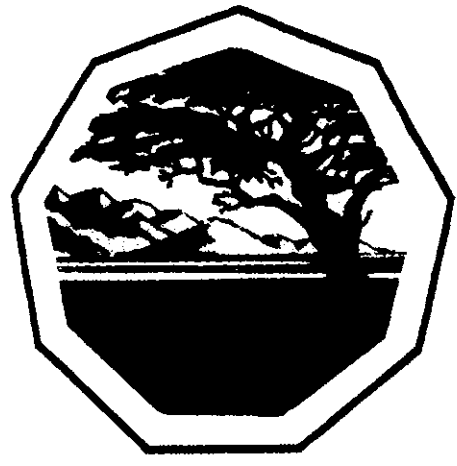


Fort Ord Reuse Authority



Board Packet
For
Board Meeting
July 11, 2008



Fort Ord Reuse Authority

100 12th Street, Building 2880, Marina, CA 93933
Phone: (831) 883-3672 • Fax: (831) 883-3675 • www.fora.org

The Fort Ord Reuse Authority (“FORA”) Board meeting on July 11, 2008, will be immediately followed by a joint FORA and Marina Coast Water District (“MCWD”) Board meeting. At the joint meeting, joint actions by both Boards and separate actions by the MCWD Board are requested. Please see the joint meeting board report for items 6(a) 1 through 5.

Call FORA Executive Officer Michael Houlemard or Assistant Executive Officer Jim Feeney with any questions at (831) 883-3672.



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FORA BOARD OF DIRECTORS MEETING

Friday, July 11, 2008

4:00-4:20 PM (REGULAR BOARD MEETING) ~ 4:30-6:00 PM (JOINT MEETING)

FORA Conference Facility/Bridge Center
201 13th Street, Building 2925, Marina (on the former Fort Ord)

AGENDA FOR REGULAR FORA BOARD MEETING

1. CALL TO ORDER AT 4:00 PM
2. PLEDGE OF ALLEGIANCE
3. ACKNOWLEDGEMENTS
4. PUBLIC COMMENT PERIOD: Members of the audience wishing to address the Board on matters within the jurisdiction of the Authority but not on the agenda may do so during the Public Comment Period. You may speak for a maximum of three minutes on any subject. Public comments on specific agenda items will be heard at the time the matter is being considered by the Board.
5. CONSENT AGENDA ACTION
 - a. June 13, 2008 board meeting minutes
 - b. Authority Counsel's employment agreement
6. OLD BUSINESS INFORMATION
 - a. Habitat Conservation Plan approval process
7. NEW BUSINESS - none
8. EXECUTIVE OFFICER'S REPORT INFORMATION
 - a. Administrative Committee report INFORMATION
 - b. Fort Ord Reuse Authority Annual Report for FY 2007-08 INFORMATION
 - c. FORA Capital Improvement Program for Fiscal Year 2008/09
- 2021/2022: Distribution of Final Approved Document INFORMATION
9. ANNOUNCEMENTS AND CORRESPONDENCE
10. ADJOURNMENT

(Information about items on this agenda is available at the FORA office, located at 100 12th Street, Building 2880, Marina, on the former Fort Ord, You may also call FORA at 831-883-3672 for further assistance.)

**ACTION MINUTES
OF THE
FORT ORD REUSE AUTHORITY
BOARD OF DIRECTORS' MEETING
Fort Ord Reuse Authority Conference Facility/Bridge Center
July 11, 2008**

APPROVED

1. CALL TO ORDER

Chair/ Mayor Joe Russell called the meeting to order at 4:04 p.m. and requested a roll call:

Voting members:

Chair/Mayor Russell (City of Del Rey Oaks)	1 st Vice Chair/Mayor Rubio (City of Seaside)
Mayor Wilmot (City of Marina)	Councilmember Mancini (City of Seaside)
Mayor Della Sala (City of Monterey)	Councilmember Davis (City of Pacific Grove)
Mayor Pendergrass (City of Sand City)	Mayor McCloud (City of Carmel-by-the-Sea)
Supervisor Calcagno (County of Monterey)	Supervisor Mettee-McCutchon (County of Monterey)

Absent were Janet Barnes (City of Salinas), Councilmember McCall (City of Marina), and Supervisor Potter (County of Monterey).

Ex-officio members:

Graham Bice (UC Santa Cruz)	Vicki Nakamura (Monterey Peninsula College)
Hunter Harvath (Monterey-Salinas Transit)	Debbie Hale (TAMC)
Gail Youngblood (U.S. Army)	Kenneth Nishi (Marina Coast Water District)

Arriving shortly after the call to order was Tony Boles (CSUMB). Absent were representatives from the 17th Congressional District, the 15th State Senate District, the 27th State Assembly District, Monterey Peninsula Unified School District, and the U.S. Army.

With a quorum present, Chair Russell opened the meeting.

2. PLEDGE OF ALLEGIANCE

Chair Russell asked Mayor Della Sala, who agreed, to lead the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS

Executive Officer Houlemard called attention to the number of handouts at the table, pointing out that they pertain to the joint meeting agenda items.

4. PUBLIC COMMENT PERIOD - none

5. CONSENT AGENDA

There were two items on the Consent Agenda: Item 5a (June 13, 2008 board meeting minutes) and Item 5b (Authority Counsel's employment agreement). **Motion to approve Items 5a and 5b was made by Mayor Rubio and seconded by Councilmember Davis.** Mayor McCloud pointed out the need for clarification in Section 4a on page 1, of the agreement, specifically that authority counsel's office will be located in the

FORA office, which will not require additional funding for a lease and a support person at an outside location. Mr. Houlemard confirmed that and said that outside counsel had recommended some other clarifying language to Section 4b, which had not yet been received. He recommended that the Board approve the agreement, along with the additional language, and authorize him to execute it once reviewed by independent counsel. **Mayor Rubio and Councilmember Davis accepted the additions to authority counsel's agreement and the motion to approve Items 5a and 5b carried.**

6. OLD BUSINESS

Item 9a - Habitat Conservation Plan ("HCP") approval process: Director of Planning and Finance Steve Endsley summarized the staff report and reported that a meeting had been scheduled on July 23rd, which will cover reworking the scope of services for Denise Duffy & Associates, FORA's environmental consultant, to recombine the Federal NEPA and State CEQA processes, which the regulators are more comfortable with.

7. NEW BUSINESS - none

8. EXECUTIVE OFFICER'S REPORT

There were three items in this report: Item 8a (Administrative Committee report), Item 8b (Fort Ord Reuse Authority Annual Report for FY 2007-08) and Item 8c (FORA Capital Improvement Program for Fiscal Year 2008/09 – 2021/2022: Distribution of Final Approved Document). Re Item 8a: Executive Officer Houlemard said there had been lengthy discussions about the capacity charges when the Marina Coast Water District budgets, rates and charges item were presented at the last two meetings (see the minutes), and the committee members recommended that the capacity charges be agendized separately for further discussion, before a recommendation to the Board can be crafted. He said the capacity charges would be returned to the Board at a later date.

9. ANNOUNCEMENTS AND CORRESPONDENCE

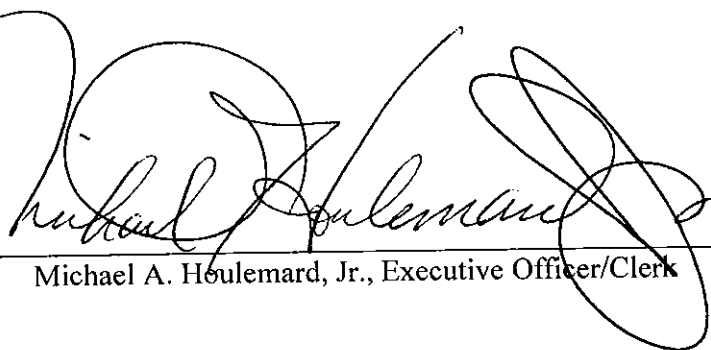
Executive Officer Houlemard reported that the Governor's staff review of the Early Transfer/ Covenant Deferral Request (CDR) is expected to be completed shortly. As soon as the Governor executes the documents, the property transfers will begin.

13. ADJOURNMENT

Chair Russell adjourned the meeting at 4:17 p.m.

Minutes prepared by Linda Stiehl, Deputy Clerk.

Approved by



Michael A. Houlemard, Jr., Executive Officer/Clerk

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Authority Counsel's employment agreement

Meeting Date: July 11, 2008

Agenda Number: 5b

ACTION

RECOMMENDATION:

Authorize the Executive Officer to execute the attached Employment Agreement with Authority Counsel

BACKGROUND/DISCUSSION:

At its June 13, 2008 meeting, the Fort Ord Reuse Authority ("FORA") Board of Directors approved funding and the method for adjusting the contracting for the services of the Authority Counsel. The Executive Officer has negotiated the terms of the attached contract and they are acceptable to the Authority Counsel. Using this method, FORA will receive the same level of service with increased access and response time.

FISCAL IMPACT:

Reviewed by FORA Controller W. F. for I.B.

Funding for this contract is within the approved FY 2008-2009 Annual Budget.

COORDINATION:

Authority Counsel, Special Counsel

Prepared and approved by _____


Michael A. Houlemard, Jr.

Employment Agreement

THIS AGREEMENT is made and entered into this 1st day of July, 2008 by and between FORT ORD REUSE AUTHORITY, ("FORA"), a public entity governed by a Board of Directors, with Michael A. Houlemard, Jr. as Executive Officer, and Gerald D. Bowden ("BOWDEN"), serving in the capacity as Authority Counsel, as noted in Section 2:08.030 of the Fort Ord Reuse Authority Master Resolution, for legal services under the direction of its Board of Directors or Executive Officer.

1. RECITALS. This Agreement is made and entered into with respect to the following facts:

a) Bowden is expected to be present at the FORA offices two or three work days per week as coordinated with the Executive Officer, but not to exceed 19 hours in any one week. If actual attendance at the FORA offices is deemed unnecessary by the Executive Officer then an equivalent amount of time working at a remote location is permitted. The total number of hours worked under this agreement is limited to 999.

b) The public interest, convenience, and necessity require this Agreement.

2. TERM. Bowden will commence work under this Agreement on July 1, 2008 and will diligently perform the services under this Agreement until June 30, 2009.

3. COMPENSATION.

a) Salary. As compensation for services under this Agreement, Bowden will be paid up to \$120,000 per year gross income, to be paid in equal semi-monthly payroll installments in accordance with the FORA's general compensation program. Taxes and other costs that are paid as a part of Bowden's compensation will be deducted from the gross income annual total.

b) Employee Taxes. Bowden is subject to Federal and State taxes (including Social Security and Medicare) which FORA will withhold from his payroll installments.

c) Employee Benefits. Bowden will not be eligible for retirement, health insurance (medical, vision or dental), vacation, sick leave, or other benefits offered employees of FORA. FORA will pay worker's compensation and unemployment coverage as may be required.

4. AVAILABILITY/SUPPORT.

a) To accommodate Bowden's services, FORA will provide office space, incidental clerical support, office equipment such as computer and telephone, access to copy machines, related postage, and necessary office supplies.

b) To support Bowden's Authority Counsel services, FORA will from time to time provide additional legal service support for federal grant oversight, certain bond counsel requirements, and for certain litigation.

c) Bowden may also be required to be accessible to inquiries by the Executive Officer or Board members outside of the terms of this fixed price agreement for his services without additional compensation.

5. REIMBURSABLE EXPENSES. Bowden will be reimbursed for out-of-pocket expenses according to the adopted policies of FORA.

6. TERMINATION. This Agreement may be terminated in the following manner:

a) By mutual agreement of the parties hereto, express in writing; or

b) By Bowden giving FORA thirty (30) days written notice of such termination being effective upon the thirty-first (31st) day after giving of such notice; or

c) Bowden acknowledges that he is an at-will employee of FORA under the direction of the Board of Directors, and serves at the pleasure of the Board of Directors and may be dismissed, and this Agreement terminated, at the discretion of the Board of Directors for any reason or for no reason at all.

7. NOTICES. Notices under this Agreement shall be by United States mail, postage prepaid, addressed as follows, or such other address as the parties may establish and provide written notice thereof:

Fort Ord Reuse Authority
ATTN: Executive Officer
100 12th Street, Bldg. 2880
Marina, CA 93933

Gerald D. Bowden
225 Ross Street
Santa Cruz, CA 95060

8. PARTIAL INVALIDITY. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the parties agree that the remaining provisions shall nonetheless continue in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first written above.

Michael A. Houlemard, Jr. - Executive Officer

Gerald D. Bowden - Attorney

APPROVED AS TO FORM:

Donald G. Freeman - Attorney

FORT ORD REUSE AUTHORITY BOARD REPORT

OLD BUSINESS

Subject: Habitat Conservation Plan approval process

Meeting Date: July 11, 2008

Agenda Number: 6a

INFORMATION

RECOMMENDATION(S):

Receive a status report regarding preparation of Habitat Conservation Plan ("HCP") and State of California 2081 Incidental Take Permit ("ITP") Process.

BACKGROUND/DISCUSSION:

Recent Developments:

1. On March 28, 2008, California Resources Secretary Mike Crisman met with the Fort Ord Reuse Authority's ("FORA") legislative representatives and confirmed prior commitments to employ sufficient staff and resources within California Department of Fish and Game ("CDFG") to meet review schedules and resolve outstanding HCP issues.
2. On April 21, 2008, U.S. Fish and Wildlife Service ("USFWS") Assistant Director Brian Arroyo gave assurances that he would apply his resources to resolve funding issues between USFWS and the Bureau of Land Management ("BLM") and to meet HCP review schedules for the HCP and HCP National Environmental Policy Act ("NEPA") documents.
3. On May 5, 2008, Denise Duffy and Associates, NEPA/ California Environmental Quality Act ("CEQA") consultant, held a conference call meeting of the principals to schedule final Environmental Impact Statement/ Environmental Impact Report ("EIS/EIR") document processing.
4. On June 18, 2008, the HCP working group reviewed the revised Monitoring Chapter and provided feedback to Jones & Stokes on the Implementation and Funding Chapters.
5. The next HCP working group meeting is scheduled for July 23, 2008.

Past Actions:

FORA completed a Draft HCP on January 23, 2007 covering topics necessary to submit the HCP to CDFG and an application for a basewide State 2081 ITP. The Draft HCP was circulated to USFWS, CDFG, FORA's land use jurisdictions, and other prospective habitat managers participating in the program. USFWS provided written comments on the Draft HCP in March 2007, July 2007, and February 2008. CDFG provided written comments in April 2007.

To define necessary steps to obtain CDFG approval of a basewide State 2081 Permit, FORA's legislative representatives met with key stakeholders in CDFG, California Department of Parks and Recreation ("State Parks"), and the Governor's Office on April 30, 2007. Subsequent meetings were held with Mike Crisman, State of California Resources Secretary, and John McCamman, CDFG Chief Deputy Director (at the time). These discussions identified several steps for FORA and CDFG to take to secure a

successful 2081 permit. The representatives and stakeholders identified a need for a larger scope for the HCP consultant work, requiring FORA to redistribute a Request for Qualifications ("RFQ") containing a larger budget than previously included in the March 2007 RFQ. In return, key stakeholders in Sacramento gave assurances they would perform required work on their end and support a "final" process. In response to the need for an expanded scope of work, at its May 11, 2007 meeting, the FORA Board directed staff to redesignate unused HCP funds in Fiscal Year ("FY") 06-07 for HCP consultant work and directed staff to enter into a contract, not to exceed \$150,000, with an HCP consultant to conduct the larger scope of work.

FORA staff received several responses to its RFQ and selected Jones & Stokes, Inc. ("Jones & Stokes") for the contract, which gives FORA the expertise to respond to USFWS and CDFG comments on the draft HCP. Jones & Stokes successfully completed comparable HCP's in Northern California and is the author of the 1997 Fort Ord Habitat Management Plan. The initial contract was for \$85,445 and covers revisions to Draft HCP chapters, resulting from agency comments and FORA staff concurrence. An amendment to this contract for additional tasks and budget to recombine State and Federal HCP's was approved on September 14, 2007. The approved FY 06-07 and FY 07-08 budgets included additional funding for this purpose.

Jones & Stokes have identified a window of opportunity to expedite permit issuance. As noted, Jones & Stokes have proposed recombining the truncated State and Federal HCP processes into one HCP document and one combined public review period, which would result in a shorter timeframe for Federal and State permit issuance and a stronger HCP document. Significant progress on the State HCP made in the last year should allow Jones & Stokes to complete the necessary Federal HCP chapters on an expedited basis. This allows FORA to use the HCP document for both Federal NEPA and State CEQA permit applications.

On May 23, 2007, FORA hosted an HCP working group meeting among Jones & Stokes, FORA, CDFG, USFWS, University of California ("UC"), BLM, and State Parks to discuss agency comments on the Draft HCP Funding Chapter. The HCP working group identified issues and discussed probable solutions to improve the Draft HCP funding section. A follow-up conference call occurred on May 31, 2007. To expedite agency review of the Draft HCP, Jones & Stokes suggested that USFWS and CDFG prepare comment letters on Draft HCP chapters reviewed to date and that the agencies offer oral comments on the remaining chapters. This approach was well received and was discussed in further detail during a strategy session among FORA, USFWS, and CDFG held in early June. On July 12, 2007, the HCP working group met, reviewed past comments received from USFWS and CDFG, reviewed Jones & Stokes' technical memo proposing revisions to the draft HCP, and reviewed Jones & Stokes' draft costing model. On August 29, 2007, the HCP working group held another meeting, in which the group: provided additional feedback on the draft costing model, requested feedback from working group members on Draft HCP sections, addressed questions on the Early Transfer/ Environmental Services Cooperative Agreement, and asked for feedback from USFWS and CDFG on inclusion of the proposed alignment of the Multi-Modal Corridor along Intergarrison Road in lieu of a previous alignment bisecting the UC Fort Ord Natural Reserve. On November 15, 2007, the working group reviewed a draft HCP Implementing Agreement, a required HCP document.

