



FORT ORD REUSE AUTHORITY

ADMINISTRATIVE COMMITTEE MEETING

8:30 a.m. Wednesday, August 31, 2016

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

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

4. PUBLIC COMMENT PERIOD

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

5. APPROVAL OF MEETING MINUTES

ACTION

- a. August 3, 2016 Minutes

6. BUSINESS ITEMS

- a. Capital Improvement Program (CIP) INFORMATION
 - i. Transportation Agency for Monterey County Reallocation Study
 - ii. Economic and Planning Systems Preliminary Report
 - iii. Eastside Parkway Environmental Review Contract Amendment
- b. Prevailing Wage Jurisdictional Training and Software INFORMATION
- c. Regional Urban Design Guidelines – Implementation INFORMATION

7. SEPTEMBER 9, 2016 BOARD MEETING AGENDA REVIEW

INFORMATION

8. ITEMS FROM MEMBERS

9. ADJOURNMENT

NEXT MEETING: September 14, 2016



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, August 3, 2016 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Daniel Dawson called the meeting to order at 8:30a.m. The following were present:

**voting members, AR = arrived after call to order*

Craig Malin, City of Seaside*

Elizabeth Caraker, City of Monterey*

Layne Long, City of Marina*

Melanie Baretti, County of Monterey*

Anya Spear, CSUMB

Steve Matarazzo, UCSC

Vicki Nakamura, MPC

Wendy Elliott, MCP

Patrick Breen, MCWD

Todd Muck, TAMC

Doug Yount, MCP

Gage Dayton, UCSC Natural

Reserves

Mike Zeller, TAMC

Bill Collins, US Army

Bob Schaffer

FORA Staff:

Michael Houlemard

Steve Endsley

Jonathan Brinkmann

Peter Said

Robert Norris

Sherri Damon

Josh Metz

Nicole Valentino

2. PLEDGE OF ALLEGIANCE

Pledge of allegiance was led by Craig Malin.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Bill Collins (of the U.S. Army) distributed a 5 year review of the munition removal program and the announcement of the coming burn season. Envelopes will be left at the FORA desk and the public to comment. Although this is burn season, there is no burning now due to resources being used for local fire needs. The Army does plan to burn this year, but do not yet have a specific date. When they have one it will be on their website and published in local newspapers.

Michael Houlemard announced that Deputy Clerk, Maria Buell is leaving FORA. A new Deputy Clerk/Executive Assistant will begin in mid-August.

Josh Metz announced that RUDG guidelines are now available at the meeting. He encouraged those present to take the guidelines with them.

Robert Norris shared the donations list for the California Central Coast Veteran Cemetery-online on the Marina Foundation website. He emphasized that there is a great need for items not covered by available funding, and items are needed before the grand opening.

4. PUBLIC COMMENT PERIOD

There were no comments from the public.

5. APPROVAL OF MEETING MINUTES

a. June 29, 2016 Administrative Committee Minutes

MOTION: Craig Malin moved, seconded by Elizabeth Caraker to approve the June 29, 2016 Administrative Committee minutes with minor edits.

6. BUSINESS ITEMS

a. Capital Improvement Program Update Reports

i. TAMC Status Update

Peter Said made a presentation of the EPS and TAMC study. He distributed the CIP and discussed the elements of the studies. He provided an update of the TAMC study and their four part modeling process. He also discussed the analysis of future potential options and acknowledged the complex process with an enormous amount of data. There was a request that jurisdictions provide data for the last portion of the analysis. Once the distribution of funds for approved road projects is resolved there can be a discussion of how that fits into the financial analysis that EPS has prepared.

ii. EPS Preliminary Report

Looks at how developer fees have been determined. A first draft was presented to the group for review and assessment proposing 1.9% increase that Mr. Said explained in detail. There are a number of factors regarding land sales revenue – many of which are nuanced – according to EPS. Jonathan Brinkmann further elaborated on the formulas, contingencies and sensitivities. Dan Dawson commented on analysis of the proposed fees and the potential impact on jurisdictions. Peter Said explained the formula used to arrive at the proposal. Michael Houlemard commented on the complexity of land sales, building removal, land sales revenue and FORA obligations across the base. Sheri reiterated that it is a formula that generalizes averages rather than considering parcel by parcel across the base.

Michal Houlemard stated that the implementation agreement clearly states the standard approach taken by FORA and jurisdictions. Peter Said stated that comments are welcome from the Committee, jurisdictions as well as from developers – especially those most impacted. There will be a presentation for the full Board in September as agreed when the Board approved the CIP in July.

iii. CIP Report Distribution

The FY 2016/2017 through 2021/22 FORA Board adopted CIP was distributed by Jonathan Brinkmann, who provided a brief summary to the Committee.

b. Prevailing Wage Jurisdictional Training and Software

Sheri Damon provided a brief presentation. A State training with a focus on Public Works projects will be available in November, if that works for the jurisdictions. Developers, contractors and sub-contractors are all welcome and encouraged to attend. Ms. Damon announced that the FORA website will have a web page dedicated to prevailing wage issues and items. The page will include a video tape of the training, as well as other video seminars. The intention is to minimize confusion about prevailing wage mandates at FORA. Michael Houlemard strongly encouraged jurisdictions to participate. He emphasized the benefit to and the importance of jurisdictions familiarizing themselves with the new post redevelopment legislation and the many issues involved that impact not only FORA property but other properties in the jurisdictions as well. Robert Norris stated that jurisdictions would behoove themselves by becoming familiar with the State regulated activity that is being managed by the Department of Industrial Relations. Sheri stated that FORA has a License Acquisition for software they would like to share with the jurisdictions as it will support their work and better methodology can be cultivated to bring in more local workers. FORA is extending use of the software to the jurisdictions to help develop statistics on the local work force to project out the future demand for workforce on Fort Ord. Jurisdictions can use the software for free and can monitor their prevailing wage projects. Sheri passed out applications to the group and asked that they review and submit them. Sheri will subsequently register jurisdictions.

c. **Post Reassessment Advisory Committee Assignments**

Jonathan Brinkmann made a brief presentation to the Committee. It was followed by extensive discussion. Jonathan announced that at the July 8, 2016 Board meeting a decision was made to dissolve the PRAC and to redistribute some of the topics work to other committees as appropriate. The four main topics include: Water augmentation; Building Removal; Economic Development/Affordable Housing and the Trails Concept. What is being folded into the Administrative Committee is water augmentation and building removal as a part of the annual CIP review process. The Transition Task Force is also looking at building removal and CIP obligations post 2020. Michael Houlemard distributed and briefly provided an overview of a synopsis of the nine most significant governing documents that govern how FORA operates. These documents are available on the FORA website. The synopses were created and provided to the TTF at the August 2, 2016 meeting. Sheri emphasized that the documents are neither a conclusive legal opinion, nor are they exhaustive; rather they are designed to be used as tools to explore what is possible and practical going forward. The documents reflect that there are a number of activities in which FORA is engaged and will continue to be obligated post 2020. There are another two significant documents that are directly tied to the Environmental Cooperative Services Agreement and were reviewed in the last two months by Barry Steinberg. Per Michael Houlemard, FORA has an obligation to provide a transition plan to LAFCO in 2018. Michael encouraged Administrative Committee members to attend the next Transition Task Force meeting. Steve Endsley proposed questions to the group to consider as they explore possible transition scenarios. What would it look like with FORA? What would it look like without FORA? What are the most important functions of FORA? What are the expenses? He suggested jurisdictions begin to make some educated assumptions to examine unfunded liabilities.

d. **Habitat Conservation Plan Status Update**

Jonathan provided a brief update about discussions with Fish and Wildlife. FORA staff shared their concerns on US Fish and Wildlife withdrawing mitigation on federal land, and how to avoid litigation. There is a collective agreement to work toward a public draft of the HCP by the end of the year. FORA received a letter from US Fish and Wildlife agreeing to work together towards this goal. Steve Endsley stated the FORA bottom line is: No additional time. No additional money.

7. ITEMS FROM MEMBERS

None.

8. ADJOURNMENT

The meeting adjourned at 9:48 a.m.

