Conditions					
		Direction	AM	PM	Direction	AM	PM
Highway 1	4→6 Lanes (Fremont to Del Monte)	SB	C	D	NB	D	E
Monterey Rd Interchange	New Interchange @ Monterey Rd/Hwy 1	SB Off	N/A	N/A	NB Off	N/A	N/A
		SB On	N/A	N/A	NB On	N/A	N/A
Highway 156	4 Lane Freeway	EB	B	C	WB	B	B
Highway 68	Operational Improvements	EB	A	C	WB	B	B
Davis Road	4 Lanes SR-183→Blanco Rd	SB	C	C	NB	C	E
Davis Road	4 Lanes Blanco Rd→Reservation Rd	NB	A	A	SB	A	A
Reservation Road	4 Lanes East Garrison Gate→Watkins Gate	EB	A	A	WB	A	A
Reservation Road	4 Lanes Watkins Gate→Davis Rd	EB	A	A	WB	A	A
8th Street ⁽¹⁾	2 Lanes 2nd Ave→Intergarrison Rd	EB	A	A	WB	B	A
2nd Avenue	2 Lanes Imjin Parkway→Del Monte Blvd	EB	N/A	N/A	WB	N/A	N/A
Inter-Garrison ⁽¹⁾	4 Lanes Eastside Pkwy→Reservation Rd	WB/SB	B	B	EB/NB	B	B
Gigling Road ⁽¹⁾	4 Lanes General Jim Moore Blvd→Eastside Rd	EB	A	A	WB	A	A
General Jim Moore Blvd	2→4 Lanes Normandy Rd→McClure Way ✓	SB	A	A	NB	A	A
General Jim Moore Blvd	2→4 Lanes McClure Way→Coe Ave ✓	SB	A	A	NB	A	A
General Jim Moore Blvd	2→4 Lanes Coe Ave→S Boundary Rd ✓	SB	B	A	NB	A	B
Salinas Avenue	2 Lanes Reservation Rd→Abrams Dr	SB	N/A	N/A	NB	N/A	N/A
Eucalyptus Road ⁽¹⁾	2 Lanes General Jim Moore Blvd→Parker Flats ✓	WB	A	A	EB	A	A
Eastside Parkway	2 Lanes Eucalyptus Rd→Schoonover Dr	WB	N/A	N/A	EB	N/A	N/A
South Boundary ⁽²⁾	2 Lanes General Jim Moore Blvd→York Blvd	EB	C	D	WB	C	D
Imjin Parkway ⁽¹⁾	4 Lane Minor Arterial	WB	D	B	EB	B	D
Del Monte Blvd ⁽¹⁾	4 Lane Principal Arterial	NB	A	A	SB	A	A
Fremont Blvd ⁽¹⁾	4 Lane Minor Arterial	NB	A	A	SB	A	A
(1) LOS based on base year model volumes due to the lack of traffic counts							
(2) LOS based on traffic volumes from the 2005 study due to the lack of traffic counts							
Check mark indicates that the project has been constructed.							

Table 10: Level of Service for No-Build– (at horizon year 2035)

Roadway	FORA Project Descriptions	No-Build					
		Direction	AM	PM	Direction	AM	PM
Highway 1	4→6 Lanes (Fremont to Del Monte)	SB	C	E	NB	E	F
Monterey Rd Interchange	New Interchange @ Monterey Rd/Hwy 1	SB Off	N/A	N/A	NB Off	N/A	N/A
		SB On	N/A	N/A	NB On	N/A	N/A
Highway 156	4 Lane Freeway	EB	C	E	WB	E	C
Highway 68	Operational Improvements	EB	B	D	WB	C	C
Davis Road	4 Lanes SR-183→Blanco Rd	SB	E	D	NB	C	F
Davis Road	4 Lanes Blanco Rd→Reservation Rd	NB	B	C	SB	B	B
Reservation Road	4 Lanes East Garrison Gate→Watkins Gate	EB	A	C	WB	B	B
Reservation Road	4 Lanes Watkins Gate→Davis Rd	EB	B	E	WB	E	C
8th Street	2 Lanes 2nd Ave→Intergarrison Rd	EB	B	C	WB	C	B
2nd Avenue	2 Lanes Imjin Parkway→Del Monte Blvd	EB	N/A	N/A	WB	N/A	N/A
Inter-Garrison	4 Lanes Eastside Pkwy→Reservation Rd	WB/SB	E	C	EB/NB	B	E
Gigling Road	4 Lanes General Jim Moore Blvd→Eastside Rd	EB	C	E	WB	E	C
General Jim Moore Blvd	2→4 Lanes Normandy Rd→McClure Way ✓	SB	A	B	NB	B	A
General Jim Moore Blvd	2→4 Lanes McClure Way→Coe Ave ✓	SB	A	B	NB	A	A
General Jim Moore Blvd	2→4 Lanes Coe Ave→S Boundary Rd ✓	SB	B	B	NB	A	B
Eucalyptus Road	2 Lanes General Jim Moore Blvd→Parker Flats ✓	WB	A	A	EB	A	A
Eastside Parkway	2 Lanes Eucalyptus Rd→Schoonover Dr	WB	N/A	N/A	EB	N/A	N/A
South Boundary	2 Lanes General Jim Moore Blvd→York Blvd	EB	B	E	WB	C	E
Imjin Parkway	4 Lane Minor Arterial	WB	F	D	EB	C	F
Del Monte Blvd	4 Lane Principal Arterial	NB	A	A	SB	A	A
Fremont Blvd	4 Lane Minor Arterial	NB	A	A	SB	A	A

Check mark indicates that the project has been constructed.

Table 11: Level of Service for Future Defeciency Analysis – (at horizon year 2035)

Roadway	FORA Project Descriptions	Future Deficiency Analysis					
		Direction	AM	PM	Direction	AM	PM
Highway 1	4→6 Lanes (Fremont to Del Monte)	SB	C	E	NB	E	F
Monterey Rd Interchange	New Interchange @ Monterey Rd/Hwy 1	SB Off	N/A	N/A	NB Off	N/A	N/A
		SB On	N/A	N/A	NB On	N/A	N/A
Highway 156	4 Lane Freeway	EB	E	C	WB	C	E
Highway 68	Operational Improvements	EB	A	D	WB	C	B
Davis Road	4 Lanes SR-183→Blanco Rd	SB	D	D	NB	C	E
Davis Road	4 Lanes Blanco Rd→Reservation Rd	NB	B	C	SB	B	B
Reservation Road	4 Lanes East Garrison Gate→Watkins Gate	EB	A	C	WB	B	B
Reservation Road	4 Lanes Watkins Gate→Davis Rd	EB	B	E	WB	E	C
8th Street	2 Lanes 2nd Ave→Intergarrison Rd	EB	B	B	WB	B	B
2nd Avenue	2 Lanes Imjin Parkway→Del Monte Blvd	EB	N/A	N/A	WB	N/A	N/A
Inter-Garrison	4 Lanes Eastside Pkwy→Reservation Rd	WB/SB	D	B	EB/NB	B	D
Gigling Road	4 Lanes General Jim Moore Blvd→Eastside Rd	EB	C	E	WB	E	C
General Jim Moore Blvd	2→4 Lanes Normandy Rd→McClure Way ✓	SB	A	C	NB	B	A
General Jim Moore Blvd	2→4 Lanes McClure Way→Coe Ave ✓	SB	A	B	NB	B	A
General Jim Moore Blvd	2→4 Lanes Coe Ave→S Boundary Rd ✓	SB	B	B	NB	A	B
Eucalyptus Road	2 Lanes General Jim Moore Blvd→Parker Flats ✓	WB	A	A	EB	A	A
Eastside Parkway	2 Lanes Eucalyptus Rd→Schoonover Dr	WB	N/A	N/A	EB	N/A	N/A
South Boundary	2 Lanes General Jim Moore Blvd→York Blvd	EB	B	E	WB	C	E

Check mark indicates that the project has been constructed.