On October 1, 2007, Mayor Joe Russell, then Marina Mayor Ila Mettee-McCutchon, and Mayor Ralph Rubio met with State of California Resources Secretary Crisman and CDFG Interim Director McCamman and, as a consequence, a letter was drafted demonstrating CDFG support for FORA's Early Transfer/ Environmental Services Cooperative Agreement activities. In December 2007, Jones & Stokes personnel met with USFWS in Ventura regarding staff transition and other issues. Jones & Stokes presented the revised draft HCP Funding Chapter, costing model assumptions/inputs, and HCP development schedule to the HCP working group on April 10, 2008 to generate feedback from working group members.

FISCAL IMPACT:

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

In September 2007, the FORA Board amended the initial \$85,445 Jones & Stokes Contract resulting in a combined budget authority not to exceed \$236,550. Funding for this amount was designated in the fiscal year 06-07 and 07-08 budgets.

COORDINATION:

Executive Committee, Administrative Committee, Legislative Committee, Coordinated Resources Management and Planning Team, City of Marina, County of Monterey, U.S. Army, USFWS and CDFG personnel, Jones & Stokes, Denise Duffy & Associates, UC, BLM, and various development teams.

Prepared by D. Steven Endsley
Steve Endsley

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

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Administrative Committee report	
Meeting Date: July 11, 2008 Agenda Number: 8a	INFORMATION

RECOMMENDATION:

Receive a report from the Administrative Committee.

BACKGROUND/DISCUSSION:

The Administrative Committee met on June 4. Joint Administrative Committee/ Water Wastewater Oversight Committee meetings were held on June 4 and 18 and on July 2, 2008. The draft June 4th Administrative Committee meeting minutes were attached to the June 13th board report for your review.

Attached to this report are the approved June 4th and June 18th joint meeting minutes. The July 2nd joint meeting minutes have not yet been prepared.

FISCAL IMPACT:

None

COORDINATION:

Administrative Committee and Water/ Wastewater Oversight Committee

Prepared by


Linda L. Stiehl

Approved by


Michael A. Houlemard, Jr.

**Joint Administrative and Water/Wastewater Oversight Committee
Meeting Minutes
June 4, 2008**

Administrative committee co-chair Doug Yount called the meeting to order. As indicated by the sign-in sheet, the following persons were in attendance:

APPROVED

Dick Goblirsch, City of Del Rey Oaks
Jim Cook, Monterey County
Nick Nichols, Monterey County
Graham Bice, UCMBEST
Diana Ingersoll, City of Seaside
Debby Platt, City of Marina
Les Turnbeaugh, City of Monterey
Steve Matarazzo, Sand City
Tim O'Halloran, City of Seaside
Mehul Mody, CSUMB
Ray Corpuz, City of Seaside
Vicki Nakamura, MPC
Rob Robinson, BRAC
Garrett Haertel, MRWPCA

Heidi Burch, City of Carmel
Bob Schaffer, Marina Comm. Partners
Mike Grant, MST
Debbie Hale, TAMC
Michael Houlemard, FORA
Jim Feeney, FORA
Jim Arnold, FORA
Steve Endsley, FORA
Jonathan Garcia, FORA
Stan Cook, FORA
Crissy Maras, FORA
Suresh Prasad, MCWD
Jeff Cattaneo, MCWD

ITEM 1. Call to Order and roll call at time certain of 8:50 a.m.

Mr. Yount called the meeting to order at 9:00 AM. The roll call was accommodated via the meeting sign-in sheet.

ITEM 2. Public Comment Period - None noted

ITEM 3. Approval of the May 14, 2008 Joint Administrative Committee and Water/Wastewater Oversight Committee Minutes

There were no objections to approving the meeting minutes as presented.

ITEM 4. Old Business

- a. **Approve Marina Coast Water District water and wastewater systems rates, fees and charges for fiscal year 2008-2009**

Budget packages had been sent to Members electronically and paper copies were available to Members at the meeting. At the last joint meeting Marina Coast Water District ("MCWD") staff presented modifications to the budget. The action on this item is recommendation of the water and wastewater systems rates, fees and charges to the FORA Board for approval.

Ray Corpuz, City of Seaside, asked how the cost center for the regional urban water augmentation program ("RUWAP") was presented in the budget. Suresh Prasad, MCWD noted that the cost center is presented on page 9, beginning on line 288. The total cost of the RUWAP is approximately \$80M, not including FORA's contribution of approximately \$39M.

Mr. Yount asked if there were any recycled water pipeline projects being constructed within the next five years other than the \$2M project being shown in 2011/12. Jeff Cattaneo, MCWD, noted that no additional projects are planned unless roadwork is planned. Mr. Yount asked about the timing of the recycled pipeline being built through the Armstrong Ranch area. That project is shown on line 314, occurring in the out years of the program.

Tim O'Halloran, City of Seaside, asked if the timing of the recycled water pipeline being installed in 2011/12 is consistent with the FORA roadway project on General Jim Moore Boulevard. FORA Assistant Executive Officer Jim Feeney noted that the potable water system will be installed in conjunction with the roadwork but the recycled line will be installed at a later time to the east of the roadway.

Mr. Corpuz asked why the RUWAP was being presented in the budget instead of the regional plan ("REPOG"). Mr. Feeney responded that until the REPOG is approved, the RUWAP is the approved project and is being shown as a placeholder. At this time, the REPOG is still being evaluated by the California Public Utilities Commission ("CPUC") and has not yet been approved. It may be until the end of the year before the REPOG is approved.

Mr. Corpuz noted that although the REPOG has not changed, additional alternatives are now being included. Mr. Feeney suggested that in order for MCWD staff to keep these committees apprised of any new developments regarding the REPOG, an ongoing agenda item could be established, beginning with the next Administrative Committee meeting agenda.

Mr. Yount asked if there would be an overall cost savings to the MCWD Capital Improvement Program ("CIP") if the REPOG replaces the RUWAP. Mr. Feeney noted that as an annual budget, the numbers currently shown are subject to change. It is likely that next year's budget will be significantly different. Jim Cook, Monterey County, suggested that the staff report for this item include that information to clarify that the charges could look different if the REPOG is approved.

Les Turnbeaugh, City of Monterey, asked if something was holding up the approval process of the REPOG. FORA Executive Officer Michael Houlemard noted that the REPOG is currently being reviewed by the CPUC and that it's moving along at normal processing time.

Bob Schaffer, Marina Community Partners ("MCP") asked about the status of negotiations between MCWD and Monterey Regional Water Pollution Control Agency ("MRWPCA"). Mr. Cattaneo noted that negotiations are on hold pending the review of the REPOG. The current plan for reclaimed water is still a part of the REPOG.

Mr. Yount asked how FORA's contribution to water augmentation was presented in the budget. Mr. Prasad noted that the net result of the study is presented in the budget; the actual study was presented to the committees at the previous budget presentation by Bartles and Wells.

Mr. Yount additionally noted several concerns of the City of Marina: it appears the CIP budget has been reduced. If the CIP budget has been reduced there should be no need to increase fees. It appears there are no grant funds proposed in the budget. Mr. Yount is hopeful that MCWD will work toward receiving federal and state grant funds. It concerns the City that the existing City of Marina customer base cost center was used as the security for the bonds. Mr. Yount would like to know how the existing fund balance of approximately \$17M is being used. The City would also like to see a budget comparison chart for connections fees in other water agency jurisdictions.

Mr. Cattaneo addressed Mr. Yount's concerns as follows: the MCWD fund balance (from bond proceeds) is being used to fund capital improvements over the next 3-5 years. MCWD will add the connection fee comparison chart to the budget. MCWD pursues all grant possibilities, but to list potential grant funds in a budget would not be prudent. FORA's \$39M contribution will be clarified in the budget. There has not been a decrease in the CIP budget, only a shifting of projects out in time. The capacity charge is based on full build out and deferring the costs out in time does not change the analysis of the cost to deliver. Mr. Yount then asked if the CIP has remained the same, why the connection fee is being increased. Mr. Cattaneo replied that project

costs have gone up and will continue to inflate as they are pushed out in time. There is currently no forecast of connection fees being collected by MCWD.

Mr. Houlemard added that an important part of the FORA Board selecting MCWD as the water/wastewater purveyor on the former Fort Ord was their ability to finance based on their existing customer base in Marina.

Mr. Houlemard asked MCWD to include in the budget the root causes of the requested fee increase such as deferred project costs, development projections lower than anticipated, customer base deferred, etc. Mr. Houlemard additionally noted that both FORA and MCWD pursue grants at the federal and state level regularly.

Thom Gamble, MCP, noted that when MCWD was selected as a developer on the former Fort Ord, there were no connection fees being collected. His development and disposition agreement ("DDA") was set upon \$0 connection fees. During the last fee increase process, the developers and MCWD negotiated a \$3800 connection fee and their DDA was adjusted accordingly. The currently proposed increase to connection fees would raise their project costs by \$17M, approximately 400%. Mr. Cattaneo noted that the original connection fee increase was proposed at \$10K. The District negotiated with developers to come up with a hybrid connection fee that would help fund improvements as development occurred along with income from the new customers and FORA's pledged contribution. However there has been no new development and no new customers. MCWD has deferred all the projects that could possibly be deferred and still provide service. Mr. Cattaneo additionally noted that if the REPOG project is approved, the connection fee will be re-evaluated and will likely be reduced by approximately \$3000. If the connection fee is not increased, MCWD will not be able to build the system that development will require.

Mr. Yount noted that with all the different development fees in place, it was becoming economically infeasible to build on the former Fort Ord. Mr. Houlemard responded that unlike the individual jurisdictions' impact fees, the FORA development fee was in place when developers were selected. The FORA development fee is directly related to a lawsuit brought by the Sierra Club and subsequent suits by others and CEQA requirements.

Mr. Cook reiterated his suggestion that since the current budget includes best at the time information, the staff report should be crafted to include all of the discussed caveats.

Mr. Houlemard asked if there would be any harm in waiting to increase the capacity fees until the REPOG is approved. Mr. Yount agreed with the suggestion to wait until that information is available.

Diana Ingersoll moved to approve the proposed rate increases to the FORA Board, but to defer recommending on the proposed connection fee increase for a period of 6 months. Mr. Cook seconded the motion. The vote was called for and the motion passed with a vote of 7-1 (the representative of the City of Del Rey Oaks opposed the motion).

ITEM 5. New Business – none

ITEM 6. Adjournment

The meeting was adjourned at 10:10 AM.

**Joint Administrative and Water/Wastewater Oversight Committee
Meeting Minutes
June 18, 2008**

Fort Ord Reuse Authority Executive Officer Michael A. Houlemard, Jr. called the meeting to order. As indicated by the sign-in sheet, the following persons were in attendance:

Dick Goblirsch, City of Del Rey Oaks
Graham Bice, UCMBEST
Diana Ingersoll, City of Seaside
Debby Platt, City of Marina
Les Turnbeaugh, City of Monterey
Steve Matarazzo, Sand City
Tim O'Halloran, City of Seaside
Garrett Haertel, MRWPCA
Ray Corpuz, City of Seaside
Vicki Nakamura, MPC

Bob Schaffer, Marina Comm. Partners
Michael Houlemard, FORA
Jim Feeney, FORA
Jim Arnold, FORA
Steve Endsley, FORA
Crissy Maras, FORA
Jim Heitzman, MCWD
Suresh Prasad, MCWD
Jeff Cattaneo, MCWD

APPROVED

ITEM 1. Call to Order

Mr. Houlemard called the meeting to order at 8:57 AM. The roll call was accommodated via the meeting sign-in sheet. There was a quorum of the Administrative Committee at this time; there was not a quorum of the Water/Wastewater Oversight Committee (WWOC). A quorum of the WWOC was achieved at 9:04 AM.

ITEM 2. Pledge of Allegiance

Les Turnbeaugh led the group in the pledge of allegiance.

ITEM 3. Public Comment Period – None presented

ITEM 4. Acknowledgements, announcements and correspondence

Mr. Houlemard announced the Environmental Services Cooperative Agreement summer workshop being held on June 19th at 6:30 PM. The next series of clean-up activities will be discussed at the meeting. He urged interested parties to attend.

ITEM 5. Approval of June 4, 2008 minutes
a. Administrative Committee meeting

The meeting minutes were approved as presented on a motion by Mr. Turnbeaugh and seconded by Ray Corpuz.

b. Joint Administrative Committee and Water/Wastewater Oversight Committee meeting

The meeting minutes were approved as presented on a motion by Mr. Turnbeaugh and seconded by Graham Bice.

ITEM 6. Old Business
a. Regional Plenary Oversight Group (REPOG) – update

Mr. Houlemard noted that at the most recent FORA Board meeting, several board members expressed concern regarding the changes to the REPOG proposal. He asked Jim Heitzman,

MCWD, to provide an update. Mr. Heitzman reported that the plan has been completed. Nothing has been changed with the exception of the Monterey Regional Water Pollution Control Agency's (MRWPCA's) input that the replenishment plan is not viewed favorably. The plan will be evaluated economically with the results being available within a week. He noted that the agricultural industry wants legal protection on water, assurances that the peninsula will not have first rights and compensation for the rubber dam.

Mr. Houlemard noted that the REPOG alternative is influential regarding rates, fees and charges. This project may reduce overall water augmentation costs by 40-50%. Steve Endsley, FORA, noted that the less the project costs, the faster the resource will become available.

Jim Feeney, FORA, asked MCWD to prepare a "white paper" that has been truthed by the Ag industry addressing concerns and rumors. Mr. Houlemard agreed that a "white paper" would be a good way to get all of the information out and address any issues. MCWD will prepare a "white paper" and will have it available at the next meeting.

b. Approve Marina Coast Water District water and wastewater systems rates, fees and charges for fiscal year 2008-2009

Mr. Heitzman noted his concern that the rates were approved but the fees were not. He noted that MCWD fees have increased at a slower rate than other agency's impact fees. He also noted that if the fees are not approved, MCWD will not have the capital to make improvements to the former Fort Ord water/wastewater system. Both Mr. Feeney and Mr. Endsley expressed their concern that the budget could not move forward if the fee structure was not approved.

Debby Platt, City of Marina, expressed the City's concern that an increase in fees would kill their Dunes development project. Jeff Cattaneo, MCWD, noted that MCWD began meeting with the Cities and their developers in November to discuss the fee increase and did not receive any comments or questions from the Cities. Ms. Platt noted that the City of Marina has always held the position that an increase in fees would kill the Dunes project.

Mr. Houlemard noted that as a public agency, MCWD could not go broke. They need the capital to provide the needed infrastructure. He urged this group to think through the financials and noted that perhaps the fees should be closer to what they would be if the REPOG were approved.

Mr. Endsley expressed his concern that the budget could not legally move forward without both components being approved. He agreed with Mr. Houlemard that a placeholder fee should be used to reflect the fee if the REPOG is approved (the placeholder fee is approximately \$3K less, per dwelling unit, than the currently proposed fee). Dick Goblirsch agreed that the rates could not move forward if the fees were not approved.

An updated budget was reviewed with members, a new first paragraph was added to page two and two additional pages, W4A and WW4A were added to provide a comparison of capacity fees.

Mr. Turnbeaugh made the motion to continue this item to the July 2nd meeting; the motion was seconded by Mr. Corpuz and approved.

ITEM 7. New Business – none

ITEM 8. Adjournment

The meeting was adjourned at 10:00 AM.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject: Fort Ord Reuse Authority Annual Report for FY 2007-08

Meeting Date: July 11, 2008

Agenda Number: 8b

INFORMATION

RECOMMENDATION(S):

Receive the Fort Ord Reuse Authority's Annual Report for fiscal year 2007-08.

BACKGROUND/DISCUSSION:

FORA staff provides project and activity updates on a quarterly basis in order to apprise the FORA Board of Directors, local jurisdictions and interested members of the public of the progress being made in the reuse efforts. FORA staff expects to publish several hundred copies, which will be distributed to local jurisdictions and at national, state, and local meetings and conventions, as well as to those persons interested in FORA activities.

FISCAL IMPACT:

Reviewed by FORA Controller W. F. for I.B.

Production costs have been absorbed by the approved FORA FY 07-08 budget.

COORDINATION:

Public Information Consultant

Prepared by: Charlotte Ellsworth
for Sharon Strickland

Approved By:

Michael A. Houlemard, Jr.
Michael A. Houlemard, Jr.

CAPITAL IMPROVEMENT PROGRAM FY 2007/08 THROUGH 2021/22



Over this past fiscal year, phase III improvements to General Jim Moore Boulevard were completed from McClure Drive to Coe Avenue in the City of Seaside. General Jim Moore Boulevard is now a four-lane facility from Fourth Street south to Coe Avenue. Designs have been completed for phase IV improvements to General Jim Moore Boulevard and Eucalyptus Road. Work on these projects will commence in the next fiscal year, pending completion of the Munitions and Explosives of Concern cleanup within those roadway corridors.