PREVAILING WAGES/LABOR COMPLIANCE SEMINAR

November 1, 2016
8:00 AM-4:30 PM
920 2ND AVENUE, SUITE A
MARINA, CA 93933

AGENDA

8:00 AM – 8:30 AM	REGISTRATION AND CONTINENTAL BREAKFAST
8:30-AM- 8:45 AM	WELCOME AND OPENING REMARKS <i>MICHAEL HOULEMARD, EXECUTIVE OFFICER (FORA)</i>
8:45-10:00 AM	AN OVERVIEW OF CALIFORNIA’S PUBLIC WORKS/PREVAILING WAGE SYSTEM <i>Eric Rood, Assistant California State Labor Commissioner</i>
10:00-10:30	IS IT A PUBLIC WORK? COVERAGE DETERMINATIONS <i>Ken Lau, Attorney- Dept. of Industrial Relations</i>
10:30-10:45	BREAK
10:45- 12:00	PREVAILING WAGE TERMS AND DEFINITIONS OTHER DETERMINATIONS (PREVAILING WAGE AND SPECIAL) CONTRACT PROVISIONS <i>Ken Lau, Attorney- Dept. of Industrial Relations</i>
12:00 -1:00	LUNCH – LIGHT REFRESHMENTS PROVIDED Michael Houlemard and Josh Metz Development Opportunities on Fort Ord
1:00 – 2:00	APPRENTICESHIP REQUIREMENTS AND STANDARDS <i>Karen Belcher, Sr. Apprenticeship Consultant</i>
2:00 pm – 3:00 pm	DIVISION OF LABOR STANDARDS ENFORCEMENT <i>Eric Rood, Assistant California State Labor Commissioner</i>
3:00- 3:15 pm	BREAK
3:15 PM- 4:15 PM	CERTIFIED PAYROLL RECORDS/QUESTIONS <i>Eric Rood, Assistant California State Labor Commissioner</i>
4:15-4:30	CLOSING REMARKS - EVALUATION

- START -

**DRAFT
BOARD PACKET**



FORT ORD REUSE AUTHORITY

REGULAR MEETING FORT ORD REUSE AUTHORITY BOARD OF DIRECTORS

Friday, September 9, 2016 at 2:00 p.m.
910 2nd Avenue, Marina, CA 93933 (Carpenters Union Hall)

ALL ARE ENCOURAGED TO SUBMIT QUESTIONS/CONCERNS BY NOON SEPTEMBER 8, 2016.

1) CALL TO ORDER

2) PLEDGE OF ALLEGIANCE

3) ROLL CALL

4) ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

- a) Prevailing Wage Jurisdictional Training and Software
- b) Letter to Governor Brown for AB 2730

5. CONSENT AGENDA

CONSENT AGENDA consists of routine items accompanied by staff recommendation.

- | | |
|--|-------------|
| a. Approve July 8, 2016 Board Meeting Minutes | ACTION |
| b. Authorization to Approve Section 457 ICMA Plan "Hardship Loan" Resolution | ACTION |
| c. Administrative Committee | INFORMATION |
| d. Veterans Issues Advisory Committee | INFORMATION |
| e. Water/Wastewater Oversight Committee | INFORMATION |
| f. Travel Report | INFORMATION |
| g. Public Correspondence to the Board | INFORMATION |

6. PUBLIC COMMENT PERIOD

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

7. BUSINESS ITEMS

- | | |
|---|--------------------|
| a. Receive Report from Bryce Consulting and Consider Approval of Recommended Salary Range Adjustments | INFORMATION/ACTION |
| b. Capital Improvement Program (CIP) | INFORMATION/ACTION |
| i. Transportation Agency for Monterey County Reallocation Study | |
| ii. Economic and Planning Systems Preliminary Report | |
| iii. Eastside Parkway Environmental Contract Amendment | |
| c. Receive Monterey Base Realignment and Closure Symposium Report | INFORMATION |

- d. Habitat Conservation Plan Update
 - i. Status Report
 - ii. ICF Contract Amendment #9
 - iii. DD&A Contract Amendment #11

INFORMATION

8. CLOSED SESSION

(To be conducted at 4 p.m. or upon completion of Business Items- whichever is earlier)

- a. Conference with Legal Counsel - Existing Litigation, Gov. Code 54956.9(a)
Keep Fort Ord Wild v. Fort Ord Reuse Authority (FORA), Case No.: M114961

9. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

10. ITEMS FROM MEMBERS

11. ADJOURNMENT

NEXT BOARD MEETING: October 14, 2016

For information regarding items on this agenda or to request disability related modifications and/or accommodations please contact the Deputy Clerk at (831) 883-3672, forty-eight (48) hours prior to the meeting. This meeting is recorded by Access Monterey Peninsula and televised Sundays at 9 a.m. and 1 p.m. on Marina/Peninsula Channel 25. The video and meeting materials are available online at www.fora.org.



FORT ORD REUSE AUTHORITY BOARD OF DIRECTORS REGULAR MEETING MINUTES

Friday, July 8, 2016 at 2:00 p.m.

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

1. CALL TO ORDER

Chair O'Connell called the meeting to order at 2:00 p.m. and requested a moment of silence for those who lost their lives during recent shooting incidents in Dallas and Louisiana.

2. PLEDGE OF ALLEGIANCE

Chair O'Connell led the pledge of allegiance.

3. ROLL CALL

Mayor Pro-Tem O'Connell (City of Marina)	Mayor Kampe (City of Pacific Grove)
Mayor Edelen (City of Del Rey Oaks)	Mayor Pro-Tem Oglesby (City of Seaside)
Mayor Pendergrass (City of Sand City)	Mayor Rubio (City of Seaside)
Mayor Gunter (City of Salinas)	
Supervisor Phillips (County of Monterey) AR	Supervisor Parker (County of Monterey)
Councilmember Reimers (City of Carmel)	Council member Haffa (City of Monterey)
Council member Morton (City of Marina)	

Ex-officio (Non-Voting) Board Members Present: Vickie Nakamura (MPC), Scott Brandt (UCSC), Jim Laughlin (US ARMY), Bill Collins (Ft Ord BRAC Office); Erica Parker (29th State Assembly member Stone); Lisa Reinheimer (MST), and, Thomas Moore (MCWD), Mike Zeller (TAMC).

Absent: Supervisor Potter (County of Monterey), Hunter Harvath (MST), Dr. Ochoa (CSUMB), 20th Congressional District Alec Arago, Nicole Charles (17th State District Sen. Monning), PK Diffenbaugh (MPUSD), and Donna Blitzer.

Chair O'Connell requested slight modifications to the Agenda: to move Closed session and Announcement of Closed session items after Item 6 and they become Items 7 and 8 respectively; and, to review Business items as Item 9.

Chair O'Connell asked for public comment. There were no comments from public.

MOTION: Mayor Edelen moved, seconded by Mayor Rubio to modify the Agenda as requested by Chair O'Connell.

MOTION PASSED UNANIMOUSLY.

4. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Michael Houlemard announced the annual conference of the Association of Defense Communities (Washington DC June 20-22) was valuable to FORA board members Oglesby and Phillips who also participated. Congressman Sam Farr received the President's Award for his work on recovery on Fort Ord, dedication of national Monument and removal of

munitions explosives. Councilmember Oglesby provided comments on this conference, he and Supervisor Phillips were able to meet with high level US Army representatives, and others in the reuse community who impact the work FORA does and thanked the Executive Officer.

5. CONSENT AGENDA

Chair O'Connell asked if there were items to be pulled from Consent Agenda and noted incorrect date of 2016 referenced on the staff report, page 9. Board member Parker requested Item "5i" be pulled from Consent Agenda.

- a. Approve June 10, 2016 Board Meeting Minutes
- b. Environmental Services Cooperative Agreement-Quarterly Report Update
- c. Fort Ord Reuse Authority Building Removal Program Update
- d. Prevailing Wage Update
- e. Economic Development Quarterly Status Update
- f. Annual Report FY 2015-16
- g. Habitat Conservation Plan Update
- h. Administrative Committee
- j. Regional Urban Design Guidelines Task Force
- k. Veterans Issues Advisory Committee
- l. Water/Wastewater Oversight Committee
- m. Travel Report
- n. Public Correspondence to the Board

Chair O'Connell asked for public comment. The board did not receive public comment.

MOTION: Mayor Rubio moved, seconded by Mayor Gunter to approve all items on Consent Agenda, except Item "5i" (pulled by Sup. Parker). (Chair O'Connell abstained from vote on approval of Minutes as he was not in attendance).

MOTION PASSED UNANIMOUSLY.

5i. Post Reassessment Advisory Committee

Board member Parker noted the hard work of this committee and thanked its members for accomplishing this task. She hopes the Transition Task Force can continue to accomplish those remaining tasks. Chair O'Connell thanked Post Reassessment Advisory Committee members for all the work accomplished.

MOTION: Mayor Rubio moved, seconded by Mayor Kampe to approve staff's recommendation as presented by staff.

MOTION PASSED UNANIMOUSLY

Chair O'Connell asked for public comment. No public comment was received.

6. PUBLIC COMMENT PERIOD

Chair O'Connell asked for public comments. The Board did not receive public comment. The Board did not receive public comment.