Table 12: Level of Service for Build 2015 CIP – (at horizon year 2035)

Roadway	FORA Project Descriptions	Build 2015 CIP					
		Direction	AM	PM	Direction	AM	PM
Highway 1	4→6 Lanes (Fremont to Del Monte)	SB	C	D	NB	D	D
Monterey Rd Interchange	New Interchange @ Monterey Rd/Hwy 1	SB Off	A	A	NB Off	A	A
		SB On	A	A	NB On	A	A
Highway 156	4 Lane Freeway	EB	B	C	WB	C	B
Highway 68	Operational Improvements	EB	A	C	WB	B	B
Davis Road	4 Lanes SR-183→Blanco Rd	SB	D	C	NB	B	D
Davis Road	4 Lanes Blanco Rd→Reservation Rd	NB	B	D	SB	D	B
Reservation Road	4 Lanes East Garrison Gate→Watkins Gate	EB	B	D	WB	D	B
Reservation Road	4 Lanes Watkins Gate→Davis Rd	EB	B	E	WB	E	C
8th Street	2 Lanes 2nd Ave→Intergarrison Rd	EB	A	A	WB	B	A
2nd Avenue	2 Lanes Imjin Parkway→Del Monte Blvd	EB	A	A	WB	A	A
Inter-Garrison	4 Lanes Eastside Pkwy→Reservation Rd	WB/SB	D	C	EB/NB	C	D
Gigling Road	4 Lanes General Jim Moore Blvd→Eastside Rd	EB	C	C	WB	C	C
General Jim Moore Blvd	2→4 Lanes Normandy Rd→McClure Way ✓	SB	A	B	NB	B	A
General Jim Moore Blvd	2→4 Lanes McClure Way→Coe Ave ✓	SB	A	B	NB	A	A
General Jim Moore Blvd	2→4 Lanes Coe Ave→S Boundary Rd ✓	SB	B	C	NB	C	B
Eucalyptus Road	2 Lanes General Jim Moore Blvd→Parker Flats ✓	WB	B	B	EB	B	B
Eastside Parkway	2 Lanes Eucalyptus Rd→Schoonover Dr	WB	E	C	EB	C	D
South Boundary	2 Lanes General Jim Moore Blvd→York Blvd	EB	B	B	WB	B	B
Imjin Parkway	4 Lane Minor Arterial	WB	E	C	EB	C	D
Del Monte Blvd	4 Lane Principal Arterial	NB	A	A	SB	A	A
Fremont Blvd	4 Lane Minor Arterial	NB	A	A	SB	A	A

Check mark indicates that the project has been constructed.

Table 13: Level of Service for Build Alternative CIP – (at horizon year 2035)

Roadway	FORA Project Descriptions	Build Alternative CIP					
		Direction	AM	PM	Direction	AM	PM
Highway 1	4→6 Lanes (Fremont to Del Monte)	SB	C	E	NB	E	F
Monterey Rd Interchange	New Interchange @ Monterey Rd/Hwy 1	SB Off	A	A	NB Off	A	A
		SB On	A	A	NB On	A	A
Highway 156	4 Lane Freeway	EB	B	C	WB	C	B
Highway 68	Operational Improvements	EB	A	C	WB	B	B
Davis Road	4 Lanes SR-183→Blanco Rd	SB	D	C	NB	C	D
Davis Road	4 Lanes Blanco Rd→Reservation Rd	NB	B	C	SB	C	B
Reservation Road	4 Lanes East Garrison Gate→Watkins Gate	EB	B	C	WB	C	B
Reservation Road	4 Lanes Watkins Gate→Davis Rd	EB	B	E	WB	E	C
8th Street	2 Lanes 2nd Ave→Intergarrison Rd	EB	A	A	WB	A	A
2nd Avenue	2 Lanes Imjin Parkway→Del Monte Blvd	EB	C	A	WB	A	A
Inter-Garrison	4 Lanes Eastside Pkwy→Reservation Rd	WB/SB	D	B	EB/NB	B	D
Gigling Road	4 Lanes General Jim Moore Blvd→Eastside Rd	EB	B	B	WB	B	B
General Jim Moore Blvd	2→4 Lanes Normandy Rd→McClure Way ✓	SB	B	B	NB	B	B
General Jim Moore Blvd	2→4 Lanes McClure Way→Coe Ave ✓	SB	A	B	NB	A	B
General Jim Moore Blvd	2→4 Lanes Coe Ave→S Boundary Rd ✓	SB	C	C	NB	B	C
Eucalyptus Road	2 Lanes General Jim Moore Blvd→Parker Flats ✓	WB	B	B	EB	B	B
Eastside Parkway	2 Lanes Eucalyptus Rd→Schoonover Dr	WB	E	C	EB	C	D
South Boundary	2 Lanes General Jim Moore Blvd→York Blvd	EB	C	B	WB	B	C

Check mark indicates that the project has been constructed.



Table 14: Level of Service for Select Non-FORA Roadways

Roadway	Existing Conditions						No-Build					
	Dir	AM	PM	Dir	AM	PM	Dir	AM	PM	Dir	AM	PM
Imjin Parkway ⁽¹⁾	WB	D	B	EB	B	D	WB	F	D	EB	C	F
Del Monte Blvd ⁽¹⁾	NB	A	A	SB	A	A	NB	A	A	SB	A	A
Fremont Blvd ⁽¹⁾	NB	A	A	SB	A	A	NB	A	A	SB	A	A
Roadway	Future Deficiency Analysis						Build Alternative CIP					
	Dir	AM	PM	Dir	AM	PM	Dir	AM	PM	Dir	AM	PM
Imjin Parkway ⁽¹⁾	WB	E	C	EB	C	E	WB	D	C	EB	C	D
Del Monte Blvd ⁽¹⁾	NB	A	A	SB	A	A	NB	A	A	SB	A	A
Fremont Blvd ⁽¹⁾	NB	A	A	SB	A	A	NB	A	A	SB	A	A
(1) LOS based on base year model volumes due to the lack of traffic counts												

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Table 15: Comparison: No-Build vs Build Alternative CIP

Roadway	FORA Project Descriptions	Direction	No-Build		Build Alternative CIP		Direction	No-Build		Build Alternative CIP	
			AM	PM	AM	PM		AM	PM	AM	PM
Highway 1	4→6 Lanes (Fremont to Del Monte)	SB	C	E	C	E	NB	E	F	E	F
Monterey Rd Interchange	New Interchange @ Monterey Rd/Hwy 1	SB Off	N/A	N/A	A	A	NB Off	N/A	N/A	A	A
		SB On	N/A	N/A	A	A	NB On	N/A	N/A	A	A
Highway 156	4 Lane Freeway	EB	C	E	B	C	WB	E	C	C	B
Highway 68	Operational Improvements	EB	B	D	A	C	WB	C	C	B	B
Davis Road	4 Lanes SR-183→Blanco Rd	SB	E	D	D	C	NB	C	F	C	D
Davis Road	4 Lanes Blanco Rd→Reservation Rd	NB	B	C	B	C	SB	B	B	C	B
Reservation Road	4 Lanes East Garrison Gate→Watkins Gate	EB	A	C	B	C	WB	B	B	C	B
Reservation Road	4 Lanes Watkins Gate→Davis Rd	EB	B	E	B	E	WB	E	C	E	C
8th Street	2 Lanes 2nd Ave→Intergarrison Rd	EB	B	C	A	A	WB	C	B	A	A
2nd Avenue	2 Lanes Imjin Parkway→Del Monte Blvd	EB	N/A	N/A	C	A	WB	N/A	N/A	A	A
Inter-Garrison	4 Lanes Eastside Pkwy→Reservation Rd	WB/SB	E	C	D	B	EB/NB	B	E	B	D
Gigling Road	4 Lanes General Jim Moore Blvd→Eastside Rd	EB	C	E	B	B	WB	E	C	B	B
General Jim Moore Blvd	2→4 Lanes Normandy Rd→McClure Way ✓	SB	A	B	B	B	NB	B	A	B	B
General Jim Moore Blvd	2→4 Lanes McClure Way→Coe Ave ✓	SB	A	B	A	B	NB	A	A	A	B
General Jim Moore Blvd	2→4 Lanes Coe Ave→S Boundary Rd ✓	SB	B	B	C	C	NB	A	B	B	C
Eucalyptus Road	2 Lanes General Jim Moore Blvd→Parker Flats ✓	WB	A	A	B	B	EB	A	A	B	B
Eastside Parkway	2 Lanes Eucalyptus Rd→Schoonover Dr	WB	N/A	N/A	E	C	EB	N/A	N/A	C	D
South Boundary	2 Lanes General Jim Moore Blvd→York Blvd	EB	B	E	C	B	WB	C	E	B	C

Check mark indicates that the project has been constructed.