A series of stakeholder meetings were conducted to advance adjustments and refinements to the proposed multi-modal corridor plan-line. Stakeholders include, but are not limited to, Transportation Agency for Monterey County, Monterey Salinas Transit, City of Marina, Monterey County, California State University Monterey Bay, University of California Monterey Bay Education, Science and Technology Center, and FORA. A multi-party memorandum of agreement has been presented to the FORA Administrative Committee and once approved, will move to each agency's respective policy board for endorsement.

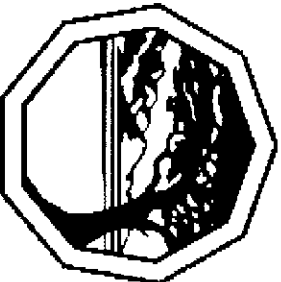
FORA's currently approved water augmentation project – the Regional Urban Water Augmentation Program – is on hold pending the finalization of the Monterey Regional Water Supply Program, which, if approved by the California Public Utilities Commission as a preferred alternative, could significantly reduce the total project costs for water augmentation on the former Fort Ord by approximately \$40M

FORA Board Member Agencies

Carmel-by-the-Sea, City of Del Rey Oaks, City of Marina, City of Monterey, County of Monterey, City of Pacific Grove, City of Sand City, City of Salinas, City of Seaside

Ex-Officio Members

17th Congressional District, 27th State Assembly District, 15th State Senate District, California State University Monterey Bay, Marina Coast Water District, Monterey Peninsula Unified School District, Monterey Peninsula College, Monterey-Salinas Transit, Transportation Agency for Monterey County, United States Army/Base Realignment & Closure Office, University of California Santa Cruz



Fort Ord Reuse Authority

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Website www.fora.org

FORT ORD REUSE AUTHORITY

ANNUAL REPORT

JULY 1, 2007 - JUNE 30, 2008

During the past year, the former Fort Ord experienced, a) significant strides in munitions cleanup, b) the opening of new commercial opportunities, c) "ghost town" effects reduced - as remnant buildings were removed to make way for new jobs and housing, d) property transfers, and e) residential construction supporting the military in the Monterey Bay Region. At the same time, due to national and regional economic conditions several major projects are delaying construction.

The munitions removal work started this past year with several community meetings and project processing sessions with the U.S. Army, U.S. Environmental Protection Agency and the California Department of Toxic Substances Control. As a result, the Fort Ord Reuse Authority and our team (LFR Inc., Weston Solutions, and Westcliffe Engineers) are moving fences, clearing vegetation, preparing required documentation, and removing remnant munitions. Early indications are that FORA's remediation team will complete cleanup within the seven year projected schedule, shortening prior completion estimates by at least 50%.

During FY '08 there was substantial progress on the Veterans Cemetery, the Seaside Main Gate Project, California State University Monterey Bay construction, and the Seaside Golf Resort Project. We anticipate that FY '09 will see a revival for most of the projects and a rebound from the past year's economic uncertainty

JURISDICTIONAL REPORTS



THE CITY OF MARINA opened the Dunes on Monterey Bay shopping center boasting an REI, Kohls, Best Buy, and other stores for local residents. In addition, the City saw substantial building removal along Highway One and roadway and infrastructure completions for its two largest projects. The City undertook significant negotiations with the Dunes on Monterey Bay project so that construction and development of additional commercial facilities will be renewed in the coming fiscal year. The City also completed a mutually beneficial property exchange with CSU Monterey Bay and Marina Coast Water District.

COUNTY OF MONTEREY

Fort Ord properties underwent a significant physical metamorphosis this past year. The East Garrison Planning Area was converted as remnant wood buildings were removed to make way for an affordable-by-design village. East Garrison Partners received property conveyance and completed infrastructure and site work earlier this calendar year. The County's Redevelopment Agency solicited qualifications for a 50-acre commercial-industrial park along Inter-Garrison Road and is now reviewing two proposals. The Agency entered into an exclusive negotiating/reimbursement agreement for the Monterey Equestrian Center - the County's flagship development in the Parker Flats Planning Area. Also, Laguna Seca County Park and Raceway will be expanded onto former Fort Ord property.

THE CITY OF SEASIDE

completed the multi-agency property exchange to enable improved access, security, opportunity and operations for a combined Army, City, State Parks and FORA effort. The end result will be workforce and market rate housing for the military and others, increased commercial opportunities for the City of Seaside and a Youth Hostel to serve international visitors. The City also completed plans for additions to the golf course resort project. As a consequence, the City now sees ground-breaking for the hotel in the coming fiscal year in conjunction with approving the Main Gate Lifestyle Commercial Center. In addition, the City has begun the process for securing a development project for properties east of General Jim Moore Boulevard.



THE CITY OF DEL REY OAKS

refined site **THE CITY OF MONTEREY** looks and project design of a 300+ acre resort/housing/commercial project at forward to the property transfers of their parcels during the intersection of General Jim Moore Blvd. and South Boundary Road. the coming year and completed plans for using its acreage. The project is slated for review and approval during FY '09. on Fort Ord for workforce housing in support of the City's initiatives.

IMJIN OFFICE PARK

The current FORA office is located within the City of Marina's Dunes on Monterey Bay (formerly known as University Village) development project. In preparation to relocate, FORA has collaborated with the Association of Monterey Bay Area Governments, the Builders Exchange of the Central Coast and the Carpenters Union Local 605 (known jointly as the Imjin Office Park Partners) to create a joint use facility called the Imjin Office Park ("IOP") to house their respective organizations on the former Fort Ord.

The new offices and a conference facility will incorporate sustainable and "green" features. Each IOP Partner is committed to building a Leadership in Energy and Environmental Design ("LEED") certified building. The project entitlements were processed and approved by the City of Marina in 2006. The City of Marina approved the subdivision map, which allowed FORA to sell individual parcels to the Imjin Office Park Partners in November 2007. Site grading is scheduled to begin in June 2008.

FY 2007-2008 BUDGET

Revenues

Federal Grants	30,000,000
Development Fees	170,000
Land Sale/Leases	1,824,086
Tax Increment	1,440,000
Other (bus. Reimbursements, Loans)	3,520,734
Totals	\$37,054,820

Expenditures

Capital Projects—CIP	4,428,742
Capital Projects—ET/ESCA	32,272,479
Planning/Administration	5,305,994
Totals	\$42,007,215

Balances

Net Revenues	(4,952,395)
Beginning Balance 7/1/07	6,348,745
Ending Balance	\$1,396,350

HABITAT CONSERVATION PLAN



FORA is committed to a base-wide Habitat Conservation Plan ("HCP") to ensure preservation of two-thirds of the 28,000-acre former base as open space or habitat lands. Over the past thirteen years, FORA has worked with federal, state and local resource and habitat management agencies to develop a base-wide HCP. In January 2007, FORA's HCP consultant completed and submitted an administrative draft HCP for coordinated review. FORA's legislative representatives met with key leaders in U.S. Fish and Wildlife Service ("USFWS") and California Department of Fish and Game ("CDFG") to confirm commitments to a final process leading to HCP approval. These efforts will result in HCP approval in 2009.

Jones & Stokes, FORA's HCP Consultant, is leading the effort to address all USFWS and CDFG draft HCP comments by revising draft HCP chapters and the draft Implementing Agreement. Denise Duffy & Associates, FORA's environmental consultant, will complete the California Environmental Quality Act and federal National Environmental Policy Act compliance documents for the HCP. As a part of this work, FORA anticipates public review of the HCP during the coming year. FORA has, and will continue, to set aside millions of developer fee dollars to fund habitat management responsibilities under the HCP.

FORA's current objective is to set aside developer fees over the next few years, adjusting the final number as HCP habitat management cost estimates are refined. In these ways, FORA and the habitat recipients will ensure that appropriate resources are secured to protect former Fort Ord habitat for many years to come!



ENVIRONMENTAL SERVICES COOPERATIVE AGREEMENT



The Environmental Services Cooperative Agreement ("ESCA") between the U.S. Army and FORA provides \$100 Million to FORA to remediate Munitions and Explosives of Concern ("MEC") on all remaining former Fort Ord Economic Development Conveyance properties (3,400 acres). This U.S. Army grant is guaranteed to be sufficient for the 3,400 acre munitions cleanup by an AIG insurance policy.

Under the terms of the grant, FORA entered into a contract with LFR, Inc. to perform the MEC removal and regulatory compliance requirements. The U.S. Environmental Protection Agency and the California Department of Toxic Substances Control require FORA/LFR, Inc. to meet the same standards for MEC as the U.S. Army. The related agreements also enable property transfers from the Army to FORA. The MEC removal will take about seven years, much less than anticipated under the former program. Over the past year, FORA's ESCA team remediated MEC Special Case Areas and cleared roadway areas in the Seaside 1-4 parcels just east of General Jim Moore Boulevard. The ESCA Remediation Team has been involved in more than 230 public outreach activities ranging from feature articles, newsletters, and community organization one-on-one meetings to public orientation sessions/workshops to keep the public up-to-date on the ESCA documentation and fieldwork. The ESCA MEC field work will move into the future Veterans Cemetery/Parker Flats area in the Fall of 2008.



FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject:	Fort Ord Reuse Authority Capital Improvement Program for Fiscal Year 2008/09 – 2021/22; Distribution of Final Approved Document	
Meeting Date:	July 11, 2008	INFORMATION
Agenda Number:	8c	

RECOMMENDATION:

Receive the final approved Fiscal Year ("FY") 2008/09 – 2021/22 Fort Ord Reuse Authority ("FORA") Capital Improvement Program ("CIP") document.

BACKGROUND/DISCUSSION:

At the June 13, 2008 meeting, the FORA Board of Directors approved the FY 2008/09 – 2021/22 FORA CIP document. That approved document, including the minor adjustments made by the Board on June 13, is **enclosed** for your files and reference use during the coming year. The CIP document incorporates updates from the former Fort Ord land use jurisdictions and state agencies to provide a comprehensive overview of development projections and upcoming infrastructure and habitat mitigation work to support reuse programs.

FISCAL IMPACT:

Reviewed by FORA Controller *M. F. for 1.3.*

Funding for the oversight, development, and printing of this CIP document was included in the FY 2007-2008 FORA Annual Budget.

COORDINATION:

Land use jurisdiction staff, developer representatives, Administrative Committee, CIP Committee, Finance Committee, Executive Committee

Prepared by

Crissy Maras
Crissy Maras

Approved by

Michael A. Houlemard, Jr.
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

EXECUTIVE OFFICER'S REPORT

Subject:	Fort Ord Reuse Authority Capital Improvement Program for Fiscal Year 2008/09 – 2021/22; Distribution of Final Approved Document	
Meeting Date:	July 11, 2008	INFORMATION
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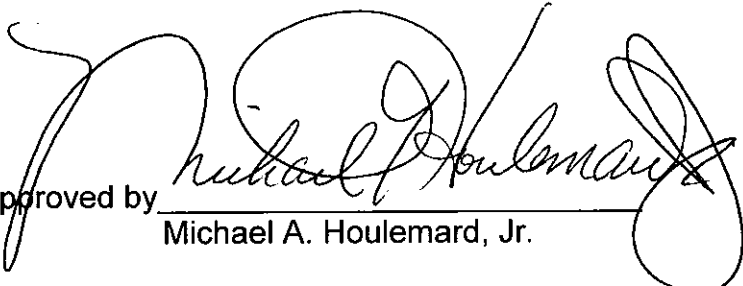
As noted in the item 8c staff report of the July 11, 2008 Fort Ord Reuse Authority ("FORA") Board of Directors meeting, the FORA Board approved Capital Improvement Program ("CIP) for FY 2008/09 – 2021/22 is being distributed to FORA Board and Ex-Officio Members.

For others receiving FORA Board packets, the final CIP document may be viewed online at www.fora.org or purchased from FORA for a reproduction cost of \$15.00. Please contact Crissy Maras, FORA Administrative Coordinator, for information.

Prepared by


Crissy Maras

Approved by


Michael A. Houlemard, Jr.

Capital Improvement Program

FY 2008/2009 through 2021/2022



Fort Ord Reuse Authority
100 12th Street, Bldg. 2880
Marina, CA 93933
www.fora.org



FORA Board Approved June 13, 2008

Capital Improvement Program

FY 2008/2009 through 2021/2022



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www.fora.org



FORA Board Approved June 13, 2008

Capital Improvement Program

FY 2008/2009 through 2021/2022



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FORA Logo Approved Dec. 15, 2009

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I. EXECUTIVE SUMMARY

1) Overview

This Fort Ord Reuse Authority ("FORA") Capital Improvement Program ("CIP") is responsive to the capital improvement obligations defined under the Fort Ord Base Reuse Plan ("BRP") as adopted by the FORA Board in June 1997. The BRP carries a series of mitigative project obligations defined in Appendix B of that plan as the Public Facilities Implementation Plan ("PFIP"). The PFIP, which serves as the baseline CIP for the reuse plan, is re-visited annually by the FORA Board to assure that required projects are implemented in a timely way to meet development needs. The PFIP was developed as a capital improvement program spanning a twenty-year development horizon (1996-2015) and was based upon the best at-the-time forecasts of expected development.

The current CIP document (FY 2008/09 — FY 2021/22) has been updated with the most current forecasts of development anticipated by the FORA land use jurisdictions. The new forecasts are enumerated in the CIP Appendix B, Table 4. Based upon this updated information, capital project "placement in time" has been compared with last year's programming, with minor adjustments having been made. The reader's attention is directed to Tables 2 and 3, wherein obligatory CIP projects are currently forecast.

It is noted that FORA is scheduled, by State law, to sunset in 2014 (or when 80% of the BRP has been implemented, whichever occurs first), which will occur prior to the end of this CIP time horizon (FY 2008/09 — FY 2021/22). Therefore, the revenues and obligations herein will be allocated accordingly to jurisdictions under the Local Agency Formation Commission process for the dissolution of FORA.

2) Periodic CIP Review and Reprogramming

Due to the nature of development forecasting, it is certain that today's best forecasts of development timing and patterns will differ from reality. Recognizing this, the BRP requires the FORA Board to periodically review and revise its CIP to reflect development realities to assure that the adopted mitigation projects are implemented in the best possible sequence with development needs. A protocol for the review and reprogramming of the CIP was approved by the FORA Board on June 8, 2001. Appendix A, herein, defines the process whereby FORA and its Member Agencies comprehensively review development timing and patterns to assure proper implementation of the BRP mitigation projects. The Board is asked to approve this CIP (FY 2008/09 — FY 2021/22) as revised, via the review protocol. That approval will affirm project priorities of the CIP.

3) CIP Costs

The costs assigned to the various elements of the CIP were originally estimated in May 1995 and published in the draft 1996 BRP. This current CIP has inflated costs to January 2008, applying the Engineering News Record ("ENR") Construction Cost Index ("CCI") to account for inflation. This continues to be a routine procedure each year.

4) CIP Revenues

The primary sources of revenue anticipated to cover the costs of obligatory CIP projects are developer fees and land sale (and lease) proceeds. These primary sources can be augmented by tax increment revenue. The current FORA developer fee policy has been structured to accommodate CIP costs of Transportation/Transit projects, Habitat Management obligations, Water Augmentation, Storm Drainage System improvements and Fire Fighting Enhancement improvements. The developer fee policy adopted by the Board in 1999 was implemented by the formation of the FORA Basewide Community Facilities District ("CFD"). The CFD is structured to

allow annual inflation adjustments to account for cost escalation, with an annual cap of 5%. Land sale (and lease) proceeds are earmarked to cover costs associated with the Building Removal Program.

Appendix B herein contains a tabulation of the proposed developments with their corresponding fee and land sale revenue forecasts. Obligatory capital project costs are balanced against the forecasted revenues as depicted in Table 3 of this document.

5) Projects Accomplished to Date

FORA has been actively implementing capital improvement projects since 1995. As of this writing, FORA has successfully advanced approximately \$53.8M in capital improvements, predominantly funded by FORA CFD fees, grants received from the US Department of Commerce, Economic Development Administration ("EDA") and a FORA bond issue. \$46.8M was applied directly against FORA obligations and \$7M funded capital improvements instrumental to base reuse, such as improvements to the water and wastewater systems. In addition to the \$53.8M in capital improvements, \$5.6M has been expended against habitat, fire fighting enhancement and water augmentation obligations.

Section III herein provides additional detail regarding how a number of already-funded projects have been credited as offsets against the FORA basewide obligations. The sources of funds utilized to date include grants, FORA Member contributions, FORA bond proceeds and developer fees. As developer fees, land sale proceeds and other revenues are collected and employed to offset obligations, use of these funds will continue to be enumerated in Table I as obligation offsets.

II. OBLIGATORY PROGRAM OF PROJECTS — DESCRIPTION OF CIP ELEMENTS

As noted in the Executive Summary, the obligatory elements of the BRP CIP include Transportation/Transit, Water Augmentation, Storm Drainage, Habitat Management, Fire Fighting Enhancement and Building Removal. The first five elements noted are to be funded by developer fees. Land sale (and lease) proceeds are earmarked to fund the Building Removal Program. Summary descriptions of each element of the BRP CIP follow.

a) Transportation/Transit Elements

Transportation

During the preparation of the BRP and the associated Final Environmental Impact Report ("FEIR"), the Transportation Agency for Monterey County ("TAMC") undertook a regional study (The Fort Ord Regional Transportation Study, July 1997) to assess Fort Ord development impacts on the study area (North Monterey County) transportation network. When the BRP and accompanying FEIR were adopted by the Board, the transportation and transit obligations as defined by the TAMC Study were also adopted as mitigations to the development under the BRP. The FORA Board subsequently included the Transportation/Transit element (obligation) as a requisite cost component of the adopted CFD.