7. BUSINESS ITEMS (Changed to Item 9; Closed Session occurred as item 7).

- a. Consultant Determination Opinion Report Categories I and II Post Reassessment Actions - 2d Vote

Chair O'Connell opened the item for discussion. Board member Haffa asked if/once category corrections are made, that they be brought back to Board. Mr. Houlemard indicated it would be brought back to show corrections. Steve Endsley informed the Board that the item is not subject to Board approval and it will be brought back to Board for information. Mr. Haffa requested the document be redlined with changes so Board can see those changes. Board member Morton asked if Mr. Haffa was asking the proposed redlined come back for review before they are implemented. Mr. Haffa said Board must have ability to review those changes to ensure their accuracy. Board member Parker said Board should be able to review the proposed changes, but asked if Board Haffa is asking Board have the ability to make corrections. Mr. Houlemard said staff can provide the document with the changes for Board review and reiterated that no action is being taken to alter the Base Reuse Plan. This is a second vote to accept the MBI opinion on Categories I and II and the report provides information to republish what the FORA Board uses for consistency determinations.

Chair O'Connell asked for public comment. The Board received public comment.

Additional comments from Board: Mayor Kampe raised concerns with Staff directly and believes it absurd to do this all over again. Does not want to start from scratch. Chair O'Connell said Board will provide the document and asked Staff to bring it again in future. Supervisor Parker said she appreciated statements from fellow members, but she is still not comfortable; first, BRP is a major planning document, and not convinced that it can be revised without the Board taking the action to implement revisions. She believes the BRP is being revised for more comprehension regarding changes beyond the typographical changes, which are changes to the BRP. She added that some past actions on BRP were not agendized in that format. She wants everything clear before Board gives it approval. Board member Morton said she echoes Sup. Parker's statement. There is CEQA question, delegation of a change to an administrative act, changes to BRP, believes the changes to BRP cannot be done administratively and is concerned with changing the meaning of BRP and that she will not support this motion. Mayor Edelen emphasized this motion is not modifying the Base Reuse Plan and that the action is to accept the report. He noted that it has taken years of work and that there will never be full agreement; he will support it and is the only logical and rational thing to do. Mayor Gunter called for the question.

MOTION: Mayor Rubio moved, seconded by Mayor Edelen, to accept MBI's determination opinion on Categories I and II report and staff bring a compiled document with tracked changes.

MOTION PASSED Noes: Morton and Parker.

- b. Adoption of FORA FY 2016/17 Capital Improvement Program - 2d Vote
Mr. Houlemard introduced this item, there were 2 no votes previously.

Chair O'Connell asked for public comment. There was no public comment.

Board member Morton stated two options were presented at last meeting and that she will vote against them again. Mayor Gunter said FORA board members vote twice on everything and finds it offensive and a disservice to the public. He added that to vote "no" to CIP and projects needed, means opportunities are missed to do something to benefit the public. He is

ready to vote and support this. Board member Parker said she voted for motion last time, but will be voting against it as the request and recommendation from Administrative Committee was to continue the FY15-16 budget until the results from TAMC study are brought back and incorporated. She said there are concerns from one of the jurisdictions as to whether the CIP was skewed to all parties and after TAMC study this will shed more information on fairness to all jurisdictions and she was voting "no." Mayor Kampe said he hoped the entity concerned on equity is present to speak for themselves and hopes Board can move this forward and not delay actions as clock is running down and that he supports its approval.

MOTION: Rubio moved, seconded by Oglesby to approve staff's recommendation as presented.

MOTION PASSED

Noes: Morton, O'Connell, Parker.

- c. University of California Monterey Bay Education Science and Technology Center (UC MBEST) Quarterly Status Update

Mr. Houlemard introduced Scott Brandt from University of California Santa Cruz (UCSC). The Board was informed that the agreement was signed by Supervisor Parker (for County) and Chair O'Connell (for Marina). Josh Metz reported on Economic Development on projects going forward and Mr. Brandt spoke on the signed Memorandum of Understanding; and that it calls for mutual cooperation for development of jobs and development of parcels. One proposal is for an artisan wine and food that it is consistent with MBEST. Mr. Brandt introduced Mohamed Absalem who is responsible for patent portfolio and licensing agreements and economic develop activities for UCSC. Mr. Brandt described Mr. Mohamed's background which includes tech experience, building a not-for profit in Canada, and obtained an Engineering degree/MSP/MBA from Santa Clara business school. Mr. Brandt stated he will return in 3 months to report progress to Board.

Chair O'Connell asked for public comment. The Board received public comment.

- d. Consider a Pipeline Financing Reimbursement Agreement with Marina Coast Water District

Mr. Houlemard introduced item and Peter Said presented to the Board. Chair O'Connell requested clarification from the Executive Officer, as to whether FORA staff was asking for authorization for executing this agreement. Mr. Houlemard confirmed this assertion. Mr. Said gave a brief summary on the background on this item and asked the Board to consider a pipeline financing reimbursement agreement with MCWD. Diagrams with current pipelines and construction of new pipelines for completion of this project were provided. Steve Endsley indicated Phase 1 can be completed and that by 2020 FORA can fulfill its obligations.

Board received comments from its members.

Chair O'Connell asked for public comments. The Board did not receive public comments.

MOTION: Board member Haffa moved, seconded by Mayor Rubio to approve staff's recommendation as presented.

MOTION PASSED UNANIMOUSLY

Mr. Moore said Marina Coast Water District approved this item at their last meeting and expects agencies' counsels to fix additional details. He appreciates FORA's contributions which resulted in reduced cost for water to rate payers.

e. Consistency Determination: City of Marina Housing Element 2015-2023

Mr. Houlemard introduced the item and informed the Board that the City of Marina asked for this to be approved. Another final Housing Element will be provided in a few months. Jonathan Brinkmann indicated no presentation was needed.

Chair O'Connell asked for public comment. There was no public comment.

MOTION: Board member Morton moved, seconded by Mayor Gunter to approve staff's recommendation as presented.

MOTION PASSED UNANIMOUSLY

8. CLOSED SESSION (changed to Item 7)

Chair O'Connell said Item 7b relates to Item 9a (Consultant Determination Opinion report). He said comments can be taken before the closed session or can be taken after. Chair O'Connell introduced this item to Board before going to closed session. The Board did not receive public comment.

The Board adjourned into closed session at 2:12 p.m.

a. Public Employment, Gov. Code 54959.7(b) - Executive Officer

b. Conference with Legal Counsel – Potential Litigation, Gov. Code 54956.9(d)(2)

9. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION (changed to Item 8)

The Board reconvened into open session at 2:43 p.m.

Authority Counsel, Jon Giffen, announced there was no reportable action taken by Board.

Chair O'Connell asked for public comment. The Board did not receive public comment.

10. ITEMS FROM MEMBERS

None.

11. ADJOURNMENT

The meeting adjourned at 3:55 p.m.

FORT ORD REUSE AUTHORITY BOARD REPORT		
CONSENT AGENDA		
Subject:	Authorization to Approve Section 457 ICMA Plan "Hardship Loan" Resolution	
Meeting Date:	September 9, 2016	ACTION
Agenda Number:	5b	

RECOMMENDATION:

Authorize the approval of Section 457 ICMA Plan "Hardship Loan" Resolution No. 16-XX titled AMENDMENT TO RESOLUTION 96-3 "SUGGESTED RESOLUTION FOR A LEGISLATIVE BODY RELATING TO A MONEY PURCHASE PLAN THAT INCLUDES THE 457 DEFERRED COMPENSATION PLAN" (**Attachment A**), (Item 5b in this Agenda).

BACKGROUND/DISCUSSION:

In order to offer "hardship" loans within the FORA retirement plan, the Internal Revenue Code (the "Code") requires that there be written guidelines that govern the Plan's loan program. The loan purpose is only in the case of hardship. Under the Code, only employers can authorize a loan for hardship purposes. Generally, for loan purposes, the IRS defines "hardship" situations for these purposes to include, but not to be limited to: unreimbursed medical expenses, buying or rehabilitating the participant's principal residence, and paying for college education for the participant or his/her qualified dependents.

FISCAL IMPACT:

Staff time for this item is included in the approved FORA FY 16-17 Budget and there is no fiscal impact to FORA.

COORDINATION:

Executive Committee

Prepared by _____ Approved by _____
Helen Rodriguez Michael A. Houlemard, Jr.