Table 16: Comparison: Future Deficiency Analysis vs Build Alternative CIP

Roadway	FORA Project Descriptions	Direction	Future Deficiency Analysis		Build Alternative CIP		Direction	Future Deficiency Analysis		Build Alternative CIP	
			AM	PM	AM	PM		AM	PM	AM	PM
Highway 1	4→6 Lanes (Fremont to Del Monte)	SB	C	E	C	E	NB	E	F	E	F
Monterey Rd Interchange	New Interchange @ Monterey Rd/Hwy 1	SB Off	N/A	N/A	A	A	NB Off	N/A	N/A	A	A
		SB On	N/A	N/A	A	A	NB On	N/A	N/A	A	A
Highway 156	4 Lane Freeway	EB	E	C	B	C	WB	C	E	C	B
Highway 68	Operational Improvements	EB	A	D	A	C	WB	C	B	B	B
Davis Road	4 Lanes SR-183→Blanco Rd	SB	D	D	D	C	NB	C	E	C	D
Davis Road	4 Lanes Blanco Rd→Reservation Rd	NB	B	C	B	C	SB	B	B	C	B
Reservation Road	4 Lanes East Garrison Gate→Watkins Gate	EB	A	C	B	C	WB	B	B	C	B
Reservation Road	4 Lanes Watkins Gate→Davis Rd	EB	B	E	B	E	WB	E	C	E	C
8th Street	2 Lanes 2nd Ave→Intergarrison Rd	EB	B	B	A	A	WB	B	B	A	A
2nd Avenue	2 Lanes Imjin Parkway→Del Monte Blvd	EB	N/A	N/A	C	A	WB	N/A	N/A	A	A
Inter-Garrison	4 Lanes Eastside Pkwy→Reservation Rd	WB/SB	D	B	D	B	EB/NB	B	D	B	D
Gigling Road	4 Lanes General Jim Moore Blvd→Eastside Rd	EB	C	E	B	B	WB	E	C	B	B
General Jim Moore Blvd	2→4 Lanes Normandy Rd→McClure Way ✓	SB	A	C	B	B	NB	B	A	B	B
General Jim Moore Blvd	2→4 Lanes McClure Way→Coe Ave ✓	SB	A	B	A	B	NB	B	A	A	B
General Jim Moore Blvd	2→4 Lanes Coe Ave→S Boundary Rd ✓	SB	B	B	C	C	NB	A	B	B	C
Eucalyptus Road	2 Lanes General Jim Moore Blvd→Parker Flats ✓	WB	A	A	B	B	EB	A	A	B	B
Eastside Parkway	2 Lanes Eucalyptus Rd→Schoonover Dr	WB	N/A	N/A	E	C	EB	N/A	N/A	C	D
South Boundary	2 Lanes General Jim Moore Blvd→York Blvd	EB	B	E	C	B	WB	C	E	B	C

Check mark indicates that the project has been constructed.



Additional Model Outputs

The graphics below (**Figure 5** to **Figure 8**) present the resultant volume change for the **Build 2015 CIP** and **Build Alternative CIP**, respectively, as compared to the **Future Deficiency Analysis**. Note that in some instances, volume changes could not easily be displayed given that the coding of some improvements resulted in changes to the unique identifiers that were the basis for calculation. The importance of **Figures 5** through **8** is that they demonstrate the impact that the FORA CIP projects have on the roadway network in the context of the existing Regional Transportation Plan. In these exhibits, roadways marked in blue show an increase of at least 500 vehicle trips per day, while roadways marked in orange show a decrease of at least 500 vehicle trips per day. What this demonstrates is how traffic shifts around the study area with the completion of the FORA CIP projects, particularly with vehicle trips moving away from the center of the study area and onto improved roadways, such as Eastside Parkway.

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Figure 5: ADT Volume Shifts Resultant from Build 2015 CIP – Seaside and Monterey