As implementation of the BRP continued, it became timely to coordinate with TAMC for a review and reallocation of the FORA financial contributions that appear on the list of transportation projects for which FORA has an obligation.

Toward that goal and following Board action directing staff to coordinate a work program with TAMC, FORA and TAMC entered into a cooperative agreement to move forward with the re-evaluation work. TAMC, working in concert with the Association of Monterey



Coe Avenue intersection with General Jim Moore Boulevard — Phase III

Bay Area Governments ("AMBAG"), has since completed its work program with FORA. TAMC's recommendations are enumerated in the "FORA Fee Reallocation Study" dated April 8, 2005; the date the FORA Board of Directors approved the study for inclusion in the FORA CIP. The complete study can be found online at www.fora.org, under the Documents menu.

FORA's work with TAMC and AMBAG has resulted in the refined list of FORA transportation obligations that are synchronous with the TAMC Regional Transportation Plan ("RTP"). Figure 1 illustrates the refined FORA transportation obligations that are further defined in Table 1.

Transit

The transit obligations enumerated in Table 1 herein remain unchanged from the 1997 TAMC Study and adopted BRP. However, it is noted that current long range planning by TAMC and Monterey-Salinas Transit ("MST") reflect an alternative route to the multi-modal corridor than denoted in the BRP. The BRP currently provides for a multi-modal corridor along the Imjin Parkway/Blanco Road corridor serving to and from the Salinas area to the TAMC/MST intermodal center planned in the Dunes on Monterey Bay area in the City of Marina portion of the former Fort Ord.

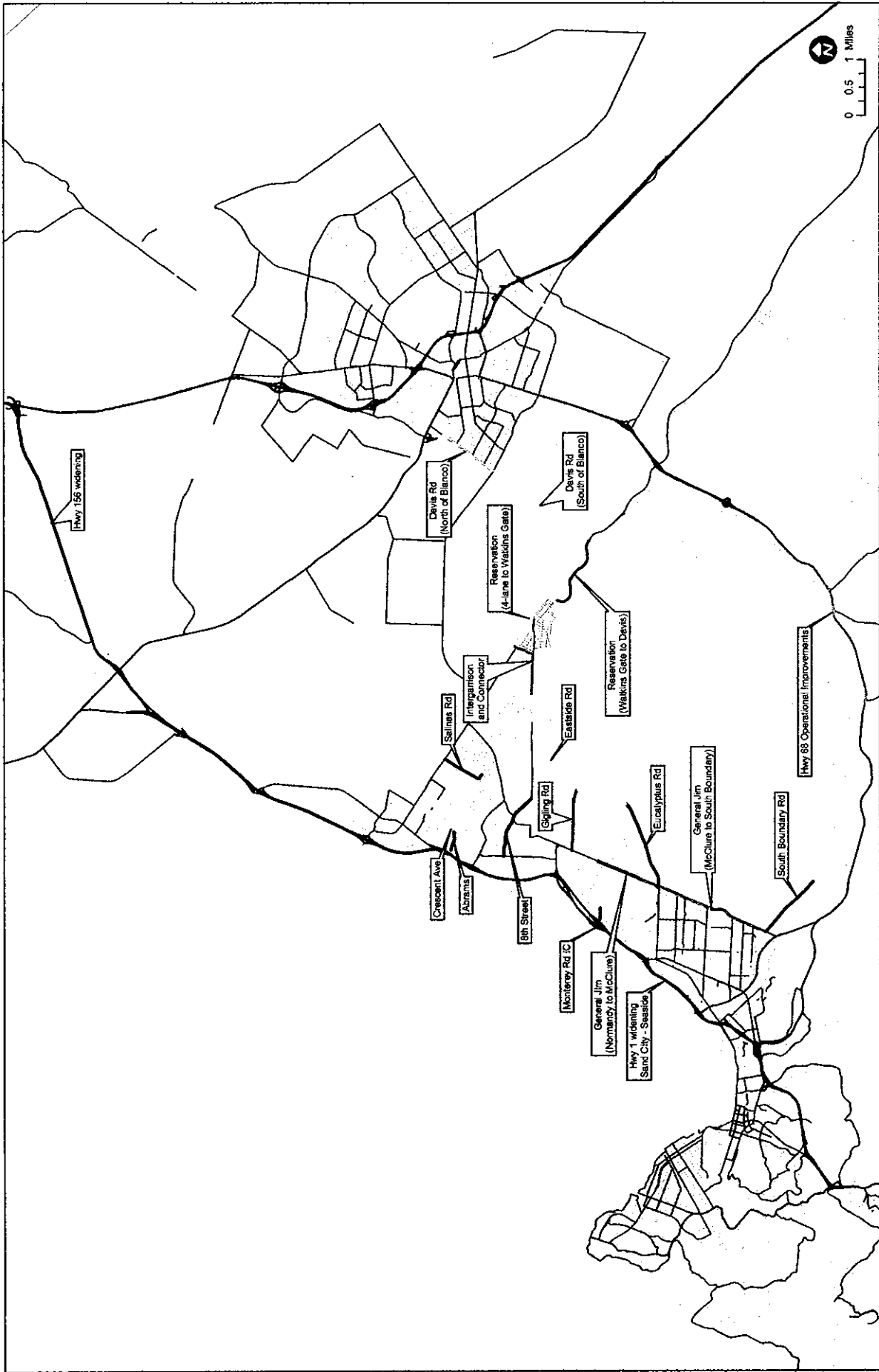
Current long range planning for transit service focuses on the alternative Intergarrison/Reservation/Davis Roads corridor to fulfill transit service needs between the Salinas area and the proposed intermodal center in the Dunes on Monterey Bay area.

A series of stakeholder meetings have been conducted to advance adjustments and refinements to the proposed multi-modal corridor plan-line. Stakeholders include, but are not limited to, TAMC, MST, FORA, City of Marina, Monterey County, California State University Monterey Bay ("CSUMB"), University of California Monterey Bay Education, Science and Technology Center ("UCMBEST") and Golden Gate University ("GGU"). Ultimately, agreements among the stakeholders will be advanced to the policy level for consideration and endorsement for any adjustments that may be made to the multi-modal corridor in the BRP.

Lead Agency Status

FORA has served as lead agency in accomplishing the design, environmental approval and construction activities for all capital improvements considered as basewide obligations under the BRP and this CIP. As land transfers continue and development gains momentum, certain basewide capital improvements will be advanced by the land use jurisdictions and/or their developers.

As of this writing, reimbursement agreements are in place with Monterey County and the City of Marina for several requisite transportation projects. Other like agreements will be structured as development projects are implemented and those agreements will be noted for the record herein.



b) Water Augmentation

The BRP identifies availability of water as its primary resource constraint. The density of development anticipated by the BRP utilizes the total available groundwater supply of 6,600 acre-feet per year ("AFY"), as described in the BRP, Appendix B (PFIP section p 3-63). In addition to the groundwater supply, the adopted BRP requires an augmentation of an estimated 2,400 AFY to achieve the development level permitted by the BRP. This is reflected and summarized within the BRP, Volume 3, in figure PFIP 2-7.

FORA worked with Marina Coast Water District ("MCWD") to implement the most appropriate water augmentation program with which to proceed. Following a comprehensive two-year process of evaluating potential viable options for a water augmentation program, the MCWD Board of Directors certified, in October 2004, a program level Environmental Impact Report ("EIR") that analyzed three potential augmentation projects. The projects included a desalination project, a recycled water project and a hybrid project (containing components of both recycled water and desalination water projects). The EIR is available for review on the Internet at www.mcwd.org (under the Engineering tab).

In June 2005, MCWD staff and consultants, working in concert with the FORA staff and Administrative Committee, recommended the hybrid project to the FORA and MCWD Boards of Directors. Additionally, FORA staff recommended increasing the CIP earmark for the water augmentation program from its then indexed value of approximately \$20M to approximately \$37M, which essentially removed \$17M from the MCWD capital improvement program.

Several factors over the last year have caused reconsideration of the water augmentation program by staff and consultants. Those factors include increased project costs as designs have been refined; difficulties in MCWD and the Monterey Regional Water Pollution Control Agency ("MRWPCA") being able to come to terms in an agreement between the parties that would effect moving forward with the recycled component of the project (which was to have been on line by summer 2008); and the significant economic downturn, which allows for more time before the augmentation program would need to come on line. All of which have had the net effect of providing the opportunity to give serious consideration to what is currently being called the "Regional Plan." Appendix C herein provides a description of the Regional Plan from which the augmenting source of water for the former Fort Ord could be derived. During the course of the 2008/09 fiscal year, staff will be providing periodic reports to the Administrative and Water/Wastewater Oversight Committees on progress for an appropriate augmentation program. It is anticipated that recommendations for the most appropriate augmentation program will be forthcoming in the late winter/early spring of 2009.

c) Storm Drainage System Projects

The adopted BRP recognized the need to eliminate the discharge of storm water runoff from the former Fort Ord to the Monterey Bay National Marine Sanctuary ("Sanctuary"). In addition, the BRP FEIR specifically addressed the need to remove the four storm water outfalls that discharged storm water runoff to the Sanctuary.

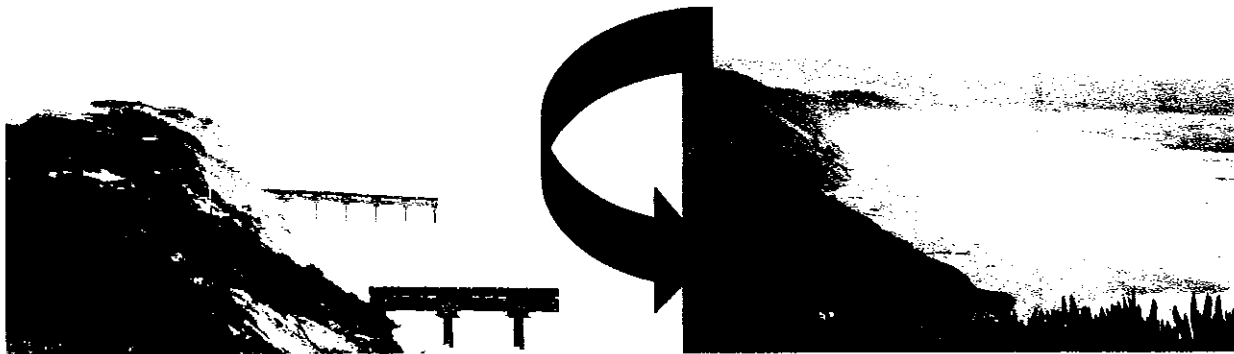
Section 4.5 of the FEIR, Hydrology and Water Quality, contains the following obligatory Conservation Element Program:

"Hydrology and Water Quality Policy, C-6: In support of Monterey Bay's National Marine Sanctuary designation, the City/County shall support all actions required to ensure that the bay and inter-tidal environment will not be adversely affected, even if such actions should exceed state and federal water quality requirements."

"Program C-6.1: The City/County shall work closely with other Fort Ord jurisdictions and the (California Department of Parks and Recreation) to develop and implement a plan for storm water disposal that will allow for the removal of the ocean outfall structures and end the direct discharge of storm water into the marine

environment. The program must be consistent with State Park goals to maintain the open space character of the dunes, restore natural land forms and restore habitat values."

With these programs/policies in mind, FORA and the City of Seaside, as co-applicants, secured EDA Grants to advance the design and construction of alternative disposal (retention) systems for storm water runoff that allowed for the removal of the outfalls. FORA advanced to the construction and demolition project, with the work having been completed as of January 2004. Table 3 herein therefore reflects this obligation as having been met.



Storm Drain Site — Before and After

d) Habitat Management Requirements

Appendix A, Volume 2 of the BRP contains the Habitat Management Program ("HMP") Implementation Management Agreement. This Management Agreement defines the respective rights and obligations of FORA, its Member Agencies, California State University and the University of California with respect to the implementation of the HMP.

Subject to final approval by the U.S. Fish and Wildlife Service ("USFWS") and the California Department of Fish and Game ("CDFG"), FORA's Habitat Management funding obligations were previously listed in the following form:

1. A \$1.5M upfront funding (comprised of \$1.3M in borrowed funds and \$200K in secured funds) for initial management, planning and capital costs, serves as a down payment on an endowment fund, the earnings on which will allow for required habitat management activities on the habitat parcels that have already transferred.
2. Additionally, as development has taken place and developer fees paid, \$1 out of every \$4 collected have been earmarked to build a total endowment of principal funds necessary to produce an annual income sufficient to carry out required habitat management responsibilities in perpetuity. The original estimate was developed by an independent consultant retained by FORA and totaled \$6.3M.

The financing plan is predicated on an earnings rate assumption acceptable to USFWS and CDFG for endowments of this kind, and economies of scale provided by unified management of FORA's habitat lands by qualified non-profit habitat managers. FORA will be securing the services of the appropriately experienced habitat manager(s) via a formal selection process.

It is noted that FORA will not control expenditure of the annual line items, but merely fund the endowment, and the initial and capital costs, to the agreed upon levels.

Based upon recent conversations with the regulatory agencies, it has become apparent that the Habitat Management obligations will likely increase beyond the costs noted above. Therefore, this document contains a \pm \$13M line item of forecasted requisite expenditures. USFWS and CDFG are the final arbiters as to what the final endowment amount will be, with input from FORA and its contractors/consultants. It is expected that the final endowment amount will be agreed upon in the upcoming fiscal year.

e) Fire Fighting Enhancement Requirements

In July 2003, the FORA Board authorized FORA to lease-purchase five pieces of fire fighting equipment, including four fire engines and one water tender. The equipment recipients include the Cities of Marina, Monterey and Seaside, the Ord Military Community Fire Department and the Salinas Rural Fire Department.

This lease purchasing of equipment accommodates FORA's capital obligations under the BRP to enhance the fire fighting capabilities on the former Fort Ord in response to the proposed development. The lease payments began July 2004, and are projected to be paid through 2013/14. Once the lease payments, funded by developer fees, have been satisfied, FORA's obligation for fire fighting enhancement will have been fully met.



Fire engines received by Fire Departments in the Cities of Marina, Monterey and Seaside and the Ord Military Community were utilized during the Parker Flats habitat burn in 2005

f) Building Removal Program

The BRP includes, as a basewide obligation, the removal of non-usable building stock to make way for redevelopment in certain portions of the former Fort Ord. Building removal is funded from land sale revenues and/or credited against land sale valuation. Two Memorandums of Agreement ("MOA") have been finalized for these purposes, as described below.

In August 2005 FORA entered into an MOA with the City of Marina Redevelopment Agency and Marina Community Partners ("MCP"), which assigned FORA \$46M in building removal costs within the Dunes on Monterey Bay project area and assigned MCP the responsibility for the actual removal. FORA has paid \$22M and MCP is to receive credits of \$24M for building removal cost against FORA's portion of the land sale proceeds. Building removal at the Dunes site is scheduled to be complete in 2010. Additionally, in February 2006 FORA entered into an MOA with Monterey County, the Monterey County Redevelopment Agency and East Garrison Partners ("EGP"). In this MOA, EGP agreed to undertake FORA's responsibility for removal of certain buildings in the East Garrison specific plan area. In return, EGP will receive a credit of \$2,177,000 for East Garrison building removal against FORA's portion of the land sale proceeds for the East Garrison project, which FORA expects to receive in FY 2011/2012. EGP completed partial building removal in 2007, with remaining buildings scheduled for removal by March 2009.

In both of these agreements, the hierarchy of building reuse is observed, which is the FORA Board policy that prioritizes the most efficient reuse of obsolete buildings by focusing on the concepts of renovation and reuse in place; relocation and renovation; deconstruction and reuse of building materials; and, mechanical demolition with aggressive recycling.

FORA's remaining building removal obligations include the former Fort Ord stockade within the City of Marina (\pm \$2.2M) and buildings in the City of Seaside's Surplus II area (\pm \$4M). FORA will continue to work closely with the Cities of Marina and Seaside to keep opportunities for development open as new specific plans are prepared for those areas.

Revenue and expenditure details are included in Table 3 of this document.

g) **Water and Wastewater Collection Systems**

Following a competitive selection process in 1997, the FORA Board approved MCWD as the purveyor to own and operate the water and wastewater collection systems on the former Fort Ord. By agreement with FORA, MCWD is tasked to assure that a Water and Wastewater Collection Systems Capital Improvement Program is in place and implemented to accommodate repair, replacement and expansion of the systems. To provide uninterrupted service to existing customers and to track with system expansion to keep pace with proposed development, MCWD and FORA staff continue to coordinate system(s) needs with respect to anticipated development.

MCWD is fully engaged in the FORA CIP process, and adjusts its program for the noted systems to be coincident with the FORA CIP.

The FORA Board, by its action in 1997, also established a Water and Wastewater Oversight Committee ("WWOC"), which serves in an advisory capacity to the Board. A primary function of the WWOC is to meet and confer with MCWD staff in the development of operating and capital budgets and the corresponding customer rate structures. Annually at budget time, the WWOC and FORA staff prepare recommended actions for the Board's consideration with respect to budget and rate approvals. This process provides the proper tracking mechanism to assure that improvements to, and expansion of, the systems are in sequence with development needs on the former Fort Ord.