RESOLUTION NO. 16-XX

A RESOLUTION OF THE GOVERNING BODY OF THE FORT ORD REUSE AUTHORITY AMENDING RESOLUTION 96-3 ESTABLISHING A MONEY PURCHASE PLAN - ICMA 457 DEFERRED COMPENSATION PLAN TO INCLUDE A HARDSHIP LOAN PROVISION

WHEREAS, the Fort Ord Reuse Authority ("FORA") adopted Resolution 96-3 establishing a Money Purchase Plan with the ICMA Retirement Corporation Prototype Money Purchase Plan and Trust (the "Plan"), pursuant to the specific provisions of the Adoption Agreement.

WHEREAS, FORA has employees rendering valuable services; and,

WHEREAS, the establish of a money purchase retirement plan benefits employees by providing funds for retirement and funds for their beneficiaries in the event of death; and,

WHEREAS, FORA desires that its money purchase retirement plan be administered by ICMA Retirement Corporation and that the funds held under such plan be invested in the ICMA Retirement Trust, a trust established by public employers for the collective investment of funds held under their retirement and deferred compensation; and,

WHEREAS, FORA has established the Plan for such employees to serve the interest of FORA by enabling it to provide reasonable retirement security for its employees, by providing increased flexibility in its personnel management system, and by assisting in the attraction and retention of competent personnel; and

WHEREAS, FORA has determined that permitting participants in the retirement plan to take loans from the Plan will serve these objectives.

NOW THEREFORE BE IT RESOLVED that the governing body of FORA hereby adopts the amendments to Resolution 96-3 authorizing ICMA retirement plan participants to take Hardship Loans from the Plan.

ADOPTED this 9th day of September, 2016 by the Fort Ord Reuse Authority by the following votes listed by name:

AYES:

NOES:

ABSENTIONS:

ABSENT:

ATTEST:

APPROVED:

Michael A. Houlemard, Jr.,

Executive Officer

Frank O'Connell, FORA Board Chair

DRAFT

FORT ORD REUSE AUTHORITY BOARD REPORT		
CONSENT AGENDA		
Subject:	Administrative Committee	
Meeting Date:	September 9, 2016	INFORMATION
Agenda Number:	5c	

RECOMMENDATION:

Receive a report from the Administrative Committee.

BACKGROUND/DISCUSSION:

The Administrative Committee met on July 8, 2016. The approved minutes from this meeting are attached (**Attachment A**).

FISCAL IMPACT:

Reviewed by the FORA Controller_____

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

COORDINATION:

Administrative Committee

Prepared by_____ Approved by_____

Dominique Jones Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT		
CONSENT AGENDA		
Subject:	Veterans Issues Advisory Committee	
Meeting Date:	September 9, 2016	INFORMATION
Agenda Number:	5d	

RECOMMENDATION:

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

BACKGROUND/DISCUSSION:

The VIAC met on July 28, 2016 and discussed the status of the California Central Coast Veterans Cemetery, the Veterans Affairs/Department of Defense Veterans Clinic status and potential to use the historic flag pole, Veterans Transition Center housing construction logistical support, and the Historical Preservation Project status. The approved July 28, 2016 minutes are attached (**Attachment A.**)

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

VIAC

Prepared by _____ Approved by _____
NicoleValentino Michael A. Houlemard, Jr.



**FORT ORD REUSE AUTHORITY
VETERANS ISSUES ADVISORY COMMITTEE (VIAC) MEETING MINUTES**

3:00 P.M. Thursday, July 28, 2016

920 2nd Avenue, Ste A., Marina California | FORA Conference Room

1. CALL TO ORDER

Confirming quorum, Chair Jerry Edelen called the meeting to order at 3 p.m.

Committee Members:

Mayor Jerry Edelen, City of Del Rey Oaks (Chair)

Richard Garza, Central Coast Veterans Cemetery Foundation (CCVC Foundation)

Edith Johnsen, Veterans Families

Jack Stewart, Fort Ord Veterans Cemetery Citizens Advisory Committee

Sid Williams, Monterey County Military & Veterans Advisory Commission (VAC)

FORA Staff:

Robert Norris

Michael Houlemard

Nicole Valentino

Others in Attendance:

G. 'Cliff' Guinn, Forthm

Tammy Jakl, Bureau of Land Management

Edwin Marticorena, Veterans Transition Center

Eric Morgan, Bureau of Land Management

Erica Parker, Office of CA Assemblymember Stone

Bob Schaffer, member of the public

2. PLEDGE OF ALLEGIANCE

Robert Norris led the pledge of allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

None.

4. PUBLIC COMMENT PERIOD

Fort Ord Monument Manager Eric Morgan, introduced himself and Park Ranger Tammy Jakl of the Bureau of Land Management. Park Ranger Jakl announced that BLM is in the early stages of exploring an idea to honor veterans by providing special day access and/or a tour to a highly desirable but not easy to access central area called *Lightfighter LZ*, of the Fort Ord National Monument. A tentative date being considered is November 19, 2016. The date was selected to not interfere with Veterans Day activities. Park Ranger Jakl and Monument Manger Morgan welcome ideas and comments from VIAC Committee members. Ranger Jakl can be reached at the Bureau of Land Management (BLM) at (831) 582-2246 or by e-mial at TJakl@BLM.gov.

BLM welcomes ideas and comments from VIAC Committee members. Edith Johnsen asked if families would be welcome to participate. Ranger Jakl agreed that was a good idea, but acknowledged that the numbers may need to be limited if the anticipated number of participants were to be too great to accommodate everyone.

5. APPROVAL OF MEETING MINUTES

a. June 23, 2016

MOTION: Jack Stewart moved, seconded by Edith Johnsen, to approve the June 23, 2016 Veterans Issues Advisory Committee minutes with two minor edits.

MOTION PASSED UNANIMOUSLY.

6. BUSINESS ITEMS

a. California Central Coast Veterans Cemetery Status Report

i. Cemetery Administrator's Status Report

Principal Analyst Robert Norris said that he reached out to CDVA to see if the new Cemetery Administrator Daria Maher, would be attending. In Ms. Maher's absence, Mr. Norris provided a brief report. Mr. Norris stated that as of his last check-in, the Cemetery Project had posted jobs for positions to be filled at the cemetery. Mr. Norris also stated that construction is forecasted to be complete near the end of September.

Edith Johnsen stated *James* is working on a letter to Monterey County Veteran's Office that spells out the particulars including such details as the inscriptions on the benches. According to Mr. Norris, there are some final regulations being proposed by the Cemetery Advisory Committee to be submitted to the VIAC. Mr. Norris requested that an item to discuss the proposed regulations be placed on a future agenda. Mr. Norris offered to bring available written comments regarding the proposals to the next VIAC committee meeting for review.

ii. Cemetery Advisory Committee (CAC) Working Meeting Agenda

Mr. Norris reported that there was a July 14, 2016 meeting with Senator Monning in attendance. He stated there were a number of follow up issues that Kathy Smith, Michael Houlemard and Dan Fahey are working on a resolution of the issue of donor site visits for the wall for getting the donor checks processed? There are also other issues regarding the financing...Mr. Norris reported that there remain questions about what the contents of the memorial wall will be, as well as there are questions regarding what will the procedures will be for processing donations.

iii. Endowment Parcel MOU

Per Mr. Norris, the MOU is currently being worked through the County of Monterey FORA Committee. FORA has provided staff support to the committee for drafting the MOU for the endowment parcel. The draft is currently being circulated to the *County*, the *City* and the *Foundation* for review and comment. The anticipated next step is that the draft be agendized for discussion at the next County Committee meeting.

iv. Opening Ceremony

Mr. Norris stated he has no information regarding the opening ceremony for the cemetery. He does know that there are plans going forward for the clinic ceremony.

v. Military and Veterans Affairs Pre-Enrollment Report

Mr. Norris stated that last he heard there is an over enrollment of 654 pre-screened applications and that approximately 20 additional applications have been returned for further information and/or corrections. Mr. Williams stated that as spouses may also be buried in the cemetery, the actual number may more closely approximate 1,400 requests for burial. Mr. Norris stated that will definitely underscore/impact the needs statement being developed to substantiate the need for in ground burials in the future phase. There was a question about an application from Sgt. McDonald (the war horse veteran). Mr. Norris responded that he did not know, but would inquire.