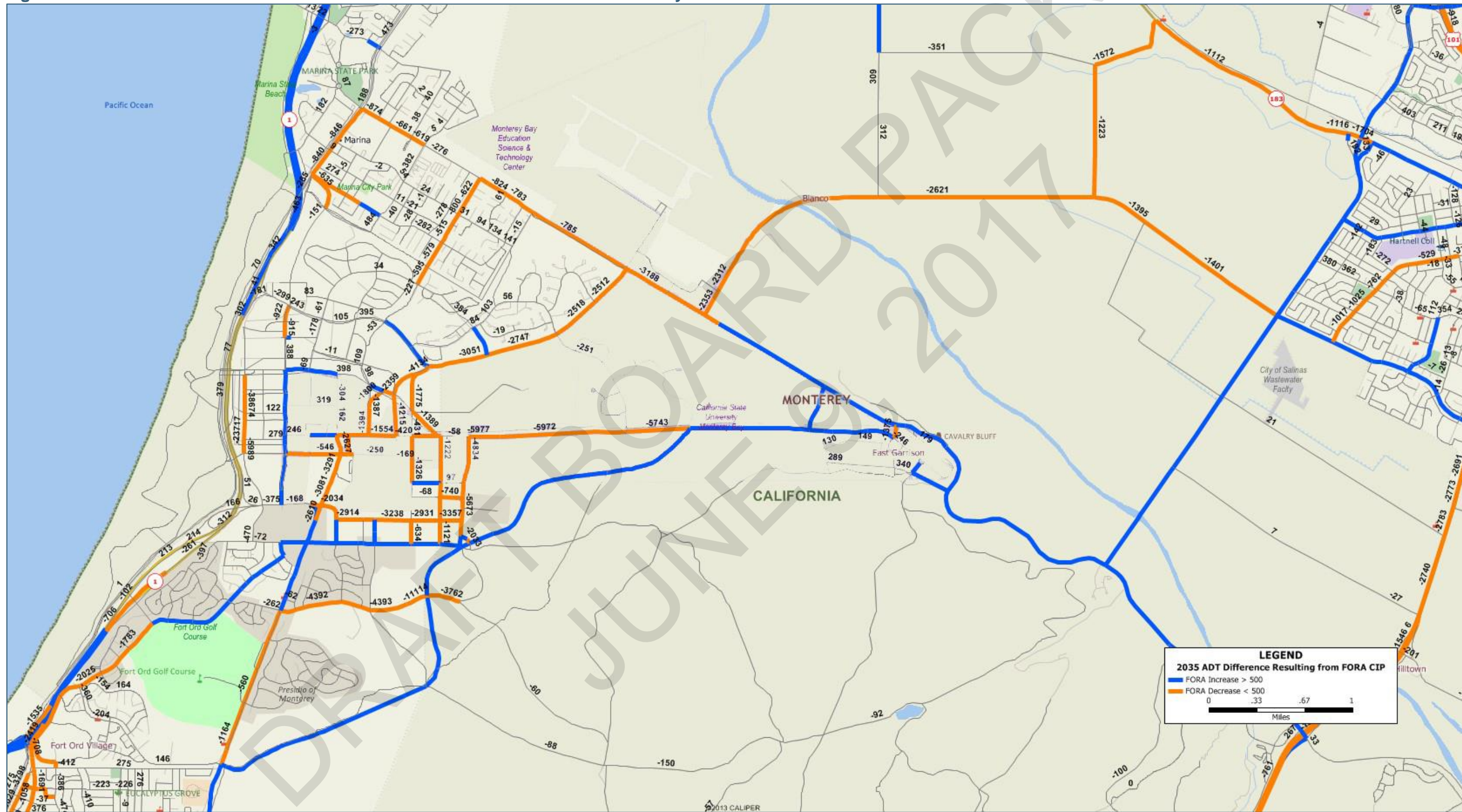




Figure 6: ADT Volume Shifts Resultant from Build 2015 CIP – Marina and Salinas

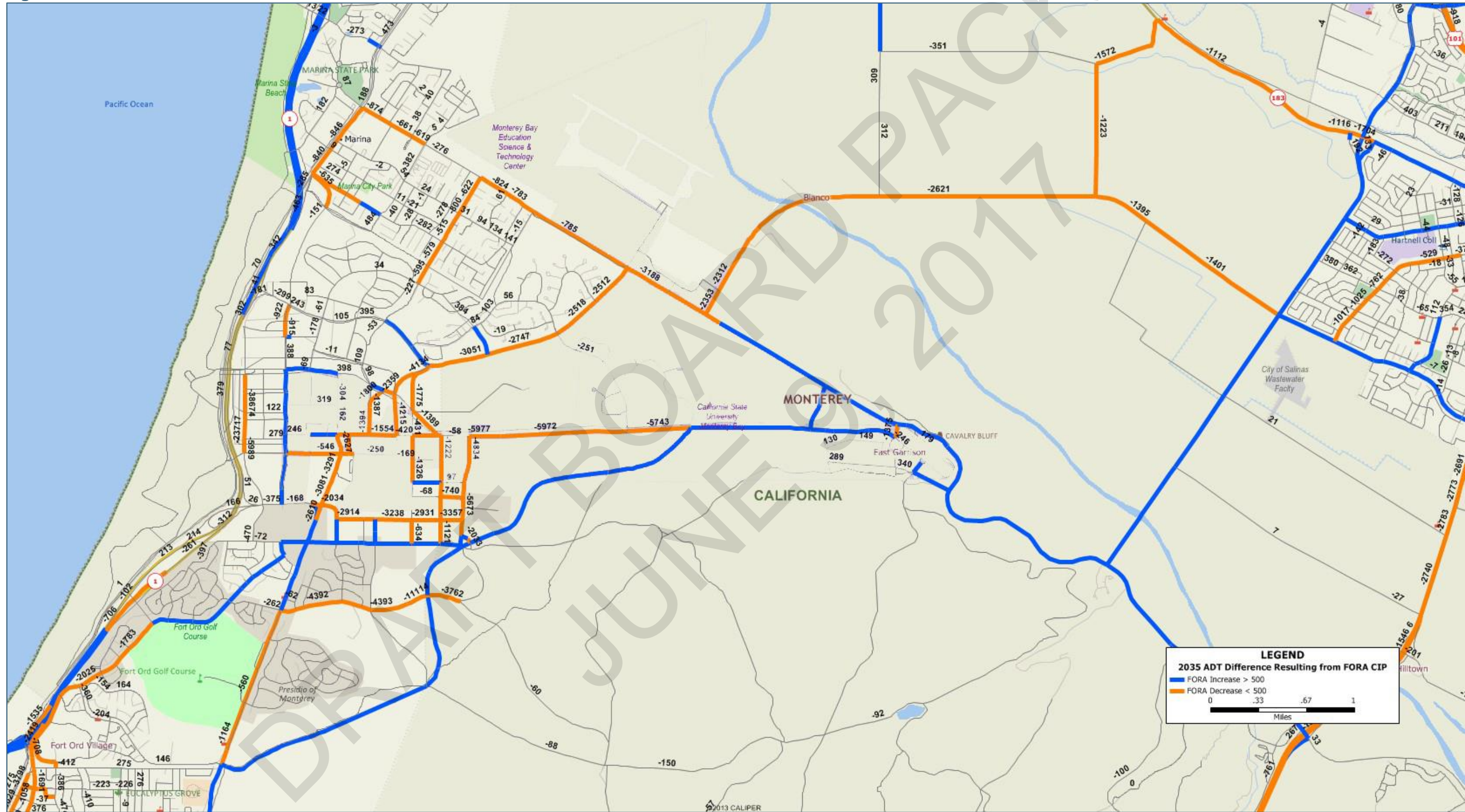




Figure 7: ADT Volume Shifts Resultant from Build Alternative CIP – Seaside and Monterey

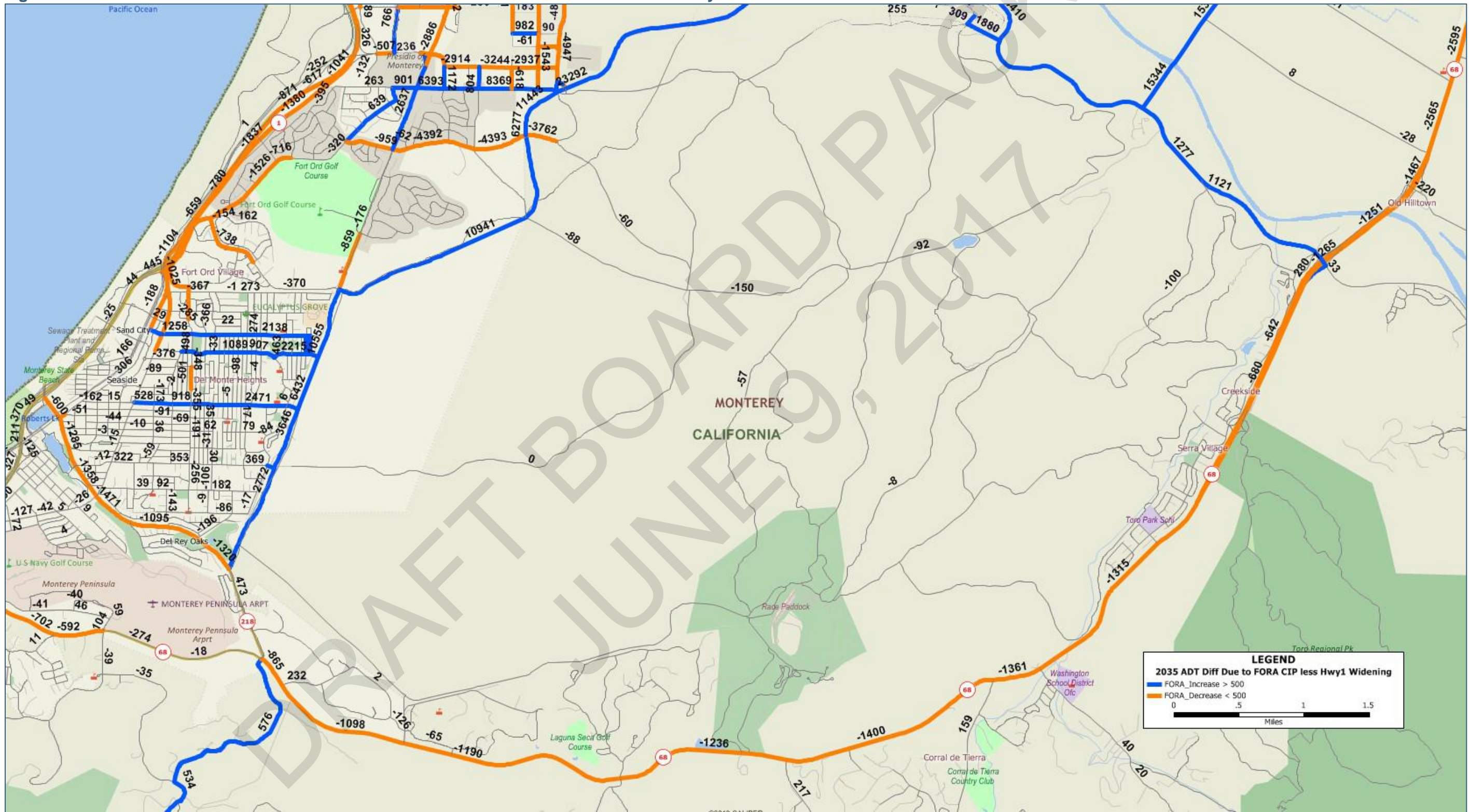
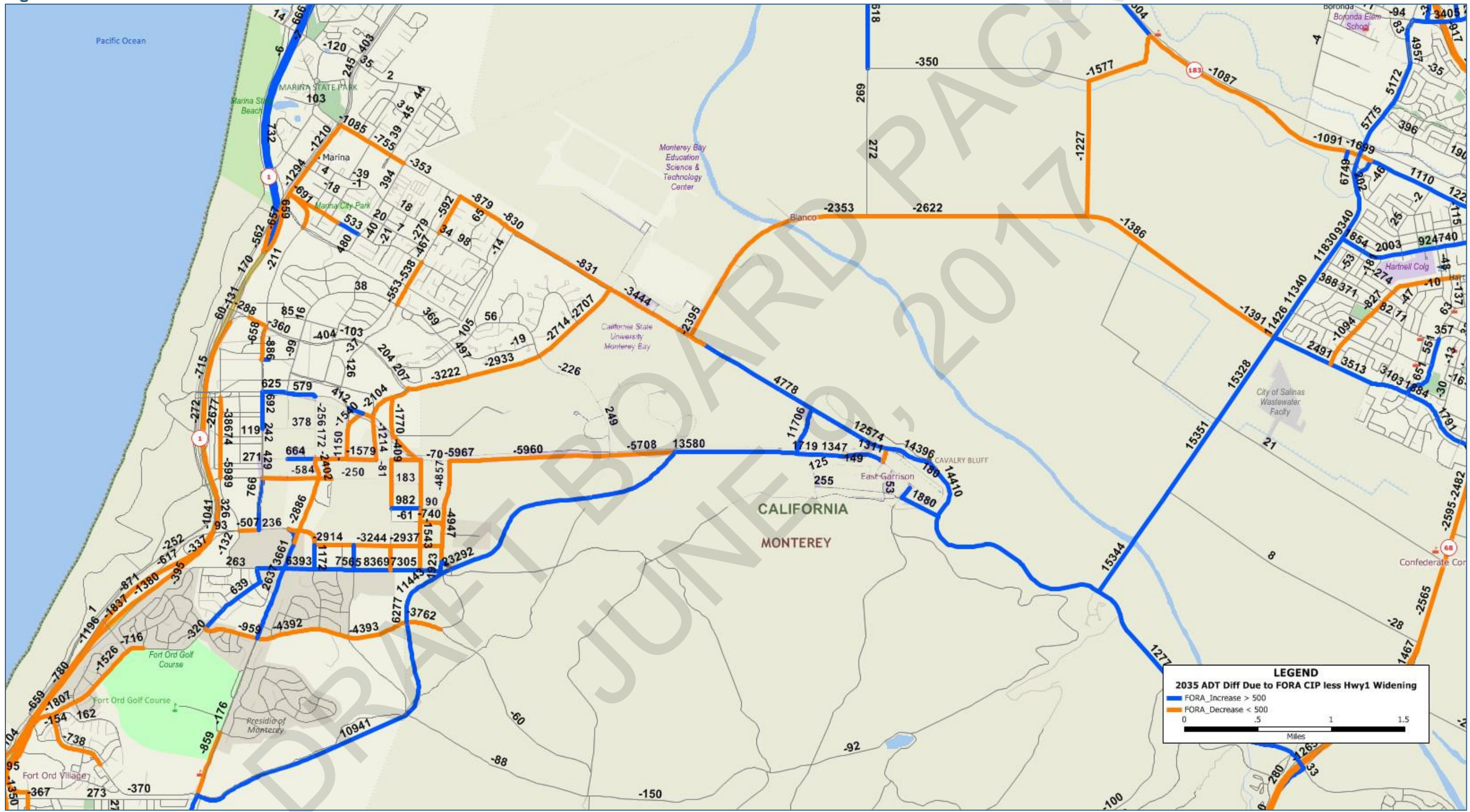