Capital improvements for system(s) operations and improvements are funded by customer rates, fees and charges. The capital improvements for the system(s) are approved on an annual basis by the MCWD Board and the FORA Board as outlined above. Therefore, the water and wastewater capital improvements are not duplicated in this document.

III. FY 2008/09 THROUGH 2021/22 CAPITAL IMPROVEMENT PROGRAM

a) **Background Information/Summary Tables**

This Section III provides summary tables of the FORA obligations under the BRP. More particularly, **Table I**, entitled "CIP Obligatory Offsets" graphically depicts the current fiscal offsets of completed projects that have reduced the BRP obligations.

Since 1995, FORA has advanced approximately \$59.4M in capital projects and BRP obligations. These projects have been funded predominantly by EDA grants, bond proceeds and developer fees. The developer fees now being collected are transitioning to the forefront as the primary funding source for FORA to continue meeting its mitigation obligations under the BRP. **Table I** includes fiscal offsets inclusive of not only completed projects, but also funded projects to-be-completed during the course of the next fiscal year. The **Table I** footnotes detail the source of funds (e.g. grants, developer fees) that have been secured to enable project implementation and offsetting of costs.

As previously noted, the work concluded by TAMC and AMBAG has resulted in modifications of the transportation obligations, for consistency with current transportation planning at the regional level. **Table 2** details the current TAMC recommendations that are compatible with the RTP, and "time places" the obligations over the CIP time horizon.

A summary of the CIP project elements and their forecasted costs and revenues are presented in **Table 3**. Annual updates of the CIP will continue to contain like summaries and will account for funding received and applied against required projects.

CAPITAL IMPROVEMENT PROGRAM - OBLIGATORY PROJECT OFFSETS AND REMAINING OBLIGATIONS

Project #	Project Title	Project Limits	TAMC Reallocation Study 2005 TOTAL COST	FORA PORTION	FORA Offsets 2005-2008	FORA Remaining Obligation Inflation
Regional Improvements						
R3	Hwy 1 Seaside Sand City	Widen highway 1 from 4 lanes to 6 lanes from Fremont Avenue Interchange south to the Del Monte Interchange	45,000,000	15,282,245		18,127,586
R10	Hwy 1-Monterey Rd. Interchange	Construct new interchange at Monterey Road	19,100,000	2,496,648		2,961,489
R11	Hwy 156-Freeway Upgrade	Widen existing highway to 4 lanes and upgrade highway to freeway status with appropriate interchanges. Interchange modification as needed at US 156 and 101	197,000,000	7,092,169		8,412,632
R12	Hwy 68 Operational Improvements	Operational improvements at San Benancio, Laureles Grade and at Corral De Tierra including left turn lanes and improved signal timing	9,876,000	223,660		265,302
	Subtotal Regional		270,976,000	25,094,722		29,767,010
Off-Site Improvements						
1	Davis Rd n/o Blanco	Widen to 4 lanes from the SR 183 bridge to Blanco	3,151,000	506,958		601,347
2B	Davis Rd s/o Blanco	Widen to 4 lanes from Blanco to Reservation; Build 4 lane bridge over Salinas River	22,555,000	8,654,502		10,265,850
4D	Widen Reservation-4 lanes to WG	Widen to 4 lanes from existing 4 lane section East Garrison Gate to Watkins Gate	10,100,000	3,813,916		4,524,014
4E	Widen Reservation, WG to Davis	Widen to 4 lanes from Watkins Gate to Davis Rd	5,500,000	2,216,321		2,628,969
8	Crescent Ave extend to Abrams	Extend existing Crescent Court Southerly to join proposed Abrams Dr. (FO2)	906,948	906,948		1,075,809
	Subtotal Off-Site		42,212,948	16,098,645		19,095,985
On-Site Improvements						
FO2	Abrams	Construct a new 2-lane arterial from intersection with 2nd Ave easterly to intersection with Crescent Court extension	759,569	759,569		900,990
FO5	8th Street	Upgrade/construct new 2-lane arterial from 2 nd Ave to Intergarrison Rd.	4,340,000	4,340,000		5,148,048
FO6	Intergarrison	Upgrade to a 4-lane arterial from Eastside Rd to Reservation	4,260,000	4,260,000		5,053,153
FO7	Gigling	Upgrade/Construct new 4-lane arterial from General Jim Moore Blvd easterly to Eastside Rd	5,722,640	5,722,640	368,880	6,409,276
FO9B (Ph-II)	GJM Blvd-Normandy to McClure	Widen from 2 to 4 lanes from Normandy Rd to McClure		24,065,000	6,386,304	
FO9B (Ph-III) [1]	GJM Blvd-s/o McClure to s/o Coe	Widen from 2 to 4 lanes from McClure to Coe		4,016,175	4,016,175	
FO9C	GJM Blvd-s/o Coe to S Boundary	Widen from 2 to 4 lanes from s/o Coe to South Boundary Rd		905,660	905,660	15,089,013.46
FO11	Saines Ave	Construct new 2 lane arterial from Reservation Rd southerly to Abrams Dr	3,038,276	3,038,276		3,603,961
FO12	Eucalyptus Rd	Upgrade to 2 lane collector from General Jim Moore Blvd to Eastside Rd to Parker Flats cut-off	5,800,000	5,800,000	469,690	6,113,006
FO13B	Eastside Rd (New alignment)	Construct new 2 lane arterial from Eucalyptus Rd to Parker Flats cut-off to Schoonover Dr	12,536,370	12,536,370		14,870,468
FO14	S Boundary Road Upgrade	Upgrade to a 2 lane arterial, along existing alignment from General Jim Moore Blvd to York Rd	2,515,064	2,515,064	429,240	2,542,506
	Subtotal On-Site		63,036,919	63,036,919	12,575,949	59,730,42
	Transportation Totals		376,225,867	104,230,286	12,575,949	108,593,419
(1) Remaining construction may be phased in future CIP documents based on available funds and habitat/environmental clearance.						
Transit Capital Improvements						
T3	Transit Vehicle Purchaser/Replace	15 busses	15,000,000	6,298,254	279,950	7,175,054
T22	Intermodal Centers	(PFIP T-31) includes 3 elements: 1. Intermodal Transportation Center @ 1st. Avenue South of 8th. Street 2. Park and Ride Facility @ 12th Street and Imjin, and 3. Park and Ride Facility @ 8th. Street and Gigling	3,800,000	4,786,673		5,677,886
	Transit Totals		18,800,000	11,084,926	279,950	12,852,93
	Transportation/Transit Totals		395,025,867	115,315,212	12,855,899	121,446,358
Previous Offsets 1995 - 2004						
1. Transportation/Transit - TAMC Study 1995						
FORA offsets against obligations for transportation/transit network per 1995 TAMC Study from 1995-2004. Funded by EDA grant funds, state and local matching funds, revenue bond proceeds, development fees.						
2. Storm Drainage System						
Retain/Percolate stormwater, eliminate discharge of stormwater to Monterey Bay Sanctuary. Project completed/financial obligation met in 2004. Funded by EDA grant proceeds.						
TOTAL CUMULATIVE OFFSETS AGAINST TRANSPORTATION/TRANSIT AND STORM DRAINAGE PROJECTS TO DATE					1,631,951	46,723,498

CAPITAL IMPROVEMENT PROGRAM - TRANSPORTATION NETWORK AND TRANSIT ELEMENTS

Regional Improvements		2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	TOTALS
R3	Hwy 1-Seaside Sand City			3,860,893	5,852,174	8,414,519										18,127,586
R10	Hwy 1-Monterey Rd. Interchange			630,751	955,065	1,374,673										2,961,489
R11	Hwy 156-Freeway Upgrade			1,791,760	2,715,871	3,905,001										8,412,632
R12	Hwy 68 Operational Improvements			56,505	85,648	123,149										265,302
	Subtotal Regional	-	-	6,339,909	9,609,758	13,817,342	-	-	-	-	-	-	-	-	-	29,767,010

Off-Site Improvements		2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	TOTALS
1	Davis Rd north of Blanco				601,347											601,347
2B	Davis Rd south of Blanco	395,531	882,332	2,188,466	6,800,521											10,265,850
4D	Widen Reservation-4 lanes to WG	174,745	388,831	963,545	2,996,893											4,524,014
4E	Widen Reservation, WG to Davis				2,628,969											2,628,969
8	Crescent Ave extend to Ahrams	41,554	92,464	229,131	712,660											1,075,809
	Subtotal Off-Site	612,830	1,363,628	3,379,141	13,740,390	-	-	-	-	-	-	-	-	-	-	19,095,989

On-Site Improvements		2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	TOTALS
F02	Abrams	34,802	77,439	191,897	596,853											900,990
F05	8th Street	198,849	442,466	1,095,454	3,410,278											5,148,048
F06	Intergamson	195,184	434,310	1,076,243	3,347,416											5,053,153
F07	Gigling			6,409,276												6,409,276
F09C	GJM Blvd	4,898,000	3,950,000	6,241,013												15,089,013
F011	Salinas Ave	139,207	309,754	767,587	2,387,412											3,603,961
F012	Eucalyptus Rd	3,000,000														6,113,008
F013B	Easistide Rd (New alignment)		1,278,091	3,167,178	10,425,198											14,870,468
F014	South Boundary Road Upgrade		2,542,505													2,542,505
	Subtotal On-Site	8,465,043	12,147,573	18,949,648	20,167,157	-	-	-	-	-	-	-	-	-	-	59,730,421

Transportation Totals	9,078,873	13,511,201	28,668,699	43,517,306	13,817,342	-	-	-	-	-	-	-	-	-	-	108,593,419
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Transit Capital Improvements		2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	TOTALS
T3	Transit Vehicle Purchase/Replace		616,684	1,528,175	2,316,341	2,713,855										7,175,054
T22	Intermodal Centers		488,005	1,209,301	1,833,006	2,147,573										5,677,885
	Subtotal Transit	-	1,104,689	2,737,476	4,149,347	4,861,428	-	-	-	-	-	-	-	-	-	12,852,939

Transportation and Transit GRAND TOTALS	9,078,873	14,615,889	31,406,175	47,666,651	18,678,771	-	-	-	-	-	-	-	-	-	-	121,446,358
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Summary of Capital Improvement Program (CIP) 2008/2009 - 2021/2022

	To 2008 (1)	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2008-09 to 2021-22 Total
A. CIP PROJECTS FUNDED BY CFD DEVELOPMENT FEES																
Dedicated Revenues		16,025,000	10,927,000	24,314,000	58,990,000	70,563,000	40,855,000	25,021,000	24,675,000	6,358,000	4,398,000	4,436,000	7,928,000	27,000	-	282,891,000
Development Fees																
Other Revenues		4,040,000	3,000,000													
Tax Increment (2)		400,000														
Loan Proceeds (3)		1,065,049														
Interest Revenue																
Total Revenues	21,530,049	13,927,000	24,314,000	58,990,000	70,563,000	40,855,000	25,021,000	24,675,000	6,358,000	4,398,000	4,399,000	4,436,000	7,928,000	27,000	-	282,891,000
Expenditures																
Projects																
Transportation/Transit	13,218,638	9,078,873	14,615,889	31,406,175	47,866,651	18,678,771										121,446,358
Water Augmentation (4)	540,000	1,563,726	3,479,494	8,441,858	26,350,784											40,483,570
Storm Drainage System (5)	4,006,250	2,731,750	6,262,000	116,000	116,000	116,000	116,000									8,993,750
Habitat Management (6)	348,000	116,000	116,000	116,000	116,000	116,000	116,000									696,000
Fire Rolling Stock	18,112,886	13,490,349	24,473,383	39,964,033	74,133,435	18,794,771	116,000									171,619,678
Total Expenditures	34,117,163	438,651	19,025,967	3,570,435	22,060,229	24,905,000	24,675,000	6,358,000	4,398,000	4,399,000	4,399,000	4,436,000	7,928,000	27,000	-	114,919,030
Beginning Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending Fund Balance	3,417,163	438,651	19,048,236	15,477,800	37,538,030	62,443,030	87,118,030	93,476,030	102,273,030	106,709,030	114,637,030	114,664,030	114,664,030	114,664,030	114,664,030	114,919,030
Net Annual Revenue	3,417,163	438,651	19,025,967	3,570,435	22,060,229	24,905,000	24,675,000	6,358,000	4,398,000	4,399,000	4,399,000	4,436,000	7,928,000	27,000	-	114,919,030
Other Costs & Contingencies (7)	3,417,163	255,000	-	-	-	-	-	-	-	-	-	-	-	-	-	12,053,516
Additional Project Costs (8)																16,266,930
Caretaker Costs (9)																28,310,446
Contingency Reserve (10)	3,417,163	255,000	-	-	-	-	-	-	-	-	-	-	-	-	-	86,608,584
Total Other Costs & Contingency Reserve	6,834,326	510,000	-	-	-	-	-	-	-	-	-	-	-	-	-	114,919,030
Ending Fund Balance	181,651	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B. CIP PROJECTS FUNDED BY LAND SALE REVENUE																
Dedicated Revenues		18,379,128	2,576,000	9,326,000	8,959,000	32,773,000	3,106,000	2,723,000	1,257,000	386,000	207,000	207,000	367,000	-	-	61,887,000
Land Sales (11)																(21,000,000)
Land Sales - Credits (12)		(5,177,000)	(6,750,000)			(14,250,000)										
Other Revenues (13)		1,425,000														
Loan Proceeds and Payments (14)		8,053,745	287,000	168,000												742,000
Total Revenues	22,680,873	2,863,000	2,863,000	9,127,000	18,523,000	3,106,000	2,723,000	1,257,000	386,000	207,000	207,000	367,000	367,000	-	-	41,629,000
Expenditures																
Projects (15)																
Building Removal	27,177,000	6,750,000	6,200,000	6,200,000	14,250,000											27,200,000
Building Removal - Credits	(5,177,000)	(6,750,000)			(14,250,000)											(21,000,000)
Loan Financing	680,017	2,863,000	2,863,000	2,552,165												8,278,165
Total Expenditures	22,680,017	2,863,000	2,863,000	8,752,165	-	-	-	-	-	-	-	-	-	-	-	14,478,165
Net Annual Revenue	858	-	-	374,835	18,523,000	3,106,000	2,723,000	1,257,000	386,000	207,000	207,000	367,000	367,000	-	-	27,150,835
Beginning Fund Balance	-	858	858	858	375,691	18,898,691	22,004,691	24,727,691	25,984,691	26,370,691	26,577,691	27,151,691	27,151,691	27,151,691	27,151,691	-
Ending Fund Balance	858	858	858	375,691	18,898,691	22,004,691	24,727,691	25,984,691	26,370,691	26,577,691	26,784,691	27,151,691	27,151,691	27,151,691	27,151,691	27,151,691

Table 3 CIP Summary Table Footnotes

(1) This column summarizes CIP revenues and expenses through June 2008 and these totals are not included in the "2008-09 to 2021-22 Totals".

(2) "Tax Increment" revenue is designated to back up FORA CIP projects; in FY 07-08 \$4 million of this revenue source was spent on the Board approved ET/ESCA contract change orders (CCO#1 and CCO #2) and CIP road designs.

(3) "Loan Proceeds": In FY 05-06 FORA entered into a Bank line of credit agreement, as authorized by the FORA Board, to ensure all CIP obligations will be met in a timely manner, despite cash flow fluctuations. In FY 08-09 FORA anticipates advancing up to \$3M for Eucalyptus Road. The principal can be realized by the sale of FORA's interest in Preston Park.

(4) "Water Augmentation" is FORA's financial obligation for the approved water augmentation project. Project financing (e.g. cash advances, debt issuance) will be accomplished by MCWD (project lead agency) and any partners (i.e. MRWPCA). The FORA financial obligation will be used to pay back cash advances and/or assist in retiring debt and/or funding capital improvements for the system. Please refer to Section II b) "Water Augmentation."

(5) FORA's "Storm Water Drainage System" obligation has been retired. Please refer to Section II c) "Storm Drainage System Projects".

(6) "Habitat Management" amounts are *estimates*. Habitat Management Endowment final amount is subject to approval by U.S. Fish & Wildlife Service and California Department of Fish & Game. Please refer to Section II d) "Habitat Management Requirements."

(7) "Other Costs & Contingencies" are subject to cash flow and are not received in actual amounts until distant out-years of the program.

(8) "Additional Project Costs" are potential and unknown additional basewide expenditures not included in current project cost estimates for transportation projects (e.g., contract change orders to the Environmental Services Cooperative Agreement, street landscaping, unknown site conditions, project changes, debt financing, and habitat/environmental mitigation).

(9) "Caretaker Costs" are associated with potential delays in redevelopment, which represent interim capital costs associated with property maintenance prior to transfer for development. This includes costs of managing property transfer documents, legal review of rights of access and other documents during the transfer of land, illegal dumping clean-up costs, funding for self-insured retention for pollution legal liability insurance, and liability insurance (as per Keyser-Marston estimates of caretaker and other costs, revised).

(10) "Contingency Reserve" provides funding for jurisdictions to accommodate increased habitat management costs, restoration of storm drainage site in State Parks (\$1.5M), relocation of utilities (\$2M), unknown subsurface conditions, construction cost phasing, unknown CEQA mitigations, financing costs, reimbursements for prior FORA expenses, and shortfalls in CFD revenue when inflation exceeds maximum allowed 5 percent following FORA's sunset.