b. Fundraising Status

i. CCVC Foundation Status Report

Richard Garza stated that he was not in the CAC meeting in which it was interpreted and reported that the Community Foundation would not be contributing anything to the cemetery. Mr. Garza stated the information was presented by Dan Fahey to Jimmy Panetta, but Mr. Garza does not know if it was said directly to the CAC. Mr. Garza stated that CCVCF has contributed all that it has been asked to contribute, and it is currently holding the next contribution to phase II. According to Mr. Garza, CCVCF had a major donor who requested a tour of the cemetery site. He stated that Candy Ingram and Jan Parks asked the Department of Veterans Affairs if that was possible, and they were told "We'll give them a tour of the site if they will give us the money instead of you". Mr. Norris stated that this is one of the issues to which he made reference earlier when he mentioned that Senator Monning's office was working with Michael Houlemard and others how to best resolve the issue of site visits and other issues. Chair Edelman suggested that Mr. Garza document the issue and send a letter on organization letterhead. Mr. Norris reiterated that Senator Monning's Office is working to resolve the issue. Specifically, Senator Manning's Chief of Staff has been in contact with Mr. Fahey's supervisor and the Senator and the Secretary are aware of the need to improve communication and resolve conflicts. Chair Edelen reiterated his suggestion to document incidences. He also stated that he is waiting for a notice of the first meeting of the Central California Veterans Advisory Committee, as without having a meeting, it is difficult to work some of this out. Mr. Garza agreed to document the incident

c. VA/DoD Veterans Clinic Status Report

i. Historic Flag Pole Variance Update

Mr. Williams stated that he had a lengthy conversation with a representative of the land owner, and that he was told that the owner of the property has reservations about putting the flag pole up on the property. Mr. Williams assesses the likelihood of that changing being about 10%. He has been in conversation with Jimmy Panetta about this issue. Mr. Williams received an e-mail from Mr. Schaeffer in which it was expressed that "they" have an idea for how to use the flagpole in a meaningful way for a project and they will have further conversation as to how to best use the flagpole in the most appropriate way. There was a suggestion made to contact the owner directly and ask for his permission. Mr. Williams stated that he has tried and will continue to work on the issue.

ii. Clinic Construction Schedule

Mr. Norris said the construction is on track for the scheduled October 14th ribbon cutting ceremony.

d. Veterans Transition Center (VTC) Housing Construction

Mr. Norris asked FORA Executive Officer Michael Houlemard to give a brief report to the Committee, as he was instrumental in resolving a critical water issue for the Veteran's Transition Center. Mr. Houlemard stated that it was discovered that with increased opportunity to provide more housing, comes an increased need for water. This need is greater than that originally anticipated in the earlier transfer. Mr. Houlemard stated that he worked with the City of Marina and the Army BRAC to ensure that through negotiations water resources could be procured to support the housing needs of the Veteran's Transition Center. VIAC committee members expressed their appreciation for the efforts made by FORA on behalf of veterans. Mr. Garza expressed that the VTC receives several calls a day from veterans – many of whom once served at Fort Ord and would like to return to Fort Ord - requesting housing. He also expressed appreciation for the support the VTC receives from FORA.

e. Historical Preservation Project

G. "Cliff" Guinn stated that he and Jack Stewart met with the City of Marina City Manager. He asked Mr. Stewart to elaborate. Mr. Stewart stated the meeting was very productive and that the goal was to set some parameters in place regarding how to get it done and to establish a time frame. Mr. Guinn, Mr. Stewart and Mr. Williams spent approximately 90 minutes at the earmarked site. The City Manager gave them permission to move equipment and materials from certain buildings (e.g., barracks) to take them to the newly designated site. A design consultant has been hired, and there will be a historical group involved in the planning process. There are some safety concerns, especially as they pertain to ADA compliance issues. Completion of the process that has begun is anticipated to be at least five years. The next step is for the design group to contact the VIAC. Eventually there will be an RFP.

A question was asked regarding placing the historic flag pole on the Historical Preservation Project site. Mr. Williams stated that it could be complicated, but that certainly other areas could be considered.

7. ITEMS FROM MEMBERS

Jack Stewart stated that there is an unmet need for items at the cemetery. The United Veterans Council under the direction of President Jim Bogan met with Dan Fahey and created an extensive wish list of items needed for the cemetery once funding runs out. The Marina Foundation which has a veterans committee and is an associate member of the UVC, stepped up to act as an interim fund raising group to ensure that the unmet needs would be met in time for the grand opening of the Veterans Cemetery. Their recommendation to the Veterans Council is to establish a veterans friendly fundraising mechanism that is "not bogged down in bureaucracy". Donors have already committed to the purchase of six benches. Mr. Stewart stated that he, Mr. Williams and Mary Estrada, are all members of the Marina Foundation. Mr. Williams spoke and referred to both the donations list that was distributed with the agenda at the beginning of the meeting, as well as to the letter from the Marina Foundation. He stated that the Marina has is an established 501c3, making donations tax deductible. It also has a list of preferred vendors, saving individuals and organizations the time to look for them. Mr. Stewart emphasized that time is of the essence. Ms. Johnsen acknowledged her pleasure that that there is now a donations list and a coordinated effort.

8. ADJOURNMENT

Chair Edelen adjourned the meeting at 3:35 p.m.

NEXT SCHEDULED MEETING: 3 p.m. August, 25, 2016

FORT ORD REUSE AUTHORITY BOARD REPORT		
CONSENT AGENDA		
Subject:	Travel Report	
Meeting Date:	September 9, 2016	INFORMATION
Agenda Number:	5f	

RECOMMENDATION:

Receive a travel report from the Executive Officer.

BACKGROUND/DISCUSSION:

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

COMPLETED TRAVEL (July 1 – September 8)

None

UPCOMING TRAVEL (September 9 – October 13)

None

FISCAL IMPACT:

Reviewed by FORA Controller _____

Travel expenses are paid/reimbursed according to the FORA Travel policy.

COORDINATION:

Executive Committee

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

FORT ORD REUSE AUTHORITY BOARD REPORT		
CONSENT AGENDA		
Subject:	Public Correspondence to the Board	
Meeting Date:	September 9, 2016	INFORMATION
Agenda Number:	5g	

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

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

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

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject: Salary Study Update and Range Adjustments	
Meeting Date: September 9, 2016	INFORMATION/ACTION
Agenda Number: 7a	

RECOMMENDATION(S):

- i. Receive the 2016 Base Salary Update Study from Bryce Consulting (**Attachment A**).
- ii. Consider recommending Board adoption of Fort Ord Reuse Authority ("FORA") recommended salary range adjustments (**Attachment B**).

BACKGROUND/DISCUSSION:

The FORA Board directed staff to perform a salary survey in 2011 through consultant services by Bryce Consulting. That survey resulted in salary adjustments for most positions and the consultant recommended periodic updates. After this past spring budget considerations, the Board directed staff to perform such an update. As part of the FY 16-17 budget process a salary study was initiated and was completed subsequent to the approval of the fiscal year budget.

It is important to note that the Board approved the FY 16-17 budget on May, 2016, and provided the Executive Officer with authority to implement a 3% cost of living adjustment (COLA), all appropriate step, merit, longevity increases and/or stipends pending the salary survey conclusions. The 3% COLA was taken into account by the consultants performing the salary survey.

The staff recommendation is to bring salary ranges to equity as recommended by the consultants with the exception of maintaining salary ranges for employees identified by consultants as above market and that of new hires.

What remains is Board approval of the consultants'/staff's recommendations that employees begin to be brought toward equity by adoption of recommended salary ranges.

FISCAL IMPACT:

Reviewed by FORA Controller _____

Staff time for this item is included in the approved FY 15-16 budget. The Consultant's services were limited to \$10,000 in the FY 15-16 budget and were accomplished within this authority. There is no anticipated fiscal impact to the FY 16-17 Approved Budget.

Ford Ord Reuse Authority

2016 Base Salary Study
Executive Committee
August 31, 2016

Agenda

- Study Objectives
- Survey Agencies
- Survey Classifications
- Survey Results
- Conclusion
- Recommendations

Study Objectives

- Update base salary study that was conducted in 2011 to verify if Authority salaries are consistent with the labor market
- Review survey data including:
 - Salary schedules
 - Job descriptions
 - Organizational charts
- Analyze base salary data for survey classes
- Review existing salaries and identify inconsistencies with market
- Present findings and recommendations

Survey Agencies

- Carmel Area Wastewater District
- City of Marina
- City of Salinas¹
- City of Sand City
- City of Seaside
- Marina Coast Water District
- Monterey Bay Unified Air Pollution Control District
- Monterey County
- Monterey Regional Waste Management District
- Monterey Regional Water Pollution Control Agency
- Monterey-Salinas Transit District
- Transportation Agency for Monterey County

¹Replaced Salinas Valley Solid Waste Authority

Survey Classifications

- Accountant
- Administrative Assistant
- Administrative Coordinator
- Assistant Executive Officer
- Associate Planner
- Controller/Finance Manager
- Deputy Clerk/Executive Assistant
- Economic Development Coordinator
- ESCA Program Coordinator
- ESCA/Senior Program Manager
- IT-Communications Coordinator
- Principal Analyst
- Principal Planner
- Project Coordinator/Specialist