Figure 8: ADT Volume Shifts Resultant from Build Alternative CIP – Marina and Salinas





Highway 1 Widening Analysis

Due to costs and other constraints of widening Highway 1 between Fremont Boulevard and Del Monte Del Monte, the **Build Alternative CIP** was considered that provides enhanced transit service, as well as interchange and roadway operational improvements. Although a detailed plan was not developed as part of this analysis, conceptual transit improvements were identified for which preliminary analysis was completed. The identified conceptual transit improvements included Bus-On-Shoulder operations along Highway 1 and enhanced transit service along corridors that carry traffic that would otherwise be accommodated by Highway 1 widening. Enhanced transit service could include improvements to the Monterey Branch Line, Bus Rapid Transit, and local Monterey-Salinas Transit service through the provision of new service, increased headways, and/or improved connectivity through realignment or the introduction of new routes. In order to reasonably characterize the potential benefits of transit to Highway 1 traffic and the FORA project the following activities were undertaken:

- Analysis was completed to determine changes in transit boarding under the condition without the proposed Highway 1 widening project. Note that this analysis did not consider the implications of enhanced transit service being provided (based on current model coding).
- Volume difference plots to compare traffic volumes with and without the proposed Highway 1 widening were completed.
- Select link analysis with and without the proposed Highway 1 widening were completed.
- Future and base model output was analyzed to determine the overall and localized changes related to transit service. This analysis was used to determine the overall percentage growth in transit boarding in Monterey County.
- A literature review related to bus on shoulder impacts was completed in order to assess potential growth based on real world experience.
- A determination of impacts to other potential FORA projects based on analysis of a future condition where all other projects were constructed and the Highway 1 widening was not completed.

The major findings from this analysis included:

- Approximately 70% of the traffic that would have otherwise been accommodated by a Highway 1 Widening could be accommodated by Del Monte Boulevard, Fremont Boulevard, and General Jim Moore Boulevard.



- **Table 17** shows the relative distribution of traffic that uses Highway 1 in the area of the potential widening. As shown, there is strong connectivity between destinations along Highway extending from Carmel-by-the-Sea to the south all the way to Santa Cruz to the north. This section of Highway 1 also has numerous origins/destinations to the east, extending out past Prunedale along SR 156. This information is useful for understanding the extent of trips that potential transit improvements would need to consider.

Table 17: Resultant Traffic Shift if Highway 1 is not Widened (Build 2015 CIP vs Build Alternative CIP)

Facility	Not Widening Hwy 1 vs Widening		
	AM Diff	PM Diff	Day Diff
Hwy 1	-950	-975	-8,725
Del Monte Blvd	550	575	4,875
Fremont Blvd	50	50	225
Gen Jim Moore	75	75	775

- As shown in **Table 18**, transit ridership is forecasted to continue to increase between 2010 and 2035. This increase suggests that additional opportunities to capture transit ridership exist into the future as a result of already planned improvements and anticipated growth. Corridor specific analysis would be required to more accurately forecast potential ridership related to transit improvements along Highway 1 and elsewhere.

Table 18: AMBAG Regional Travel Demand Model Forecasted Transit Ridership in Monterey County (2010-2035)

Year	Peak	Off-Peak
2010	6,600	7,900
2035	8,300	9,700
Change	126%	123%



NEXUS ANALYSIS

Although the FORA Community Facilities District Special Tax is technically a Mello-Roos Special Tax, the original cost allocation in 1997 was done as a development impact fee nexus analysis. The consultants have taken the same approach as a starting point here. For those projects where there are existing deficiencies (LOS E or F in the Base Year), the nexus calculation needs to separate the cost share for existing development from that of new development. For the purpose of maintaining consistency with prior work, the cost obligation maintained 2005 as the basis for determining existing deficiency. This avoids substantial changes in FORA funding prioritizations that might otherwise occur as the result of new improvements or other circumstances that could change the results of the existing deficiency analysis. Four projects were previously determined to have existing deficiencies in the 2005 Base Year: Highway 68, Highway 156, Davis n/o Blanco, and Highway 1 at Monterey Road where a new interchange is planned.

The fee calculations for these projects first deduct the amount of project cost attributable to existing traffic. For all the other projects, new development is assigned 100 percent of the cost, since no LOS deficiencies exists in the Base Year. The FORA allocation, therefore, reflects the share of trips generated by new development at the former Fort Ord compared to new development elsewhere.

Based on the travel demand modeling previously completed as part of this study and the 2005 existing conditions deficiency analysis, the fair share determinations shown in **Table 19** were determined. **Table 20**, **Table 21**, and **Table 22** present a comparative analysis of the adopted 2005 Study Option B: Fund Local Projects First with the 2016 analysis reflecting a Nexus only analysis (Option A). As shown, the 2016 analysis considers the impact of a revised project cost estimate using the Engineering News Record Construction Cost Index between January 2005 and January 2016. Recognizing that the total FORA obligation can not be increased beyond that originally established in the 2005 study (allowing for annual Construction Cost Index increases), the results of the fair share analysis were used as the basis for establishing a weighting methodology such that the total financial obligation for the projects in aggregate remained the same. Note that this weighting scheme excludes General Jim Boulevard given its nearly complete status and 2nd Avenue given that it was added as a reallocation of funds from the Crescent Avenue project. It is anticipated that this initial starting point will be further refined based on direction from the FORA Board and local jurisdictions.