(11) "Land Sales" Revenues are regularly evaluated in order to apply changes in local development fees, market realities, and other factors to adjust land prices in the region.

(12) "Land Sales – Credit" is credit due specific developers who perform building removal by agreement with FORA. The value of the building removal work is subtracted from the developer's land sale proceeds due FORA. Both "Land Sales - Credit" (a credit to the Developer toward land sales due) and "Building Removal - Credit" (a credit to FORA toward its Building Removal program obligations) illustrate cash flow neutral transactions. FORA entered into two such agreements with: 1) Marina Community Partners, and 2) East Garrison Partners (EGP) for a total land sale/building removal credit of \$26,177,000.

(13) "Other Revenues" include Abrams B loan repayment of \$1,425,000 collected in FY 06-07.

(14) "Loan Proceeds and Payments": In FY 05-06 FORA entered into a bank line of credit agreement, as authorized by the FORA Board, to ensure all CIP obligations will be met in a timely manner, despite cash flow fluctuations. Per Memorandum of Agreement among FORA, RDA of Monterey County, and EGP concerning certain basewide funding obligations, EGP will reimburse FORA for interest payments made on \$4.1 million principal. Dollar amounts illustrate the credit line principal drawdown by FORA and interest reimbursements by the developer.

(15) "Projects" include building removal activities at: 1) Dunes on Monterey Bay (\$46 million), 2) Imjin Office (\$400K), 3) East Garrison (\$2.177 million), 4) Stockade (\$2.2 million), and 5) Surplus II (\$4 million).

Appendix A

Protocol for Review/Reprogramming of FORA CIP

(Revision # 2 September 20, 2000)

- 1.) Conduct quarterly meetings with joint Committee Members from Administrative Committee, Infrastructure Technical Advisory Committee ("ITAC"), Planning Group and WWOC. Staff representatives from the California Department of Transportation ("CALTRANS"), TAMC, AMBAG, and Monterey Salinas Transit ("MST") will be requested to participate and provide input to the joint committee.

These meetings will be the forum to review developments as they are being planned to assure accurate prioritization and timing of CIP projects that will need to be in place to best serve the developments as they are planned to come on line.

The joint committee will balance projected project costs against projected revenues as a primary goal of any recommended reprogramming/reprioritization effort.

- 2.) Provide a mid-year and/or yearly report to the Board (at mid-year budget and/or annual budget meetings) that will include any recommendations for CIP modifications from the joint committee and staff.
- 3.) Anticipate FORA Board annual approval of a CIP program that comprehensively accounts for all obligatory basewide projects under the BRP.

These basewide project obligations include transportation/transit, water augmentation, storm drainage, habitat management, building removal and fire fighting enhancement.

**APPENDIX B
Community Facilities District Revenue**

Jurisdiction	2008-09 to 2021-22 Total	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
New Residential															
Marina Heights (3)	\$ 4,433,000	\$ -	\$ 43,000	\$ 348,000	\$ -	\$ 348,000	\$ 348,000	\$ 348,000	\$ 348,000	\$ 521,000	\$ 2,129,000	\$ -	\$ -	\$ -	\$ -
Townhome	\$ 8,168,000	\$ -	\$ 174,000	\$ 391,000	\$ 1,477,000	\$ 608,000	\$ 1,043,000	\$ 1,043,000	\$ 1,043,000	\$ 2,389,000	\$ -	\$ -	\$ -	\$ -	\$ -
Cluster Market/Bridge	\$ 14,683,000	\$ -	\$ -	\$ 174,000	\$ 5,821,000	\$ 912,000	\$ 1,955,000	\$ 1,955,000	\$ 1,955,000	\$ 521,000	\$ 1,390,000	\$ -	\$ -	\$ -	\$ -
Market A	\$ 14,681,000	\$ -	\$ 434,000	\$ 174,000	\$ 3,084,000	\$ 43,000	\$ 1,303,000	\$ 1,303,000	\$ 1,303,000	\$ 1,216,000	\$ 1,129,000	\$ 4,692,000	\$ -	\$ -	\$ -
Market B	\$ 3,648,000	\$ -	\$ 217,000	\$ 217,000	\$ 434,000	\$ 2,780,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estates	\$ 45,613,000	\$ -	\$ 868,000	\$ 1,304,000	\$ 10,816,000	\$ 4,691,000	\$ 4,649,000	\$ 4,649,000	\$ 4,649,000	\$ 4,647,000	\$ 4,648,000	\$ 4,692,000	\$ -	\$ -	\$ -
Subtotal	\$ 14,836,000	\$ -	\$ 6,146,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cypress Knolls (3)	\$ 10,643,000	\$ -	\$ 261,000	\$ 1,564,000	\$ 2,476,000	\$ 2,563,000	\$ 2,563,000	\$ 1,216,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dunes on Monterey Bay (3)	\$ 4,910,000	\$ -	\$ 217,000	\$ 956,000	\$ 348,000	\$ -	\$ 2,433,000	\$ 956,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alley	\$ 11,295,000	\$ -	\$ 261,000	\$ 1,564,000	\$ 3,215,000	\$ 2,867,000	\$ 2,910,000	\$ 478,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carriage	\$ 7,645,000	\$ -	\$ 912,000	\$ 2,476,000	\$ 4,083,000	\$ 174,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Standard	\$ 4,214,000	\$ -	\$ -	\$ 521,000	\$ 217,000	\$ 782,000	\$ 782,000	\$ 956,000	\$ 956,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome	\$ 10,338,000	\$ -	\$ -	\$ 912,000	\$ 1,607,000	\$ 2,215,000	\$ 1,303,000	\$ 3,258,000	\$ 1,043,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Duets	\$ 4,691,000	\$ -	\$ -	\$ 2,606,000	\$ 2,085,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Duets - Low/Mod/Workforce	\$ 53,736,000	\$ -	\$ 1,651,000	\$ 10,599,000	\$ 14,031,000	\$ 8,601,000	\$ 9,991,000	\$ 6,864,000	\$ 1,999,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Apartments - Low/Very Low	\$ 8,222,000	\$ -	\$ 326,000	\$ 4,111,000	\$ 4,111,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 1,069,000	\$ 326,000	\$ -	\$ -	\$ 91,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAMC TOD (1)	\$ 14,334,000	\$ -	\$ 4,778,000	\$ -	\$ -	\$ -	\$ 4,778,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CSUMB North Campus Housing (1)	\$ 45,612,000	\$ 1,607,000	\$ 7,428,000	\$ 12,554,000	\$ 13,380,000	\$ 8,210,000	\$ 2,433,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
UC 8th Street (1)	\$ 18,245,000	\$ 348,000	\$ 1,868,000	\$ 4,214,000	\$ 6,255,000	\$ 4,561,000	\$ 999,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Market rate	\$ 63,857,000	\$ 1,955,000	\$ 9,296,000	\$ 16,768,000	\$ 19,635,000	\$ 12,771,000	\$ 3,432,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable	\$ 8,688,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,688,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 2,650,000	\$ -	\$ -	\$ 2,650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
UC East Campus - SF (1)	\$ 5,430,000	\$ -	\$ 1,304,000	\$ 1,303,000	\$ 1,303,000	\$ 1,520,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shoppette (1)	\$ 4,605,000	\$ -	\$ -	\$ -	\$ 4,605,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Seaside Resort Housing (3)	\$ 4,778,000	\$ -	\$ -	\$ -	\$ 4,778,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Park Housing (1)	\$ 2,172,000	\$ -	\$ -	\$ -	\$ 565,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Workforce Housing (Lightfighter Dr) (1)	\$ 1,564,000	\$ -	\$ -	\$ 1,607,000	\$ 174,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Del Rey Oaks (1)	\$ 22,328,000	\$ -	\$ -	\$ 1,390,000	\$ 1,738,000	\$ 10,599,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Golf Villas	\$ 3,953,000	\$ -	\$ -	\$ 912,000	\$ 1,738,000	\$ 1,303,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Patio Homes	\$ 30,017,000	\$ -	\$ -	\$ 5,647,000	\$ 12,468,000	\$ 11,902,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condos/Workforce	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhomes/Senior Casitas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Residential	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Existing/Replacement Residential															
Preston Park (4)	\$ 6,269,000	\$ -	\$ -	\$ 2,220,000	\$ 2,286,000	\$ 1,763,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cypress Knolls (3)	\$ 418,000	\$ -	\$ -	\$ -	\$ -	\$ 144,000	\$ 274,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Patton Park (3)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Abrams B (4)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MOCO Housing Authority (4)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sheller Outreach Plus (4) & (1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Veterans Transition Center (4)	\$ 75,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interim inc (4)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sunbay (4)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brostrom (4)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Residential	\$ 1,332,000	\$ -	\$ -	\$ -	\$ -	\$ 1,332,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office															
Del Rey Oaks Office (1)	\$ 74,000	\$ -	\$ -	\$ -	\$ -	\$ 37,000	\$ -	\$ 37,000	\$ 48,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Monterey City Office (1)	\$ 48,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Monterey County Office	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Horse Park (1)	\$ 3,000	\$ -	\$ 2,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landfill Commercial Development (1)	\$ 24,000	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intergration Rf Office Park (1)	\$ 235,000	\$ -	\$ -	\$ 47,000	\$ 47,000	\$ 47,000	\$ 47,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Garrison I Office Development (3)	\$ 12,000	\$ 2,000	\$ 4,000	\$ 4,000	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dunes on Monterey Bay (3)	\$ 223,000	\$ 11,000	\$ 28,000	\$ 43,000	\$ 87,000	\$ 54,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Airport Economic Development Area (1)	\$ 480,000	\$ -	\$ -	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(1) Project proposed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(2) Project approved by local jurisdiction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(3) Project found consistent with Base Reuse Plan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(4) Project completed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAMC TOD (office/public facilities) (1)	\$ 14,000	\$ -	\$ -	\$ 7,000	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Monterey College of Law (4)	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**APPENDIX B
Community Facilities District Revenue**

Jurisdiction	2008-09 to 2021-22 Total	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Seaside Corp. Yard Office (1)	2,000			2,000											
Main Gate (spa/conference) (1)	12,000			12,000											
UC East Campus (1)															
UC Central South Campus (1)															
UC/MAR															
UC Central North & West Campuses (1)	324,000		18,000		31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	31,000	27,000	
Industrial															
Airport Economic Development Area (1)	245,000				49,000	49,000	49,000	49,000	49,000						
TAMC TOD (1)	12,000			6,000	6,000										
Industrial - City Corp. Yard (1)	82,000								82,000						
Industrial - Public/Private (1)	82,000								82,000						
Monterey County Light Ind. (1)															
Horse Park	183,000			61,000	61,000	61,000	61,000	61,000							
Landfill Industrial Park	130,000		26,000	26,000	26,000	26,000	26,000	26,000							
UC Central N. & W. Campuses (1)	108,000		36,000					36,000					36,000		
UC/MAR															
Retail															
Del Rey Oaks Retail (1)	\$ 216,000	\$	\$	\$	216,000	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cypress Knolls Community Center (3)	216,000			216,000											
UC Central N. & W. Campuses (1)	2,052,000		684,000					684,000					684,000		
UC East Campus (1)	560,000							280,000					280,000		
UC Eight Street (1)	4,227,000			423,000	423,000	423,000	423,000	423,000	423,000	423,000	423,000	423,000	423,000	420,000	
UC/MCO															
Monterey County Retail	1,077,000					377,000	377,000	323,000							
Landfill Commercial development (1)	432,000		216,000												
East Garrison I Retail (1)	6,113,000		6,113,000												
Main Gate (1)	2,695,000			2,695,000											
South of Lightfighter Dr (swap) (1)	162,000			162,000											
Fire Station (swap) (1)	3,202,000		701,000	539,000	345,000										
Dunes on Monterey Bay (3)	808,000			404,000	404,000										
TAMC TOD (1)	38,000			38,000											
Shoppette (1)															
Hotel/rooms (5)															
Del Rey Oaks Hotel (1) (454 rooms)	\$ 4,399,000	\$	\$	\$	1,008,000	\$ 2,422,000	\$ 969,000	\$	\$	\$	\$	\$	\$	\$	\$
Del Rey Oaks Timeshare (1) (96 rm)	930,000			4,844,000	465,000										
Parker Flat Hotel (1) (500 rm)	3,391,000				3,391,000										
Marina Airport Hotel/Golf (1) (350 rm)	969,000		969,000												
Dunes - Limited Service (3) (100 rm)	3,875,000														
Dunes - Full Service (3) (400 rm)	3,197,000														
Seaside Golf Course Timeshares (3) (330 rm)	1,647,000			1,647,000											
Seaside Golf Course Timeshares (3) (170 rm)	2,422,000			2,422,000											
Main Gate Hotel (1) (250 rm)	1,453,000							1,453,000					2,422,000		
UC East Campus (1) (250 rm)															
UC Central N. & W. Campuses (1) (150 rm)															
UC/MAR															
Affordable Housing Adjustment (6)															
Tier 1 (300 units)	\$ (12,379,000)	\$	\$	\$ (1,955,000)	\$ (3,455,000)	\$ (2,017,000)	\$ (1,367,000)	\$ (1,276,000)	\$ (339,000)	\$ (237,000)	\$ (237,000)	\$ (240,000)	\$ (244,000)	\$	\$
Tier 2 (500 units)	(15,187,000)			(2,398,000)	(4,238,000)	(2,474,000)	(1,677,000)	(1,565,000)	(416,000)	(291,000)	(291,000)	(294,000)	(299,000)		
Tier 3 (300 units)	(9,114,000)			(1,439,000)	(2,543,000)	(1,485,000)	(1,005,000)	(939,000)	(250,000)	(175,000)	(175,000)	(176,000)	(180,000)		
Subtotal	\$ (36,680,000)	\$	\$	\$ (5,792,000)	\$ (10,236,000)	\$ (5,976,000)	\$ (4,050,000)	\$ (3,780,000)	\$ (1,005,000)	\$ (703,000)	\$ (703,000)	\$ (710,000)	\$ (723,000)	\$	\$
Total	\$ 282,891,000	\$	\$ 10,827,000	\$ 58,990,000	\$ 70,563,000	\$ 40,855,000	\$ 25,021,000	\$ 24,675,000	\$ 6,358,000	\$ 4,398,000	\$ 4,399,000	\$ 4,436,000	\$ 7,928,000	\$ 27,000	\$

Note: FORA Base-wide Community Facilities District special tax rates are shown below, initiated to January 2002 based on rate and method of apportionment. Totals in table may not add due to rounding.

Adopted 2002	Effective 7/1/07	Effective 7/1/08	Index 07/08
New Residential (per du)	\$ 34,324	\$ 42,298	2.7%
Existing Residential (per du)	10,320	13,061	2.7%
Office & Industrial (per acre)	4,499	5,693	2.7%
Retail (per acre)	92,788	114,324	2.7%
Hotel (per room)	7,653	9,688	2.7%

- (1) Project proposed
- (2) Project approved by local jurisdiction
- (3) Project found consistent with Base Reuse Plan
- (4) Project completed
- (5) Back up tables to this table 4 (Appendix B), including residential units and building squarefootages, can be seen at www.fora.org under section "FORA Documents," document titled "Backup tables to CIP Appendix B"
- (6) Please see description of Tiers 1, 2, & 3 at www.fora.org under section "FORA Documents," document titled "Developer Fee Schedule"

APPENDIX B
Land Sale Revenue

	Jurisdiction	2008-09 to 2021-22 Total	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
New Residential																
Marina Heights	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Townhome	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cluster Market/Bridge	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Market A	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Market B	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Estates	MAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Subtotal		7,950,000		2,400,000		2,300,000	1,750,000	1,500,000								
Cypress Knolls	MAR															
Dunes on Monterey Bay	MAR															
Alley	MAR															
Carriage	MAR															
Standard	MAR															
Townhome	MAR															
Duets	MAR															
Duets - Low/Mod/Workforce	MAR															
Apartments - Low/Very Low	MAR															
Subtotal		21,000,000	6,750,000		14,250,000											
East Garrison I	MCO															
Market rate	MCO															
Affordable	MCO															
Subtotal		16,000,000			16,000,000											
UC East Campus - SF	UC/MCO															
Shoppette	SEA															
Seaside Resort Housing	SEA															
State Parks Housing	SEA															
Workforce Housing (Lightfighter Dr)	SEA															
Del Rey Oaks																
Golf Villas	DRO															
Patio Homes	DRO															
Condos/Workforce	DRO															
Townhomes/Senior Casitas	DRO															
Subtotal		5,000,000	5,000,000													
Other Residential	Various															
Existing/Replacement Residential																
Preston Park	MAR															
Cypress Knolls	MAR															
Abrams B	MAR															
Interim Inc	OTR															
Sunbay	SEA															
Other Residential	Various															
Office																
Del Rey Oaks Office	DRO															
Monterey City Office	MRY															
Monterey County Office	MCO	431,000	133,000			133,000				165,000						
Horse Park	MCO															
Landfill Commercial Development	MCO															
Intergarrison Rd Office Park	MCO															
East Garrison I Office Development	MCO															
Imjin Office Park	MAR	66,000	33,000													
Dunes on Monterey Bay	MAR															
Airport Economic Development Area	MAR															
TAMC TOD (office/public facilities)	MAR															
Monterey College of Law	SEA															
Seaside Corp Yard Office	SEA															
Main Gate (spa/conference)	SEA															