Survey Results

FORA Classification	FORA's Maximum Base Salary	Labor Market Maximum Base (60 th percentile)	% FORA is Above or Below Market (60 th percentile)
Accountant	\$6,776	\$7,209	-6.39%
Administrative Assistant	\$4,643	\$5,299	-14.14%
Administrative Coordinator	\$7,265	\$6,890	5.17%
Assistant Executive Officer	\$14,297	\$15,000	-4.92%
Associate Planner	\$7,265	\$7,494	-3.15%
Controller/Finance Manager	\$10,924	\$13,088	-19.81%
Deputy Clerk/Executive Assistant	\$7,265	\$6,536	10.03%
Economic Development Coordinator	\$10,189	\$8,923	12.43%
ESCA Program Coordinator	\$7,337	\$6,890	6.10%
ESCA/Senior Program Manager	\$11,597	Insuff Data	---
IT-Communications Coordinator	\$6,258	Insuff Data	---
Principal Analyst	\$10,189	\$10,093	0.94%
Principal Planner	\$9,317	\$9,665	-3.74%
Project Coordinator/Specialist	\$7,337	\$8,359	-13.92%

Conclusion

- The following classification is more than 15% but less than 20% behind market:
 - Controller/Finance Manager
- The following classifications are more than 10% but less than 15% behind market:
 - Administrative Assistant
 - Project Coordinator/Specialist
- The following classification is more than 5% but less than 10% behind market:
 - Accountant
- The following classifications are less than 5% behind market:
 - Associate Planner
 - Principal Planner

Conclusion

- The following classifications are more 10% but less than 15% over market:
 - Deputy Clerk/Executive Assistant
 - Economic Development Coordinator
- The following classifications are more than 5% but less than 10% over market:
 - ESCA Program Coordinator
 - Administrative Coordinator
- The following classification is less than 5% over market:
 - Assistant Executive Officer
 - Principal Analyst

Recommendations

Classification Title	Current Maximum Monthly Base Salary	Labor Market 60 th Percentile	Recommended Range	Recommended Maximum Monthly Base Salary	Recommended Internal Relationship
Accountant	\$6,776	\$7,209	132	\$7,192.89	Market
Administrative Assistant	\$4,643	\$5,299	91	\$4,783.30	10% Below Market
Administrative Coordinator	\$7,337	\$6,890	122	\$6,912.23	Same as ESCA Program Coordinator
Assistant Executive Officer	\$14,297	\$15,000	206	\$15,020.53	Market
Associate Planner	\$7,265	\$7,494	136	\$7,484.95	Market
Controller/Finance Manager	\$10,924	\$13,088	192	\$13,067.31	Market
Deputy Clerk/Executive Assistant	\$7,265	\$6,536	122	\$6,511.63	Market
Economic Development Coordinator	\$10,189	\$8,923	154	\$8,953.11	Market
ESCA Program Coordinator	\$7,337	\$6,890	122	\$6,912.23	Market
ESCA/Senior Program Manager	\$11,597	Insuff Data (Federal data is \$10,860)	173	\$10,816.33	Market (Federal data)
IT-Communications Coordinator	\$6,258	Insuff Data	122	\$6,912.23	Same as ESCA Program Coordinator
Prevailing Wage/Risk Coordinator	\$7,337	---	157	\$9,224.40	10% below Principal Analyst
Principal Analyst	\$10,189	\$10,093	167	\$10,189.47	Market
Principal Planner	\$9,317	\$9,665	162	\$9,694.93	Market
Project Coordinator/Specialist	\$7,337	\$8,359	147	\$8,350.73	Market

RECOMMENDED SALARY SCHEDULE								Max per FORA Schedule	Per Survey Report	Over/ (Under)
Classification		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6			
Accountant	132	67,630	71,011	74,562	78,290	82,204	86,315	7,192.89	7,192.89	0.00%
Administrative Assistant *	88	43,651	45,834	48,126	50,532	53,059	55,711	4,642.62	4,783.30	-3.03%
Administrative Coordinator *	133	64,991	68,241	71,653	75,235	78,997	82,947	6,912.23	6,912.23	0.00%
Assistant Executive Officer	206	141,228	148,289	155,704	163,489	171,663	180,246	15,020.53	15,020.53	0.00%
Associate Planner	136	70,376	73,895	77,589	81,469	85,542	89,819	7,484.95	7,484.95	0.00%
Controller/Finance Manager	192	122,863	129,006	135,456	142,229	149,341	156,808	13,067.31	13,067.31	0.00%
Deputy Clerk/Executive Assistant	133	68,306	71,721	75,308	79,073	83,027	87,178	7,264.82	6,511.63	10.37%
Economic Development Specialist	167	95,805	100,595	105,625	110,906	116,451	122,274	10,189.47	8,953.11	12.13%
ESCA / Senior Program Manager	180	109,035	114,486	120,211	126,221	132,532	139,159	11,596.57	10,816.33	6.73%
ESCA Program Coordinator	134	68,989	72,439	76,061	79,864	83,857	88,050	7,337.47	6,912.23	5.80%
IT /Communications Coordinator	134	64,991	68,241	71,653	75,235	78,997	82,947	6,912.23	6,912.23	0.00%
Prevailing Wage/Risk Coordinator	157	86,731	91,067	95,621	100,402	105,422	110,693	9,224.40	9,224.40	0.00%
Principal Analyst	167	95,805	100,595	105,625	110,906	116,451	122,274	10,189.47	10,189.47	0.00%
Principal Planner	162	91,155	95,713	100,498	105,523	110,799	116,339	9,694.93	9,694.93	0.00%
Project Manager	147	78,516	82,442	86,564	90,892	95,437	100,209	8,350.73	8,350.73	0.00%
	Total	1,270,071	1,333,574	1,400,253	1,470,265	1,543,779	1,620,968	135,080.63	132,026.27	2.26%

* Position currently under recruitment

CURRENT SALARY SCHEDULE - FY 16-17								Max per FORA Schedule	Per Survey Report	Over/ (Under)
Classification		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6			
Accountant	126	63,710	66,896	70,241	73,753	77,440	81,312	6,776.03	7,192.89	-6.15%
Administrative Assistant	88	43,651	45,834	48,126	50,532	53,059	55,711	4,642.62	4,783.30	-3.03%
Administrative Coordinator	133	68,306	71,721	75,308	79,073	83,027	87,178	7,264.82	6,912.23	4.85%
Assistant Executive Officer	201	134,429	141,150	148,208	155,618	163,399	171,569	14,297.40	15,020.53	-5.06%
Associate Planner	133	68,306	71,721	75,308	79,073	83,027	87,178	7,264.82	7,484.95	-3.03%
Controller/Finance Manager	174	102,716	107,851	113,244	118,906	124,851	131,094	10,924.50	13,067.31	-19.61%
Deputy Clerk/Executive Assistant	133	68,306	71,721	75,308	79,073	83,027	87,178	7,264.82	6,511.63	10.37%
Economic Development Coordinator	167	95,805	100,595	105,625	110,906	116,451	122,274	10,189.47	8,953.11	12.13%
ESCA / Senior Program Manager	134	109,035	114,486	120,211	126,221	132,532	139,159	11,596.57	10,816.33	6.73%
ESCA Program Coordinator	180	68,989	72,439	76,061	79,864	83,857	88,050	7,337.47	6,912.23	5.80%
IT /Communications Coordinator	118	58,835	61,777	64,866	68,109	71,515	75,091	6,257.55	6,912.23	-10.46%
Prevailing Wage Coordinator	134	68,989	72,439	76,061	79,864	83,857	88,050	7,337.47	9,224.40	-25.72%
Principal Analyst	167	95,805	100,595	105,625	110,906	116,451	122,274	10,189.47	10,189.47	0.00%
Principal Planner	158	87,598	91,978	96,577	101,406	106,476	111,800	9,316.64	9,694.93	-4.06%
Project Coordinator/Specialist	134	68,989	72,439	76,061	79,864	83,857	88,050	7,337.47	8,350.73	-13.81%
	Total	1,203,469	1,263,643	1,326,825	1,393,166	1,462,824	1,535,966	127,997.14	132,026.27	-3.15%

Fort Ord Reuse Authority Salary Range Adjustments

Fiscal Impact

\$ 0.00 Slight impact offset by staffing changes

Staff Recommendation:

- 1) Accept Study performed by Bryce Consulting, Inc.
- 2) Adoption of Salary Range Adjustments as recommended by Consultants with the exception of:
 - a) Maintaining salary range for employees identified by consultants as above market.
 - b) New Hires
- 3) Overall effect of changes in recommended salary range adjustment is 2.26% above market.