Table 19: FORA 2016 Reallocation Based on Build Alternative CIP

Project #	Road Name	Project Limits	2005 Study Existing Deficiency	Project Growth in I- I Trips	Project Growth in I/X Trips	Non-Project Growth in X- X Trips	Project Total Traffic Growth	2035 Raw Model	2010 Raw Model	2035-2010 Raw Model	2017 Study Existing Traffic Nexus Share (2005 Existing Deficiency)	2017 Study Non-FORA Nexus Share	2017 Study FORA Nexus Share
Regional Improvements													
R3	Highway 1 Corridor	Corridor improvements and enhanced transit service along corridors which will carry traffic that would otherwise be accommodated by Highway 1 widening		0	17,178	0	17,178	80,271	68,231	12,040	0.0%	0.0%	100.0%
R10	Highway 1/Monterey Rd	Construct new interchange at Monterey Road	Yes	0	799	2,115	2,915	2,915	0	2,915	0.0%	72.6%	27.4%
R11	Highway 156	Widen existing highway to 4 lanes and upgrade highway to freeway status with appropriate interchanges. Interchange modification as needed at US 156 and 101.	Yes	0	7,391	20,857	28,248	41,758	13,510	28,248	32.4%	49.9%	17.7%
R12	Highway 68	Operational improvements at San Benancio, Laureles Grade and at Corral De Tierra including left turn lanes and improved signal timing.	Yes	0	1,524	245	1,769	31,049	29,279	1,769	94.3%	0.8%	4.9%
Off-Site Improvements													
1	Davis Road	Widen to 4 lanes from SR 183 bridge to Blanco Rd	Yes	0	10,699	3,120	13,819	34,520	20,700	13,819	60.0%	9.0%	31.0%
2B	Davis Road	Widen to 4 lanes from Blanco to Reservation; Build 4 lane bridge over Salinas River		0	15,351	6,053	21,404	31,500	10,096	21,404	0.0%	28.3%	71.7%
4D	Reservation Road	Widen to 4 lanes from existing 4 lane section East Garrison Gate to Watkins Gate.		0	15,316	2,204	17,520	28,797	11,278	17,520	0.0%	12.6%	87.4%
4E	Reservation Road	Widen to 4 lanes from Watkins Gate to Davis Rd		0	17,925	5,359	23,284	34,562	11,278	23,284	0.0%	23.0%	77.0%
8	Crescent Court	Extend existing Crescent Court Southerly to join proposed Abram Dr (FO2)		0	50	325	375	375	0	375	0.0%	86.6%	13.4%
On-Site Improvements													
FO2	Abrams Road	Construct a new 2-lane arterial from intersection with 2nd Ave easterly to intersection with Crescent Court Extension *		0	200	27	226	226	0	226	0.0%	11.8%	88.2%
FO5	8th Street	Upgrade/construct new 2-lane arterial from 2nd Ave to Intergarrison Rd		1,265	1,695	0	2,960	4,327	3,632	695	0.0%	0.0%	100.0%
FO6	Inter-Garrison	Upgrade to a 4-lane arterial from Eastside Rd to Reservation		1,454	11,392	3,331	16,177	22,643	6,466	16,177	0.0%	20.6%	79.4%
FO7	Gigling Road	Upgrade/construct new 4-lane arterial from General Jim Moore Blvd easterly to Eastside Rd		2,859	10,848	582	14,288	15,532	1,244	14,288	0.0%	4.1%	95.9%
FO9B (Ph-II)	General Jim Moore Blvd	Widen from 2 to 4 lanes from Normandy to McClure		2,384	9,908	0	12,292	15,175	3,996	11,179	0.0%	0.0%	100.0%
FO9B (Ph-III)	General Jim Moore Blvd	Widen from 2 to 4 lanes from McClure to Coe Ave		1,206	8,786	0	9,992	13,460	5,360	8,100	0.0%	0.0%	100.0%
FO9C	General Jim Moore Blvd	Widen from 2 to 4 lanes from s/o Coe to South Boundary Rd		1,891	12,132	4,458	18,482	22,378	3,897	18,482	0.0%	24.1%	75.9%
FO11	Salinas Avenue	Construct new 2 lane arterial from Reservation Rd southerly to Abrams Dr		0	30	0	30	177	205	-27	0.0%	0.0%	100.0%
FO12	Eucalyptus Road	Upgrade to 2 lane collector from General Jim Moore Blvd to Eastside Rd to Parker Flats cut-off		686	3,453	5,102	9,241	9,241	0	9,241	0.0%	55.2%	44.8%
FO13B	Eastside Parkway	Construct new 2 lane arterial from Eucalyptus Rd to Parker Flats cut-off to Schoonover Dr		1,358	10,363	6,864	18,586	18,586	0	18,586	0.0%	36.9%	63.1%
FO14	South Boundary	Upgrade to a 2 lane arterial, along existing alignment from General Jim Moore Blvd to York Blvd		1,891	13,602	3	15,496	15,496	0	15,496	0.0%	0.0%	100.0%
FO15	2nd Avenue	Construct new 2 lane arterial from Del Monte Blvd southerly to Imjin Pkwy		0	3,422	640	4,061	4,061	0	4,061	0.0%	15.8%	84.2%

Table 20: Option A – CAP Adjusted Nexus

Option A - Nexus, Adjusted to Implementation Agreement Cap								
Total Transportation Obligation (Fixed by Implementation Agreement, Indexed to 2016 Dollars)							TOTAL	\$ 114,195,961
Proj	Description	BRP Designation	% New Trips	2016 Indexed Construction Estimate	Nexus	% of Total	Cap Adjusted Nexus	
-	-		A	B	D= [A x B]	D/E	114,195,961	
In-Progress Obligations / Fixed Amount								
2B	Davis Rd s/o Blanco	Off-Site	100.0%	\$ 12,733,317	\$ 12,733,316.71	6.2%	\$ 7,129,343	
FO9C	GJM Blvd-to 218	On-Site	100.0%	\$ 1,083,775	\$ 1,083,774.94	0.5%	\$ 606,802	
FO12	Eucalyptus Rd	On-Site	100.0%	\$ 532,830	\$ 532,830.00	0.3%	\$ 298,330	
Local Improvements								
8	Crescent Ave extend to Abrams	Off-Site	13.0%	\$ 1,346,475.00	\$ 175,042	0.1%	\$ 98,005	Completed
FO2	Abrams	On-Site	88.0%	\$ 1,127,673.00	\$ 992,352	0.5%	\$ 555,615	
FO5	8th Street	On-Site	100.0%	\$ 6,443,262.00	\$ 6,443,262	3.2%	\$ 3,607,562	
FO6	Intergarrison	On-Site	79.0%	\$ 6,324,492.00	\$ 4,996,349	2.4%	\$ 2,797,440	
FO7	Gigling	On-Site	96.0%	\$ 8,495,961.00	\$ 8,156,123	4.0%	\$ 4,566,587	
FO11	Salinas Ave	On-Site	100.0%	\$ 4,510,693.00	\$ 4,510,693	2.2%	\$ 2,525,523	
FO13B	Eastside Pkwy (New alignment)	On-Site	63.0%	\$ 18,611,779.00	\$ 11,725,421	5.7%	\$ 6,565,026	
FO14	S Boundary Road Upgrade	On-Site	100.0%	\$ 3,733,921.00	\$ 3,733,921	1.8%	\$ 2,090,610	
10	2nd Ave Extention	Off-Site	84.0%	\$ -	\$ 847,000	0.4%	\$ 474,233	
Regional Improvements								
R3	Hwy 1-Seaside Sand City	Regional	100.0%	\$ 66,808,021.00	\$ 66,808,021	32.8%	\$ 37,405,598	
R10	Hwy 1-Monterey Rd. Interchange	Regional	27.5%	\$ 28,356,293.00	\$ 7,793,166	3.8%	\$ 4,363,369	
R11	Hwy 156-Freeway Upgrade	Regional	18.0%	\$ 292,470,673.00	\$ 52,644,721	25.8%	\$ 29,475,611	
R12	Hwy 68 Operational Improvements	Regional	5.0%	\$ -	\$ -	-	-	Completed
1	Davis Rd n/o Blanco	Off-Site	31.0%	\$ 4,678,046.00	\$ 1,450,194	0.7%	\$ 811,959	
4D	Widen Reservation-4 lanes to WG	Off-Site	87.0%	\$ 14,994,689.00	\$ 13,045,379	6.4%	\$ 7,304,066	
4E	Widen Reservation, WG to Davis	Off-Site	77.0%	\$ 8,165,424.00	\$ 6,287,376	3.1%	\$ 3,520,282	
E = Nexus Sub-Total					\$ 203,958,942			
OPTION A TOTAL							\$ (114,195,961)	