APPENDIX B
Land Sale Revenue

Jurisdiction	2008-09 to 2021-22 Total	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
UC East Campus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UC Central South Campus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UC Central North & West Campuses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Young Nak Church	126,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	14,000	-	-	-	-	-	-
Industrial															
Airport Economic Development Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TAMC TOD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial - City Corp. Yard	517,000	-	-	-	-	-	-	517,000	-	-	-	-	-	-	-
Industrial - Public/Private	517,000	-	-	-	-	-	-	517,000	-	-	-	-	-	-	-
Monterey County Light Ind.	2,023,000	-	-	207,000	207,000	207,000	207,000	207,000	207,000	207,000	207,000	367,000	-	-	-
Horse Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Landfill Industrial Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UC Central North & West Campuses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail															
Del Rey Oaks Retail	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cypress Knolls Community Center	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UC Central North & West Campuses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UC East Campus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UC Eight Street	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UC/MCO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Monterey County Retail	2,000,000	-	-	-	-	1,000,000	-	-	-	-	-	-	-	-	-
Landfill Commercial development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MCO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MCO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MCO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Garrison I Retail	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Main Gate	5,054,000	2,527,000	2,527,000	-	-	-	-	-	-	-	-	-	-	-	-
SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SEA	802,000	-	-	802,000	-	-	-	-	-	-	-	-	-	-	-
SEA	401,000	-	-	401,000	-	-	-	-	-	-	-	-	-	-	-
South of Lightfighter Dr (swap)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire Station (swap)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes on Monterey Bay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TAMC TOD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shopette	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel (rooms)															
Del Rey Oaks Hotel	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Del Rey Oaks Timeshare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Parker Flat Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MCO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Marina Airport Hotel/Golf	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes - Limited Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes - Full Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Golf Course Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Golf Course Timeshares	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Main Gate Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SEA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UC East Campus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UC/MCO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UC Central North & West Campuses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UC/MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	61,887,000	2,576,000	9,326,000	8,959,000	32,773,000	3,106,000	2,723,000	1,257,000	386,000	207,000	207,000	367,000	-	-	-

Note: FORA and local jurisdiction split land sales revenue 50/50 with FORA paying sales costs from its share. Actual land sales revenue may vary from that shown here and will be determined by appraisal at time of sale. The per unit values assumed here have not been updated since 1999 and therefore are probably lower than current market values.
Sources: Economic & Planning Systems "Due Diligence" memorandum to FORA Board, July 21, 1999

Monterey Regional Water Supply Program

Background

An addition of approximately 30,000 AFY is required to meet existing future water supply needs in northern Monterey County. Although a number of alternatives exist, it has proven difficult to meet the water needs with individual projects. The water managers, water agencies, and stakeholders throughout Monterey County have been developing a Regional Plan that can meet all identified water needs and provide a reliable, sustainable water supply. The Regional Plan is comprised of numerous projects and programs that, combined, meet the regional water supply needs. A Regional Planning Approach provides the opportunity for reducing costs, creating a broader base of benefits and beneficiaries, and provides a more environmentally sound, more reliable, and more sustainable water supply.

Additional Supply Required within Northern Monterey County

- California - American Water
- Castroville
- Marina Coast Water District (MCWD)
- North County
- Pajaro-Sunny Mesa

Multiple Beneficiaries, Multiple Benefits

Benefits

- **Maximizing sustainability**
 - Potential to create an environmental park in which facilities can be shared and power from the Monterey Waste Management District's landfill can be used
 - Reducing carbon footprint
 - Reducing environmental impacts
 - Reducing reliability upon outside sources of energy
- **Minimizing environmental impacts**
 - Restoration of flows in Carmel River
 - Restoring sustainability of over drafted Seaside groundwater basin
 - Improving condition of seawater intruded Salinas groundwater basin
 - Reducing discharges to the Monterey Bay National Marine Sanctuary
 - Creating an intrusion barrier in the Salinas Groundwater Basin
- **Maximizing flexibility for progressing with program implementation**
 - Multiple pathways and alternatives are available for a successful outcome
 - Providing continued momentum by implementing local desalination, stormwater, conservation, aquifer storage and recovery, and recycled water programs immediately as the initial steps in the development of a Regional Program
- **Maximizing use of recycled water**
 - Delivery to urban users
 - Expanded delivery to agricultural users
 - Use of recycled water for the Seaside Basin Groundwater Replenishment
- **Maximizing reliability**
- **Potential to obtain funding through California State Propositions coupled with the Integrated Regional Water Management Plan (IRWMP)**

Beneficiaries

- Castroville
- Marina
- Monterey County
- Pacific Grove
- Salinas
- Seaside
- Carmel River
- Environmental Interests
- Carmel
- Del Rey Oaks
- Monterey
- Moss Landing
- Prunedale
- Sand City
- Agricultural Water Users
- Elkhorn Slough
- National Marine Sanctuary
- US Army

Monterey Regional Water Supply Program

Definitions of Terms

1. **Acre-foot:** Equivalent to the volume of water required to cover 1 acre of land (43,560 square feet) to a depth of 1 foot. Equal to 325,851 gallons or 1,233 cubic meters.
2. **AFY:** Acre-feet per year
3. **Aquifer Storage and Recovery (ASR):** Process in which water is stored underground in a designated aquifer, to be extracted for future use.
4. **Desalination:** Water treatment process for the removal of salts from saline water to produce and provide potable water.
5. **MGD:** Million gallons per day
6. **Potable Water:** Water of a quality suitable for human consumption and which meets all applicable U.S. EPA and California Department of Public Health standards.
7. **Recycled Water or Reclaimed Water:** Wastewater treated to meet California Title 22 requirements. Depending on what level of treatment, recycled water can be used for a range of uses including irrigation to indirect potable reuse.

Possible Components of Regional Program

Component	Supply (AFY)	Description
Conservation	300	This includes an array of conservation measures to be implemented throughout the County. (weather-based "smart" irrigation controller program, high efficiency commercial clothes washers, retrofit to high-efficiency toilets, low-flow showerheads, drought tolerant landscape, etc.) Implementation to begin immediately.
Stormwater	500	Cisterns, percolation ponds, etc. Implementation may begin immediately.
Seaside Aquifer Storage and Recovery (ASR) / In-lieu Recharge (ILR)	1,400	Consists of injecting water from the Carmel River into the Seaside Groundwater Basin. Phase I will be implemented by 2008. Expansion is planned for 2011. ILR will be explored for further development.
Sand City Desalination	300	This project is moving forward and construction will be complete in 2008.
Recycled Water Utilization		
Regional Urban Water Augmentation Project (RUWAP)	Up to 3,000	Recycled water will be produced at the Monterey Regional Water Pollution Control Agency (MRWPCA) Salinas Valley Reclamation Plant. Phase I will be implemented in 2008-2009. There is potential for an extension to Monterey, as well as potential for joint use with Seaside Groundwater Replenishment Project. Interagency agreements are vital to this component.
Seaside Groundwater Replenishment	Up to 2,500	Replenish the Seaside Groundwater Basin with recycled water from MRWPCA Salinas Valley Reclamation Plant.
Salinas Basin Groundwater	Up to 10,000	Development of additional groundwater via wells in Salinas groundwater basin. Total yield is a function of delivery of new supply to offset existing agricultural groundwater pumping and modification of existing limitations in use of groundwater within existing basin.
Salinas River Diversions	Up to 7,800	Diversions are encompassed by the SVWP. Water will be blended with stored recycled water and distributed to agricultural users in an expanded CSIP system, or diverted to urban users following treatment.
Regional Desalination Facility	8,300	The location, supply source, and type of well have yet to be determined as part of this analysis.
Potential Urban Supply	30,000	
Agricultural Irrigation	Up to 10,000	Recycled water would be stored during winter months for recovery and delivery during summer irrigation season. Recycled water would be blended with increased diversions from Salinas River and delivered to an expanded Castroville Seawater Intrusion Project (CSIP) distribution system to agricultural lands adjacent to the existing CSIP distribution system, consistent with Salinas Valley Water Project (SVWP) Phase 2 project description in the SVWP EIR/EIS. Some portion of reduced agricultural groundwater pumping could be utilized to meet domestic water needs.

I. ALLOCATION OF FEES AGAINST OBLIGATIONS

	\$	%	\$
Forecast Revenues from Developer Fees (DF)	282,891,000	Per Project	Per \$1
<u>Cost Per Capital Projects:</u>			
1 Transportation/Transit	121,446,358	42.93%	0.4293
2 Potable Water Augmentation	40,483,570	14.31%	0.1431
3 Storm Drainage System	-	0.00%	0.0000
4 Habitat Management (1)	8,993,750	3.18%	0.0318
5 Fire Rolling Stock	696,000	0.25%	0.0025
6 Other Costs & Contingencies	111,271,322	39.33%	0.3933
Totals	282,891,000	100.00%	1.0000

II. ALLOCATION TO TRANSPORTATION/TRANSIT

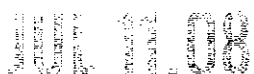
Transportation Costs - FORA Share		121,446,358		
Allocation of DF to Transportation		\$ 0.4293		
<u>Transportation Project Obligations</u>		<u>FORA Cost/Project</u>	<u>Allocation to Projects</u>	
		\$	%	\$
Regional Highway Projects				
R3	Highway 1-Seaside/Sand City	18,127,586	14.93%	0.0641
R10	Hwy 1- Monterey Road Interchange	2,961,489	2.44%	0.0105
R11	Hwy 156 - Freeway Upgrade	8,412,632	6.93%	0.0297
R12	Hwy 68 Operational Improvements	265,302	0.22%	0.0009
	Sub-total Regional	<u>29,767,010</u>	<u>24.51%</u>	<u>0.1052</u>
Off-Site Improvements				
1	Davis Rd n/o Blanco	601,347	0.50%	0.0021
2B	Davis Rd, s/o Blanco	10,265,850	8.45%	0.0363
4D	Widen Reservation, 4-lane to Watkins Gate	4,524,014	3.73%	0.0160
4E	Widen Reservation, Watkins Gt to Davis	2,628,969	2.16%	0.0093
8	Crescent St. extend to Abrams	1,075,809	0.89%	0.0038
	Sub-total Off-Site	<u>19,095,989</u>	<u>15.72%</u>	<u>0.0675</u>
On-Site Improvements				
FO2	Abrams (Crescent to 2nd Avenue connection)	900,990	0.74%	0.0032
FO5	8th. Street	5,148,048	4.24%	0.0182
FO6	Inter-Garrison	5,053,153	4.16%	0.0179
FO7	Gigling	6,409,276	5.28%	0.0227
FO9C	General Jim Moore Blvd	15,089,013	12.42%	0.0533
FO11	Salinas Avenue	3,603,961	2.97%	0.0127
FO12	Eucalyptus Road	6,113,008	5.03%	0.0216
FO13	Eastside Rd (New alignment in Scenario C)	14,870,468	12.24%	0.0526
EO14	South Boundary Road upgrade	2,542,505	2.09%	0.0090
	Sub-total On-Site	<u>59,730,421</u>	<u>49.18%</u>	<u>0.2111</u>
	Total Transportation	<u>108,593,419</u>	<u>89.42%</u>	<u>0.3839</u>
Transit Capital Obligations				
T3	Transit Vehicle Purchase & Replacement	7,175,054	5.91%	0.0254
T22	Intermodal Centers	5,677,885	4.68%	0.0201
	Total Transit	<u>12,852,939</u>	<u>10.58%</u>	<u>0.0454</u>
	Grand Totals	<u>121,446,358</u>	<u>100.00%</u>	<u>0.4293</u>

Notes:

(1) The remaining balance in Habitat Mangement obligation is expected to be met by FY '09-10; the % allocation to projects will change. Similarly, the allocation formula will change as other obligations are satisfied.

DEFENSE

360



A WEEKLY PERSPECTIVE ON THE NEWS AND ISSUES FACING COMMUNITIES WITH ACTIVE AND CLOSED MILITARY BASES

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REUSE FOR THE 21ST CENTURY: FORT ORD AUTHORITY DEMONSTRATES DIVERSE APPROACH TO PROMOTING ENVIRONMENTAL SUSTAINABILITY

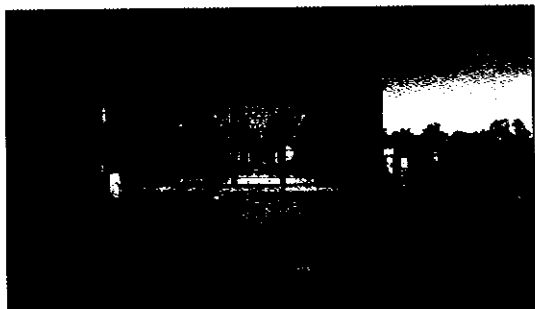
In conjunction with the upcoming ADC 2008 Annual Conference, 360 will take a closer look at one of the unique elements of the redevelopment of the former Fort Ord — a commitment to environmental sustainability. Conference attendees interested in touring the project and learning about the various methods used to transfer the property and finance development, as well as how the Fort Ord Reuse Authority is addressing contamination at the site, should sign up for the mobile workshop offered on Sun., Aug. 10.

When officials from nine jurisdictions along the Monterey Peninsula surrounding the former Fort Ord established a set of guidelines for the redevelopment of the 28,000-acre property more than a decade ago, they focused on issues such as creating a unique identity around educational institutions, reinforcing the natural landscape and encouraging mixed-use communities. Underlying these goals was a desire to promote sustainable practices and environmental conservation.

Since the Fort Ord reuse plan was completed in 1997, a variety of signs of sustainable development efforts can be seen across the former Army post, including a LEED Platinum-certified private school and employment centers integrated with housing.

The benefits range from the expected — reduced energy and water consumption — to the more surprising — savings in construction costs and increased productivity.

“Applying sustainable principles produces a wide range of long-term and short-term benefits. ... When all is said and done, we will have built a thriving, healthy, conscientious, technology-current, active community and reduced the take on non-renewable resources toward neutralizing our respective carbon footprint on the future,” said Michael Houlemard Jr., executive officer of the Fort Ord Reuse Authority (FORA).



McMahan Hall, one of two buildings at the Chartwell School which was honored by the U.S. Green Building Council at a ceremony in April. This multi-use building has north-facing glazed doors that open to expand the indoor space to an outdoor plaza for large events. A simple material palette of bamboo floor, salvaged fir wall paneling and an economical tectum ceiling are complemented by elegant exposed trusses and balanced daylight.

There are a number of ways to achieve sustainable development when converting a military base, added Steve Endsley, FORA's director of planning and finance. In addition to the range of features

Fort Ord, continued on pg. 2



(Fort Ord, continued from cover page)

that can be incorporated into buildings, other approaches revolve around ways to reduce auto emissions, such as providing transit service and constructing bike and walking paths.

"It runs the gamut of different techniques. You pick and choose [the ones] that are most cost effective; that's kind of what we did," Endsley said.

Setting the Standard

Skeptics of the green movement need look no further than the Chartwell School for proof that incorporating environmental design principles into the construction of a new building does not have to break the bank. The private school, intended for children through grade eight with learning difficulties, was awarded the LEED (Leadership in Energy and Environmental Design) Platinum certification last year by the U.S. Green Building Council. Chartwell became the first complete educational campus to earn the council's highest rating by taking advantage of an array of design and construction features intended to minimize the use of energy, water and materials, while taking advantage of renewable resources.

Perhaps the school's most significant sustainable elements are its reliance on natural daylight and fresh air because of their effect on student learning, says Executive Director Douglas Atkins. The use of day lighting can increase the rate at which kids learn reading and mathematics by up to 20 percent, according to an oft-quoted study Atkins cited. In fact, research

demonstrating a link between facility design and student performance spurred the school's decision to build green, not environmentalist leanings, he said.

To maximize the use of daylight, skylights and windows were sized and placed to take advantage of the sun. That saves electricity and reduces requirements for the heating and air conditioning system. To minimize the likelihood of toxic or irritating fumes, Chartwell selected furnishings,

finishes and materials designed to eliminate pollution from volatile organic compounds and other sources.

The school opened in 2006 on former Army property in Seaside that Chartwell acquired from the Monterey Peninsula Unified School District. Other design and construction features include:

- net zero electricity design that relies on a 32-kilowatt solar array;
- water saving through the use of waterless urinals, dual-flush toilets and an 8,700-gallon rainwater cistern;
- sustainable framing — building 24 inches on center rather than 16 inches used 30 percent less wood; and
- adding slag to the concrete mix resulted in a product that is stronger, lighter in color and reduces carbon dioxide emissions by 70 percent compared to standard concrete.

For Atkins' part, the economics of building green

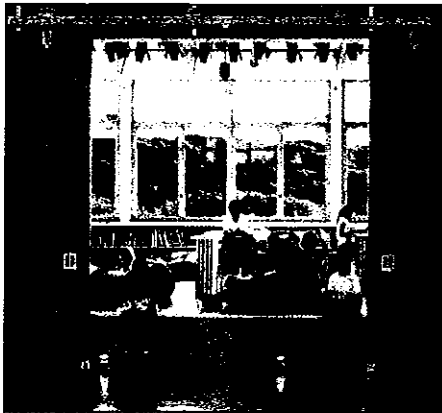
are "pretty convincing."

The project cost \$310 per square foot, compared to an average cost of \$350 per square foot to build a school in California. Factoring in the benefit of lower operating costs — assuming a 25-year lifespan — would cut the net construction cost to \$260 per square foot, he said.