FORT ORD REUSE AUTHORITY BOARD REPORT		
BUSINESS ITEMS		
Subject:	Capital Improvement Program (CIP)	
Meeting Date:	September 9, 2016	INFORMATION/ACTION
Agenda Number:	7b	

RECOMMENDATION(S):

- i. Receive an update on Transportation Agency for Monterey County's (TAMC's) 2016 FORA Fee Reallocation Study
- ii. Receive an update on the Economic & Planning Systems, Inc. (EPS) Preliminary Report
- iii. Authorize the Executive Officer to execute contract amendment #3 (**Attachment A**) to Whitson and Associates, Inc. (Whitson) professional services FC-05102010 agreement (Agreement) to proceed with Eastside Parkway Environmental Review, not to exceed \$568,100 in additional funding

BACKGROUND/DISCUSSION:

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

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

TAMC hired and directed their consultant Kimley-Horn to build a region wide transportation network model based on the AMBAG model. In July, Kimley-Horn completed a deficiency analysis, identifying the load on the existing road network and identifying areas of concern. In August, Kimley-Horn completed a select link analysis, which looks at the effect of proposed roadways on the network. TAMC expects to present draft FORA transportation allocations by the end of September.

Staff has worked with EPS using the jurisdictions' development forecasts to assess FORA's projected revenues and expenses. The period between 2014 and 2016 has seen a substantial increase in receipt of CFD revenues and land sales which included Preston Park. However, based on EPS's preliminary Discussion Tables (**Attachment B**), a 1.7% increase to the FORA CFD Special Tax would be recommended to align CIP revenues with expenses. Three key expenditure areas affect the CIP: 1) HCP funding and contingencies, 2) estimated land value, and 3) transportation allocations and contingencies. HCP funding and contingencies are not expected to change in the next few months. Estimated land values were set by taking an average of all former Fort Ord land sales to date, and should remain relatively constant in the analysis. The total transportation impact is unknown at this time. Staff is unable to make proposed CIP

revisions until the TAMC study is complete. The overall obligation is not expected to change but nuances in TAMC's final allocations may change the Implementation Plan and Schedule which drive the CIP. Given that TAMC data may not be available until late September, FORA staff will present CIP revisions for Board consideration at the October or November FORA Board meeting.

The FORA Board established CIP funding priority for Eastside Parkway in December 2009. Now that development projects such as East Garrison and the Dunes on Monterey Bay are paying FORA Community Facilities District Special Taxes for new development, CIP projections show collecting sufficient dollars to fund this 1997 BRP roadway mitigation within the next four to five years. As with past roadway mitigations, FORA hired a contract engineer, Whitson in this instance, to prepare roadway plans sufficient to write a project description for the environmental review document. Staff recommends Board authorization to proceed with a contract amendment for Eastside Parkway Environmental Review. The proposed contract amendment includes portions of Intergarrison and Gigling Road improvements since those FORA CIP roadways are proposed adjacent to Eastside Parkway. During the environmental review process, the Board will have the discretion to approve the proposed project or a project alternative.

FISCAL IMPACT:

Reviewed by FORA Controller _____

Staff time for this item is included in the approved annual budget. Funding for Whitson contract amendment #3, not to exceed \$568,100 in additional funding, is included in the approved annual budget.

COORDINATION:

Authority Counsel, Administrative and Executive Committees, land use jurisdictions, TAMC, EPS, and Whitson.

Prepared by _____
Jonathan Brinkmann

Approved by _____
Michael A. Houlemard, Jr.

WE WHITSON ENGINEERS

9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065

August 25, 2016

2146.00

Mr. Jonathan Brinkmann
FORT ORD REUSE AUTHORITY (FORA)
920 2nd Ave., Suite A
Marina, CA 93933

Via email: Jonathan@fora.org

**Re: Proposal for Environmental Impact Report
Eastside Parkway, Monterey County, California**

Dear Mr. Brinkmann:

Thank you for the opportunity to provide FORA with continuing Civil Engineering, Land Surveying and Environmental Consulting services in conjunction with the Eastside Parkway project. Our team has a long working history with Eastside Parkway, in addition to having a proven track record of entitling projects in Monterey County.

Per your request and in conjunction with Denise Duffy & Associates (DD&A), we are pleased to present FORA with the enclosed 2016 proposal to prepare an Environmental Impact Report (EIR) for Eastside Parkway in compliance with the California Environmental Quality Act (CEQA). The scope of the project is from Eucalyptus Road to Inter-Garrison Road, Inter-Garrison Road from Eastside Parkway to East Garrison, and Gigling Road from the County Boundary to Eastside Parkway (approximately 4.3 miles). The EIR will be based on the 90% Submittal Eastside Parkway Improvement Plans dated September 2012 previously prepared by Whitson Engineers.

The attached proposal is intended to be comprehensive, with the assumption that the project will be met with some opposition. It is our understanding that FORA will act as the lead agency under CEQA and that federal funding is unlikely to be available for this project, therefore compliance with the federal National Environmental Policy Act (NEPA) is not included. Furthermore, as requested by FORA, a task has been included for environmental legal services by Jacqueline M. Zischke, Attorney at Law, on a time and materials basis to ensure that the EIR is thoroughly vetted throughout the process.

The scope of work identifies the anticipated tasks our team will undertake to successfully complete the CEQA documentation. Please note however that further refinement might be required once the scoping process is complete.

We thank you again for the opportunity to continue our work with FORA on this project. If you have any questions or need more information, please contact me at (831) 649-5225.

Sincerely,



Richard Weber PE, LS
RCE 55219
Principal

August 25, 2016
Job No.: 2146.00**SCOPE OF SERVICES FOR
CEQA DOCUMENTATION****Eastside Parkway**

(Eastside Parkway from Eucalyptus Road to Inter-Garrison Road – 16,260', Inter-Garrison Road from Eastside Parkway to East Garrison – 5,570', and Gigling Road from the County Boundary to Eastside Parkway – 1,290')

**Fort Ord Reuse Authority
Monterey County, California****SCOPE OF SERVICES****Task 1 – Project Initiation / Data Collection**

The objective of this task is to ensure that the CEQA document is completed in a technically accurate manner, will result in a legally defensible environmental document acceptable to FORA, and is completed within the scheduled timeframe. One of the most important results of this task is an agreed-upon schedule of deliverables and deadlines.

1.1 Project Initiation / Scope Development

- a. Attend a kick-off meeting with FORA to review and refine the scope of work, identify and prepare a list of needs (i.e., background documents, plans, and other relevant project information), confirm deliverables, and establish schedules and protocols for communication.
- b. Assemble and review the available maps, surveys, reports, and studies that have previously been completed for the roadway corridor and distribute them to the project team.
- c. Review previous environmental documents (e.g., Preliminary Initial Study Checklist and associated technical studies, FORA Reuse Plan and EIR, Reassessment Report, and other environmental documents) to determine how much information can be utilized and identify any data gaps.
- d. Prepare regular status reports to update FORA and the Consultant Team on the on-going activities, recent accomplishments, and outstanding items throughout the duration of the project. This report will be emailed to all agreed-upon recipients in a memorandum format. The status report will allow for the project team to understand where we are in the CEQA process and keep the team on-track with deadlines and expectations.
- e. Develop a detailed draft outline for the Draft CEQA document. The purpose of the outline is to provide the team with an early understanding of the final work product. The outline will guide the incorporation of technical data into the draft document and also state the appropriate significance thresholds assumed for each environmental impact category so there is a clear understanding of the criteria for evaluation.

Responsibilities/Deliverables:

- **Consultant Team:** Refined scope of work and budget, list of needs, confirmation of schedule, status reports for the duration of the project (assume one report per month for 16 months), and Draft CEQA Outline including appropriate significance thresholds
- **FORA:** Facilitate kick-off meeting, coordinate with Consultant Team to provide requested information, review and comment on draft CEQA outline.

Task 2 – Confirmation and Finalization of Project Description and Alternatives

2.1 Project Description

- a. Update the existing project description defining all aspects of the project, including, but not limited to, project background, location, goals and objectives, planning and engineering details, limits of construction, affected properties and phasing (if any), construction schedule and equipment, graphics to illustrate the project plans, and anticipated permitting and approval actions. The update will be based on the review of the Preliminary Initial Study Checklist (January 2012) and current design plans (September 2012).

2.2 Draft Conceptual Alternatives Descriptions

The EIR will require a detailed evaluation of project alternatives. The Project Description and Alternatives Section of the EIR will identify and describe the proposed project, no project alternative, additional alternatives that will be evaluated in the EIR, and alternatives considered but eliminated. Consultant Team will work closely with FORA, to develop the draft conceptual alternatives descriptions.