Table 21: Option B – Local First

Option B - Local First (New, Local Improvements receive 100% funding)										
Total Transportation Obligation (Fixed by Implementation Agreement, Indexed to 2016 Dollars)									TOTAL	\$ 114,195,961
Proj	Description	BRP Designation	% New Trips	Attributal cost (to new traffic)	16 Indexed Construction Estimate	Fee Basis	% Obligation	2017 \$ Obligation		
-	-		A	B	C	D= [A x B x C]	E	[D x E]		
In-Progress Obligations / Fixed Amount										
2B	Davis Rd s/o Blanco	Off-Site	100%	-	\$ 12,733,317	\$ 12,733,317	100%	\$ 12,733,317		
FO9C	GJM Blvd-to 218	On-Site	100%	-	\$ 1,083,775	\$ 1,083,775	100%	\$ 1,083,775		
FO12	Eucalyptus Rd	On-Site	100%	-	\$ 532,830	\$ 532,830	100%	\$ 532,830		
Local Improvements										
8	Crescent Ave extend to Abrams	Off-Site	100%	100%	\$ 1,346,475.00	\$ 1,346,475	100%	\$ 399,475	Completed	
FO2	Abrams	On-Site	100%	100%	\$ 1,127,673.00	\$ 1,127,673	100%	\$ 1,127,673		
FO5	8th Street	On-Site	100%	100%	\$ 6,443,262.00	\$ 6,443,262	100%	\$ 6,443,262		
FO6	Intergarrison	On-Site	100%	100%	\$ 6,324,492.00	\$ 6,324,492	100%	\$ 6,324,492		
FO7	Gigling	On-Site	100%	100%	\$ 8,495,961.00	\$ 8,495,961	100%	\$ 8,495,961		
FO11	Salinas Ave	On-Site	100%	100%	\$ 4,510,693.00	\$ 4,510,693	100%	\$ 4,510,693		
FO13B	Eastside Pkwy (New alignment)	On-Site	100%	100%	\$ 18,611,779.00	\$ 18,611,779	100%	\$ 18,611,779		
FO14	S Boundary Road Upgrade	On-Site	100%	100%	\$ 3,733,921.00	\$ 3,733,921	100%	\$ 3,733,921		
10	2nd Ave Extention	Off-Site	100%	100%	\$ -	\$ 947,000	100%	\$ 947,000		
Sub-Total of Local Improvements and In-Progress Obligations								Sub-Total	\$ (64,944,178)	
<i>Total Transportation Obligation - (Less Local Improvements + In-Progress Obligations)</i>								<i>Remainder</i>	<i>\$ 49,251,783</i>	
Regional Improvements										
Proj	Description		% New Trips	Attributal cost	2016 Indexed Construction Estimate	Fee Basis	% of Remaining Obligation	2017 \$ Obligation		
			A	B	C	D = [A x B x C]	F = D / E	F x Remainder [F x \$49,251,783]		
R3	Hwy 1-Seaside Sand City	Regional	100.0%	18.9%	\$ 66,808,021.00	\$ 12,607,122	27.5%	\$ 13,565,097		
R10	Hwy 1-Monterey Rd. Interchange	Regional	27.5%	43.0%	\$ 28,356,293.00	\$ 3,349,716	7.3%	\$ 3,604,250		
R11	Hwy 156-Freeway Upgrade	Regional	18.0%	30.0%	\$ 292,470,673.00	\$ 15,793,416	34.5%	\$ 16,993,507		
R12	Hwy 68 Operational Improvements	Regional	5.0%	5.0%	\$ -	\$ -		\$ -	Completed	
1	Davis Rd n/o Blanco	Off-Site	31.0%	46.2%	\$ 4,678,046.00	\$ 669,346	1.5%	\$ 720,208		
4D	Widen Reservation-4 lanes to WG	Off-Site	87.0%	66.9%	\$ 14,994,689.00	\$ 8,727,134	19.1%	\$ 9,390,281		
4E	Widen Reservation, WG to Davis	Off-Site	77.0%	73.6%	\$ 8,165,424.00	\$ 4,626,860	10.1%	\$ 4,978,440		
						\$ 45,773,595	E= Fee Basis Sub-Total			
Sub-Total of Regional Improvements								Sub-Total	\$ (49,251,783)	
OPTION B TOTAL									\$ (114,195,961)	

Table 22: Option Comparison

Option Comparison					
Total Transportation Obligation (Fixed by Implementation Agreement, Indexed to 2016 Dollars) - \$114,195,961.00					
Project No.	Description	BRP Designation	2016-2017 FORA CIP	Option A: Cap Adjusted Nexus	Option B: Local First Distribution
Option Totals			\$ 106,904,495.00	114,195,961	114,195,961
In-Progress Obligations / Fixed Amount			\$ 14,028,367	\$ 8,034,475	\$ 14,349,922
2B	Davis Rd s/o Blanco	Off-Site	\$ 12,447,987.00	\$ 7,129,343	\$ 12,733,317
FO9C	GJM Blvd-to 218	On-Site	\$ 1,059,490.00	\$ 606,802	\$ 1,083,775
FO12	Eucalyptus Rd	On-Site	\$ 520,890.00	\$ 298,330	\$ 532,830
Local Improvements			\$ 46,423,123	\$ 23,280,600	\$ 50,594,256
8	Crescent Ave extend to Abrams	Off-Site	\$ 1,359,239.00	\$ 98,005	\$ 399,475
FO2	Abrams	On-Site	\$ 1,138,362.00	\$ 555,615	\$ 1,127,673
FO5	8th Street	On-Site	\$ 5,392,321.00	\$ 3,607,562	\$ 6,443,262
FO6	Intergarrison	On-Site	\$ 4,380,385.00	\$ 2,797,440	\$ 6,324,492
FO7	Gigling	On-Site	\$ 8,097,846.00	\$ 4,566,587	\$ 8,495,961
FO11	Salinas Ave	On-Site	\$ 4,553,449.00	\$ 2,525,523	\$ 4,510,693
FO13B	Eastside Pkwy (New alignment)	On-Site	\$ 18,198,908.00	\$ 6,565,026	\$ 18,611,779
FO14	S Boundary Road Upgrade	On-Site	\$ 3,302,613.00	\$ 2,090,610	\$ 3,733,921
FO20	2nd Ave Extention	Off-Site	\$ -	\$ 474,233	\$ 947,000
Regional Improvements			\$ 46,453,004	\$ 82,880,886	\$ 49,251,783
R3	Hwy 1-Seaside Sand City	Regional	\$ 22,903,427.00	\$ 37,405,598	\$ 13,565,097
R10	Hwy 1-Monterey Rd. Interchange	Regional	\$ 3,741,714.00	\$ 4,363,369	\$ 3,604,250
R11	Hwy 156-Freeway Upgrade	Regional	\$ 10,629,001.00	\$ 29,475,611	\$ 16,993,507
R12	Hwy 68 Operational Improvements	Regional	\$ -	\$ -	\$ -
1	Davis Rd n/o Blanco	Off-Site	\$ 759,776.00	\$ 811,959	\$ 720,208
4D	Widen Reservation-4 lanes to WG	Off-Site	\$ 5,097,496.00	\$ 7,304,066	\$ 9,390,281
4E	Widen Reservation, WG to Davis	Off-Site	\$ 3,321,590.00	\$ 3,520,282	\$ 4,978,440



CONCLUSION

Baseline conditions and future land use and transportation network assumptions have changed since TAMC completed the *2005 FORA Fee Reallocation Study*. The BRP also requires FORA and TAMC to monitor projected traffic levels within the FORA transportation network. For these reasons, FORA engaged with TAMC in completing the 2017 FORA Fee Reallocation Study. As part of their scope of work, Kimley-Horn completed the following tasks:

- a) Review/modify land use assumptions on former Fort Ord;
- b) Review/modify AMBAG Regional Travel Demand Model future network assumptions – including creating five scenarios for travel forecast analysis: **Existing Conditions**, **No-Build**, **Future Deficiency Analysis**, **Build 2015 CIP**, and **Build Alternative CIP**.

This study presented initial Deficiency Analysis results after running the roadway network scenarios with the AMBAG Regional Travel Demand Model. A key finding was that the **No-Build** scenario results in fifteen periods of deficiency (LOS E or F), whereas the **Build Alternative CIP** scenario results in five periods of LOS D/E (results within a margin of error of acceptable LOS D). These results demonstrated that the FORA CIP projects provide measurable improvement to the roadway network to address future development-related transportation deficiencies.

This study also analyzed transit improvements as potential alternatives to Highway 1 widening between Fremont Boulevard and Del Monte Boulevard and enhanced transit service along or parallel to Highway 1. This analysis found that approximately 70% of the traffic that would have otherwise been accommodated by a Highway 1 widening is anticipated to be accommodated by Del Monte Boulevard, Fremont Boulevard, and General Jim Moore Boulevard, with increased transit ridership projected in the future.

Recommendations

Based on these findings, Kimley-Horn recommends that FORA confirm the **Build Alternative CIP** transportation network as the same as the **Build 2015 CIP** transportation network with the following changes:

- Broaden the description of “regional” project R3a widening Highway 1 between Fremont Boulevard and Del Monte Boulevard to include adding new enhanced transit improvements and service (Bus on Shoulder or Monterey Branch Line Bus Rapid Transit, and Local Monterey-Salinas Transit Service), and improvements to the Highway 1 – Fremont Boulevard Interchange in Seaside; and
- Replace existing Marina FORA Fee projects with a new “off-site” project, 2nd Avenue, from Imjin Parkway to Del Monte Boulevard in Marina

It is further recommended that the cost reallocation included within this document as **Table 20** be used as the starting point for updating the FORA CIP Obligations, recognizing that it is likely that further adjustments will be necessary based on Fort Ord Reuse Authority and local



jurisdiction direction. In particular, the FORA Administrative Committee has recommended using Option B from **Table 21** as the basis for the reallocation.