While the school incurred a 9 percent construction cost premium from using sustainable design principles and materials over conventional methods,

Atkins argues the investment is easily justified on the basis of the enhanced learning environment it creates even if there were no benefit from energy and other resource savings. "If your mission is to optimize learning for students, even for a 5-to-10-percent increase in costs ... why not [do it]," Atkins said.

"We think what will be happening in the future is people won't be asking why go green economically,



Chartwell's library relies on natural day lighting, sustainable flooring and salvaged wood designed for disassembly to create an optimal educational environment.

Fort Ord, continued on pg. 3 ➤

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Rose Photography

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(Fort Ord, continued from pg. 2)

[instead they'll be asking] why not go green if it has these kinds of benefits," Atkins said.

It's a Reuse Project

FORA is playing a larger role in a separate project incorporating sustainable building practices that is just getting under way. In partnership with three other organizations — the Association of Monterey Bay Area Governments, the Builders Exchange of the Central Coast and the local carpenters union — the reuse authority is developing an office complex that will include shared facilities for the four groups. When the Imjin Office Park is completed, the FORA staff will move from their current location several blocks away.

The complex will be LEED certified and include



The Chartwell School's science field station features an 8,700-gallon rain catchment, rainwater collection system, overflow sluice, fog catcher and science garden. When the rain water catchment reaches capacity, it spills over into the attached raceway, providing both fun and water conservation awareness for students.

elements such as solar power and drought tolerant plants. Each of the four organizations will own an office building and share one large meeting hall, Endsley said. Grading of the site is currently under way.

Participating in a public-private partnership has

helped jump start development of a site that had been overlooked by larger developers. And by building the project "in a signature green way," he said, it can "provide symbolism" for the entire redevelopment effort. "We're very excited about it."

As part of its commitment to limit the impact of development on the environment, FORA has conducted an active recycling program of Army buildings and other structures since development began. Overall, workers have recycled about 98 percent of materials — including concrete and asphalt, wood, metals and green waste such as vegetation, trees and brush — that are not hazardous, said Stan Cook, the reuse authority's real property and facilities manager. However, about 21 percent of materials can be hazardous, including those containing lead-based paint, asbestos, PCBs and mercury switches, Cook said.

Recycled concrete and asphalt structures were reused almost entirely on the former base, which has three crushing facilities. Much of those materials have been used as the base under roads and parking lots. Green waste also has been recycled on site for uses such as landscaping and erosion control.

The reuse of materials from the post's 1,200 wooden structures from the World War II era has been less successful, primarily due to the presence of lead-based paint. California regulations prohibit the reuse of items retaining any lead contamination, forcing much of the wood from barracks to be disposed of, Cook said.

Recycling wood from other structures has been more successful. Motor pool facilities, theaters and other large buildings were not painted as extensively as barracks were, making the job easier, he said. So far, workers have removed about half of the installation's wooden structures, which were built from 1939 to 1941.

Fort Ord, continued on pg. 4 ➤

Chip in at Chartwell!

Join ADC in our second Make-A-Difference event being held in conjunction with the 2008 Annual Conference. On Sunday Aug. 10, ADC will be offering several volunteer opportunities at the Chartwell School, a private academy in Seaside for children with learning disabilities. Activities will involve painting and applying sealant. Come out and make a difference!

Sign up online at
www.defensecommunities.org/AnnualConference/Registration.html.

If you have already registered for the conference, you can add the volunteer event by selecting "Modifying an Existing Registration" under Step 1.

If you have additional questions, please contact Leigh Hewlett at ADC at 202/942-9455 or lhewlett@defensecommunities.org.

(Fort Ord, continued from pg. 3)

Seaside Workers to Live By the Seashore

Beyond ensuring a particular building conserves natural resources, sustainable development can be achieved by creating balanced communities that integrate jobs and housing. The city of Seaside has negotiated a unique arrangement with the developer of a luxury resort complex and the owner of nearby apartments to provide affordable housing that would be available to employees at the planned 275-room hotel.

The resort will be built around two historic, 18-hole golf courses, Bayonet and Black Horse, acquired by Seaside from the Army. The courses are about a half mile from the coast and provide scenic views of the Pacific Ocean and Monterey Bay. In addition to the hotel, to be operated by Fairmont Hotels & Resorts, the resort is slated to have 125 residences and 170 timeshares. Normally, the developer would satisfy the city's affordable housing requirement by designating 20 percent of the housing units for families earning no more than 120 percent of the county's median income.

To maximize the value of the resort's picturesque location — helping Seaside as well as the developer — the city opted to meet the affordable housing requirement at an adjacent property. The city is paying that property's owner \$5 million to restrict the rent of about 25 apartments to a level that is affordable to low- and moderate-income families. About 15 additional units would be priced so families earning from 120-180 percent of the county's median income could afford them. Those units would help fulfill FORA's requirement that residential developments provide "workforce housing."

The deal worked out by the city also calls for the resort developer, Seaside Resort Development LLC, to sell the apartment owner land adjoining the existing units at a steep discount to expand the development. Any new units built would have to meet the city's affordable housing requirement and

FORA's workforce requirement, as well as offer 10 additional moderately priced apartments.

While the housing provided under the three-way deal among Seaside, the resort developer and the apartment owner is not legally bound to go to the hotel workers, the apartments' subsidized rents will be affordable for the resort's employees, said Larry Seeman, the city's consulting project manager of the resort project. Seeman estimated the hotel could generate 300 to 350 jobs, covering housekeeping, chefs and other restaurant staff, maintenance and management.

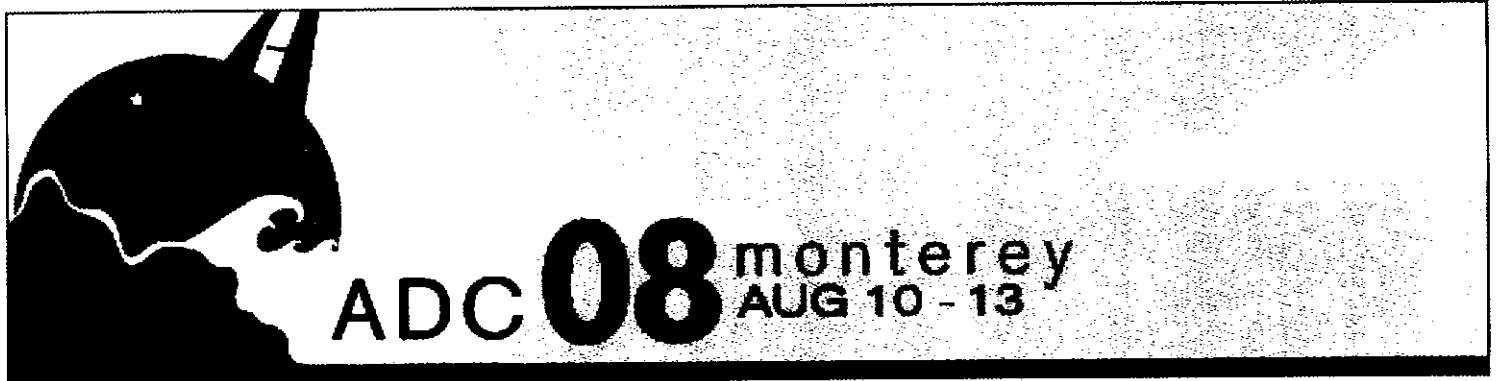
"Making sure this requirement is met nearby is important," he said.

The resort developer is nearing completion of improvements for the first 30 residential lots. An affiliate of the developer is renovating both golf courses, a project scheduled to be finished by the end of the year. The city has been making annual payments to the apartment owner since the deal was reached two-and-a-half years ago and most of the units with restricted rents are expected to be occupied by low- and moderate-income families later this year, Seeman said. The hotel still is in the design stages.

"The affordable housing component of the Seaside resort is an example of how agencies can work together to find effective and creative solutions that respond to the concerns of their communities," said Jill Anderson, Seaside's assistant city manager.

The conversion of Fort Ord has been a long time in coming, overcoming numerous challenges since it landed on the BRAC list in 1991. As the installation's reuse continues to take shape, though, it is clear the redevelopment is staying true to the promises made by the post's surrounding communities when they first established a vision for the project 11 years ago.

360





BASE REDEVELOPMENT NEWS

Continuing Resolution Looks Increasingly Likely

The prospects that Congress will pass any FY 2009 spending bills before the start of the new fiscal year appear poor as a partisan dispute within the House Appropriations Committee drags on.

Last month Chairman David Obey (D-Wis.) threatened to suspend action on all FY 2009 spending legislation after Jerry Lewis (R-Calif.), the panel's ranking Republican, tried to force the committee to take up the Interior Department appropriations measure while it was marking up a separate spending bill. Lewis' move was intended to allow a vote on a Republican-sponsored amendment to open areas off the Atlantic and Pacific coasts and the eastern Gulf of Mexico to oil and gas drilling. Republicans contend that Democrats want to stall the amendment because they don't have the votes to block it.

This week Obey said he had no intention to continue marking up FY 2009 spending bills until Republicans agree to follow "regular order," reported CQ Today. Obey's committee approved the military construction and veterans affair spending bill June 24, but it is not clear when — or even if — House leadership will bring it to the floor.

Meanwhile, Senate Majority Leader Harry Reid (D-Nev.) said the Senate might take up the 2009 defense and milcon appropriations bills this session before passing a continuing resolution to fund the government from Oct. 1 until early next calendar year, according to CQ Today. Unless the House restarts the appropriations process, though, funding for those two accounts also would need to be included in the continuing resolution.

PORT TAPS FEDERAL DEVELOPMENT TO TRANSFORM INGLESIDE

The Port of Corpus Christi this week approved the selection of Washington, D.C.-based Federal Development as the master developer for a 1,009-acre site made up of portions of Naval Station Ingleside and an adjacent property owned by the port. The developer already has begun identifying and soliciting companies to become tenants on the property, according to a written statement released by Federal.

The firm will begin conducting marketing studies, assessing the site's assets and identifying development opportunities, culminating in a master development plan. According to Senior Vice President David Gazek, Federal is considering attracting companies involved in biotechnology, green technology, marine studies and light industry. A ship operator and yacht builder have expressed interest, he added.

The firm expects to submit a master plan by the end of the year.

"We will be creating a master development plan that seeks to maximize revenues, land value, job growth, and economic development for the port, the city of Ingleside, and the region," said Federal CEO John Infantino.

About 900 acres of Ingleside, located on the Texas Gulf Coast, will revert to the port when the Navy closes the base as a result of the agreement reached when the port conveyed the land to the federal government in the 1980s. Federal will be responsible for developing 483 upland acres and 93 submerged acres at the base. The remaining 336 acres at Ingleside transferring to the port are a dredge material disposal area. The firm also will be developing 433 acres of port property.

In addition, the base includes 155 acres not reverting to the port. The Navy has not yet determined how it will dispose of that piece.

MEDICAL COMPLEX SLATED FOR BROOKS CITY-BASE

The Brooks Development Authority has reached a deal to locate a new hospital at Brooks City-Base, a signature project expected to create hundreds of jobs and invigorate the development's strategy to become a medical and biotech hub.

Under last month's agreement, Baptist Health System will build a hospital and two medical office buildings on 28 acres of the former Air Force base in San Antonio. The project is estimated to cost more than \$100 million, reported the San Antonio Express-News. Baptist also will have the option of acquiring 20 acres of contiguous land to develop other medical services.

"The medical complex that will result is going to be a wonderful addition to the world class bioscience, biomedical, academic, environmental, research and technology center we are creating at Brooks City-Base," said Donald Jakeway, president and CEO of the development authority.

The planned construction of new road infrastructure improving access to the medical campus was critical to securing the relocation of Southeast Baptist Hospital to Brooks. Funding to extend a road through the city-base will be paid for by the development authority, as well as through city and county property taxes collected through a tax increment reinvestment zone.

NOTICE OF PRESCRIBED BURNS

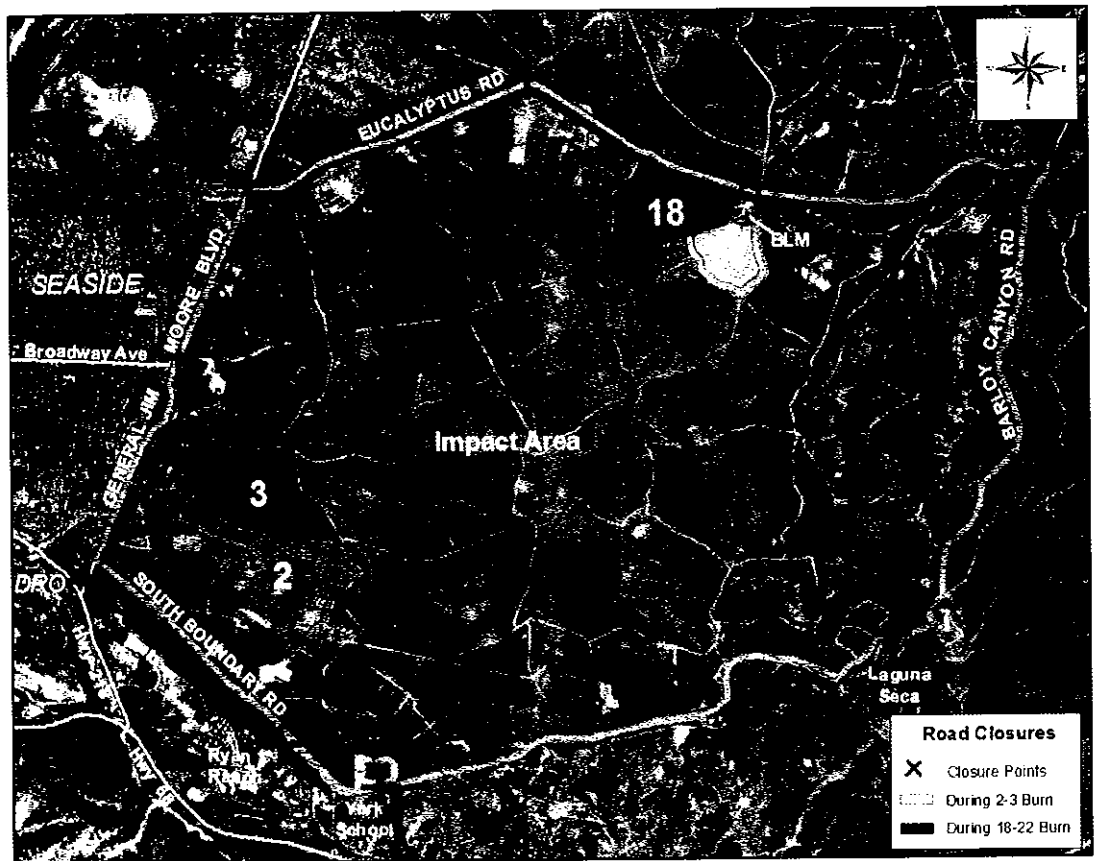
The Army intends to conduct one or more prescribed burns at the former Fort Ord before January 31, 2009.

This year the Army is considering conducting one or more prescribed burns of 80-140 acres each in the Impact Area of the former Fort Ord in order to clear vegetation. This will allow safe removal of unexploded munitions and explosives left over from when the Army used Fort Ord to train soldiers. Prescribed burns will be conducted in these areas as soon as possible (field and weather permitting). The Army intends to conduct prescribed burns in these areas when conditions provide for best smoke management to minimize the impact to local communities. Ideal weather conditions include clear skies, warm temperatures (about 45° to 80°), and a few days without much wind (surface wind less than 9 miles an hour).

Last year, two areas (Units 2 and 3) located near Del Rey Oaks were prepared for a prescribed burn. Unfortunately, the proper weather conditions did not occur and those burns could not be conducted. Units 2 and 3 remain the priority for this burn season;

however, the weather conditions for these units are likely to occur only once or twice during the burn season. Therefore, two other areas (Units 18 and 22) located near the Bureau of Land Management (BLM) Headquarters have been selected as burn locations should the weather conditions required for these areas be

MRS-BLM Burn Units: 2, 3, 18 and 22



met during the 2008 burn season. The map shows the location of the burn units and roads that will be closed during burn operations.

The date for the burn will depend on optimum conditions. The Army will make an announcement when suitable prescribed burning conditions are considered imminent and an additional announcement when the prescribed burn is ignited. Direct notification will be provided by email or autodialer telephone for anyone who registers to receive such notification. Community members who want to be put on a list for direct notification should phone the Army at (800) 852-9699, or download an enrollment form at www.FortOrdCleanup.com. All notification forms should be returned to the Army within 10 days of this notice. Please note the relocation program is no longer offered.

The ignition of each prescribed burn is planned to last just one day. The Army may also conduct a follow-on burn in an additional area if the weather conditions allow, although there may be one or more days between the prescribed burns.

Fort Ord Prescribed Burn Notification Request (clip and send this coupon):

Name: _____

Address: _____

Phone: _____

Alternative Phone: _____

Email: _____

Alternative email: _____

Where to send notification request

Email: Melissa.Broadston@us.army.mil

Fax: 831-393-9188

Mail: Fort Ord Prescribed Burn Direct Notification Program

Fort Ord BRAC Field Office

P.O. Box 5008

Monterey, CA 93944-5008

Need more information?

Contact the Army at 242-7383 or toll free at 1-800-852-9699 or check the web site at www.FortOrdCleanup.com.

Para obtener información en Espanol contacte 831-393-1284.