DRAFT BOARD PACKET
JUNE 9, 2017

FORT ORD REUSE AUTHORITY Resolution 17-XX

A RESOLUTION OF THE GOVERNING BODY OF THE FORT ORD REUSE AUTHORITY *Adjusting the FORA Community Facilities District Special Tax Rates and the Basewide Development Fee Schedule*

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

- A. Government Code section 67679(e) authorizes the Fort Ord Reuse Authority (hereinafter referred to as “Authority”) Board of Directors (hereinafter referred to as “Board”) to levy development fees on a development project within the area of the base in compliance with Government Code section 66000, *et seq.* The section stipulates that “No local agency shall issue any building permit for any development within the area of the former Fort Ord until the Board has certified that all development fees have been paid.”
- B. The Authority Board adopted Resolution 99-1 to establish Basewide Development Fees for all of the former Fort Ord area primarily to pay for basewide obligations intended to mitigate the costs associated with the impact of development of the Fort Ord territory. The basewide public facilities are identified in the Base Reuse Plan and the Public Facilities Improvement Plan and are annually approved by the Board as part of the Board’s adopted Capital Improvement Plan (hereinafter referred to as “CIP”), in particular the transportation, habitat management and other impacts caused by development as identified in the Final Environmental Impact Report, adopted by this Board on June 13, 1997.
- C. On January 18, 2002, the Authority Board adopted Resolution No. 02-1 establishing the Fort Ord Reuse Authority Basewide Community Facilities District (hereinafter referred to as the “CFD”) under State Law that approved a rate and method of apportionment of special taxes (the “RMA”) and provided for the levy of special taxes (the “Special Taxes”) on real property in selected areas of the former Fort Ord, and, on October 14, 2005, the Authority Board adopted Resolution No. 05-15, which effectively amended the CFD RMA in order to provide a special tax structure that would encourage and benefit the development of affordable and workforce housing.
- D. The Board heard testimony from professional consultants, affected businesses, and community representatives on August 29, 2012, and through adoption of resolution 12-5, authorized Implementation Agreement Amendments with Fort Ord land use jurisdictions. The Board directed calculation of a formula, which analyzes CIP contingent expenses and anticipated revenues to calibrate FORA’s Development Fee Schedule and CFD Special Tax to the appropriate level. The formula calculation will be used as a basis for Board consideration of adjustments in the maximum Special Taxes for the CFD and Fee Policy.
- E. As part of their CIP Review – Phase III Study contract work for the Authority, Economic and Planning Systems, Inc. (“EPS”) performed the Board-directed formula calculation (**Exhibit 1 to Attachment B** for Item 8b, FORA Board meeting June 9, 2017), recommending an immediate proportional 0.8% increase in FORA’s Development Fee Schedule and CFD Special Tax. There is a reasonable relationship between the need for the public projects included in the CIP and the type of development project on which the development fee or Special Tax is imposed. There is also a reasonable relationship between the amount of the development fee or Special

Tax and the cost of the public projects attributable to the development on which the fee or Special Tax is imposed and the Board has determined that the fee and Special Tax structure will continue to provide sufficient fees and Special Taxes to meet its State Law obligations and basewide expenses.

- F. The purpose of this Resolution is to amend Resolution 99-1 and to provide for levies of Special Taxes in the CFD at rates lower than the authorized maximum Special Tax rates in the RMA in order to lower the fees charged to, and the Special Taxes levied on, development occurring on the former Fort Ord, while maintaining the financial resources to meet the Authority's mitigation measure and basewide expense obligations and to sustain parity between the Special Taxes levied within the CFD and the development fees charged in non-CFD areas.
- G. Section 6.01.010 of the Authority Master Resolution provides that all fees, penalties, refunds, reimbursements and charges imposed by the Authority may be adopted by resolution and amended by the Board. In addition, the Authority has entered into separate Implementation Agreements with each of its member land use jurisdictions. Those Agreements require all development projects to pay their fair share of the Authority's costs to mitigate development impacts. The Authority Board has approved further agreements with individual jurisdictions and/or their developers to carry out the Implementation Agreements and the other authoritative documents cited in this Resolution.
- H. The Board's annually approved CIP lists each project for which the Fort Ord Reuse Authority CFD special taxes and Basewide Development Fees are to be used and accompanying text describing the need for the project.
- I. The Basewide Development Fees and Special Tax rates listed in **Table 1** reflect a proportional 0.8% reduction. There is a reasonable relationship between the need for the public projects included in the CIP and the type of development project on which the development fee or Special Tax is imposed. There is also a reasonable relationship between the amount of the development fee or Special Tax and the cost of the public projects attributable to the development on which the fee or Special Tax is imposed and the Board has determined that the fee and Special Tax structure will continue to provide sufficient fees and Special Taxes to meet its State Law obligations and basewide expenses.
- J. Government Code Section 66001 requires the Authority to do the following before adopting or amending a development impact fee:
 - 1. Account for and expend the fees.
 - 2. For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, make all of the following findings with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:
 - i. Identify the purpose of the fee (as described in "E." above).
 - ii. Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements listed in the CIP.
 - iii. Designate the approximate dates on which the funding necessary to complete the project is expected to be deposited into the appropriate account or fund serving the CIP.
- K. Any development fee so adopted shall be effective on July 1, 2014.

NOW THEREFORE by the FORA Board of Directors hereby resolves that:

1. The CFD Special Tax and the Basewide Development Fee is amended in the amounts listed for each type of development in the attached fee schedule (**Table 1**) and these fees will hereafter be levied as Special Taxes at the maximum Special Tax rates in the attached schedule (**Table 1**).
2. This Basewide Development fee schedule and CFD maximum Special Tax shall be fixed to the CFD maximum Special Tax rates and indexed in the same manner on July 1st of every year as evidenced in the attached **Table 1 – Taxable Property Classifications and Maximum Development Fee Rates**.
3. The adjusted Development Fees and the revised maximum Special Tax rates shall become effective July 1, 2017 or upon Board adoption of this resolution if Board action occurs after July 1, 2017.
4. Proceeds of Development Fees and Special Tax levies shall be appropriately segregated through use of generally accepted government fund accounting methods according to the Board's adopted Capital Improvement Program budget as provided for in section B and G of this resolution.

Upon motion by _____, seconded by _____, the foregoing Resolution was passed on this ___ day of _____, _____, by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

Mayor Ralph Rubio, Chair

ATTEST:

Michael A. Houlemard, Jr., Clerk

**TABLE 1 – TAXABLE PROPERTY CLASSIFICATIONS AND
MAXIMUM DEVELOPMENT FEE RATES**
(Figures as of July 1, 2017)

PROPERTY CLASSIFICATION	Maximum Development Fee Rates (One-time Development Fee Payments)
Undeveloped Property	\$ - 0 -
Developed Property	
New Residential	\$ 23,837 / Dwelling Unit
Existing Residential	\$ 7,163 / Dwelling Unit
Office	\$ 3,127 / Acre
Industrial	\$ 3,127 / Acre
Retail	\$ 64,432 / Acre
Hotel	\$ 5,315 / Room

On July 1, commencing July 1, 2018, the Maximum Development Fee Rates shown in Table 1 shall be increased by an amount equal to the lesser of (1) five percent (5%) or (2) the percentage change since the immediately preceding Fiscal Year in the Engineering News Record's Construction Cost Index applicable to the area in which the fee overlay is located (or, if such index is no longer published, a substantially equivalent index selected by the Development Fee Administrator)

**TABLE 1 – TAXABLE PROPERTY CLASSIFICATIONS AND
MAXIMUM SPECIAL TAX RATES**

(Figures as of July 1, 2017)

PROPERTY CLASSIFICATION	Maximum Special Tax Rates (One-time Special Tax Payments)
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Hotel	\$ 5,315 / Room

On July 1, commencing July 1, 2018, the Maximum Special Tax Rates shown in Table 1 shall be increased by an amount equal to the lesser of (1) five percent (5%) or (2) the percentage change since the immediately preceding Fiscal Year in the Engineering News Record's Construction Cost Index applicable to the area in which the District is located (or, if such index is no longer published, a substantially equivalent index selected by the CFD Administrator)

DRAFT BOARD PACKET
JUNE 9, 2017

Placeholder for Item 8c

Prevailing Wage Supplemental Report

This attachment will be included in the final Board packet.

Placeholder for Item 8d

**Receive Report from Authority Counsel regarding
Groundwater Sustainability Agency**

This attachment will be included in the final Board packet.

- END -

**DRAFT
BOARD PACKET**