- a. Currently, the following 4 alternatives are anticipated/budgeted:
 - i. No Eastside Parkway and all traffic utilizing existing roadways with improvements per the 2014 Regional Transportation Plan (RTP).
 - ii. Eastside Parkway along current planned alignment per the 90% design with 2014 RTP projects.
 - iii. Eastside Parkway alignment along 7th/8th Street and Inter-Garrison Road with 2014 RTP projects.
 - i. Highway 68 bypass, which is not in the current RTP, but historically has been an alternative alignment to provide capacity between Salinas and the Peninsula. The previous Plan Line alternative will be evaluated.
- b. Submit a Draft Project Description and Alternatives Section electronically to FORA for review and comment.
- c. Based on comments received, finalize the Project Description and Alternatives Section for inclusion in the EIR. This scope of work assumes one round of comments from FORA. This scope and budget assumes that after this task is complete, the project description will not significantly

change and result in additional environmental analysis and an amendment to this scope of work.

Responsibilities/Deliverables:

- **Consultant Team:** Assist with development of the draft conceptual alternatives descriptions, Draft and Final Project Description, and Alternatives Section.
- **FORA:** Assist with development of the draft conceptual alternatives descriptions; Review and comment on Draft Project Description and Alternatives Section.

Task 3 – Agency Scoping, Preparation of NOP, and Summary of Comments

3.1 Notice of Preparation (NOP)

The general purpose of the NOP under CEQA is to solicit guidance from appropriate regulatory agencies, interested parties, and other groups concerning the scope and content of the environmental analysis contained in the EIR.

- a. Based upon information contained in the Preliminary IS Checklist, prepare a Draft NOP, which will be electronically submitted to FORA for review and comment prior to public distribution. The NOP will include a brief project description and identification of potential environmental impacts in accordance with CEQA Guidelines § 15082.
- b. Upon receipt of FORA comments, revise the NOP and electronically submit a final version to FORA for distribution. This task assumes only one (1) round of comments on the Draft NOP.
- c. Coordinate with FORA on compiling the distribution list for the NOP. This task also assumes that FORA will be responsible for distribution of the NOP, and publishing the NOP and meeting notice in local publications.

3.2 Meetings

- a. During the course of the 30-day NOP public comment period (see CEQA Guidelines § 15082 and § 15375), the Consultant Team will attend and participate in one (1) public scoping hearing. This task will include the preparation of presentation materials, including a PowerPoint presentation, agenda, comment cards, and other materials that may be required. Provide a brief presentation on the nature of the scoping meeting and the general requirements of CEQA, including an overview of the environmental process and anticipated project impacts.
- b. All comments received at the scoping meeting and during the NOP comment period will be used to determine the appropriate scope of the environmental analysis contained in the EIR. A summary of the scoping meeting proceedings will be prepared and provided to FORA.
- c. A summary of NOP comments, which will include a matrix table listing the environmental topics and issues specified in each comment letter, will be prepared and provided to FORA at the end of the public review period.

Responsibilities/Deliverables:

- **Consultant Team:** Prepare Draft and Final NOP, assist with compilation of distribution list, Draft and Final Public Scoping Materials (e.g., PowerPoint presentation, agenda, displays, etc.), meeting attendance and participation, and summary of public comments.
- **FORA:** Compile distribution list, reserve meeting venues, review and comment on presentation materials, and facilitate/participate in scoping meeting.

Task 4 – Prepare First Administrative Draft EIR

Prepare an Administrative Draft EIR for the project, in accordance with CEQA requirements. The First Administrative Draft EIR will include an objective analyses of all relevant topics. The topics expected to be addressed, a description of the analyses to be conducted, and the contents of those sections are discussed below. In addition, the significance of the impacts after implementation of the mitigation measures will be included in the analysis. Impacts considered would include the following: direct, indirect, construction/short-term, operational/long-term, growth inducing and cumulative. The First Administrative Draft EIR will identify and summarize significant impacts and whether they can or cannot be avoided, and will also identify any beneficial environmental impacts of the project, if any. The format of the document will be consistent with the format and outline determined earlier in the EIR process, but will also include all topics discussed below:

- a. Introduction, Goals and Objectives
 - i. This section will indicate that the documentation has been prepared for FORA pursuant to CEQA regulations and guidelines to evaluate the effects of the proposed project and identify the goals and objectives, the foundation of the alternatives analysis.
- b. Proposed Project and Alternatives
 - i. The proposed project and all other reasonable alternatives to the proposed project must be defined and discussed, including the No Project Alternative. CEQA Guidelines Section 15126.6 requires the consideration of a range of reasonable alternatives to the proposed plan that could feasibly obtain most of the basic objectives of the proposed project. The Consultant Team will coordinate with FORA to determine a range of feasible alternatives as part of Task 2; however, potential feasible alternatives may emerge during the environmental review process and these will be considered and evaluated throughout the process.

c. Environmental Setting

- i. Existing information from the Preliminary IS Checklist, Fort Ord Base Reuse Plan and EIR, and other recent relevant environmental documents will be used to describe the baseline environmental conditions within the project vicinity. This section will describe those aspects of the environment that may be affected by implementation of the proposed project. This section will focus on existing conditions within and surrounding the former Fort Ord with specific reference to the following topics.
 - Physical environment – visual resources; air quality; geology, soils, seismic hazards, mineral resources, hydrology and water quality; and hazardous materials.
 - Biological environment – vegetation and wildlife, including migratory birds; and
 - Social environment – cultural resources; land use; noise; population and housing; public health hazards; public services and recreation; and transportation and traffic.

d. Impacts and Mitigation Measures

- i. This section analyzes the environmental effects that could result from implementing the proposed project. It also describes the potential environmental effects of the other alternatives.

Specific Sections to be Addressed

The EIR will evaluate the impacts that will likely result from implementing the proposed project; address the requirements to monitor, minimize, and mitigate such impacts; and the impacts of the alternatives and the reasons why such alternatives are not proposed to be used. The impact analysis will apply specific criteria for determining the significance of impacts, consistent with criteria set forth in CEQA, and applicable professional and local standards. Mitigation measures will be identified for significant environmental impacts identified in the EIR. The major issues to be addressed in the environmental document are described below.

- | | |
|-------------------------------------|---------------------------------|
| • Land Use/Planning | • Geology/Soils |
| • Traffic and Circulation | • Hydrology/Water Quality |
| • Air Quality | • Aesthetics/Visual |
| • Greenhouse Gases & Climate Change | • Public Services |
| • Biological Resources | • Utilities and Service Systems |
| • Hazardous Materials | • Recreation |
| • Cultural Resources | • Noise |
| | • Population and Housing |

Technical Studies

Technical studies will be prepared or updated to support the environmental documents being prepared. This scope assumes that the geotechnical and hydrology reports completed for the project are sufficient for analysis in the EIR. The following technical studies and/or updates to existing studies are proposed as part of our work:

a. Traffic and Circulation

- i. A Year 2030 Traffic Operation Analysis utilizing the 2010 AMBAG model was previously completed in 2011 as part of the 90% Eastside Parkway Improvement Plans. The model has since been updated and the new RTP and SCS have been adopted by the AMBAG Board. A new analysis will be prepared to show consistency with the 2010 and the newer model. An evaluation will be prepared on the potential impacts for the preferred alignment and up to three (3) additional alternative alignments.
- i. Obtain the new 2014 RTP/SCS Travel Demand model, enter into a model use agreement with AMBAG, and conduct model runs for each roadway scenario and extract model volumes. *Note that any AMBAG related fees or deposit payable to use the model is not included in our proposal and fee schedule.*
- i. Produce daily, AM and PM peak hour bi-directional segment volumes for each scenario on the following 31 segments. It should be noted that the model is not calibrated for peak hour conditions and this effort does not include calibrating the model, merely extracting data from the model once road network links are run. Adjustment of model volumes may be conducted manually to more accurately reflect trip diversions because of the shifts in lane capacity.
 1. SR 68 between: Blanco and Reservation, Reservation and Toro Park, Toro Park and Ragsdale, Ragsdale and SR 218, and SR 218 and SR 1 (5 segments).
 2. Blanco Road between Davis Road and Reservation Road (1 segment).
 3. Davis Road between Blanco Road and Reservation Road (1 segment).
 4. Reservation Road between: SR 68 and Davis Road, Davis and Inter-Garrison, Inter-Garrison and Blanco, Blanco and Imjin, Imjin and Del Monte (5 segments).
 5. Del Monte Blvd between Reservations and SR 1 (1 segment).
 6. Imjin Pkwy between: Reservation and Imjin Road, Imjin Road to SR 1 (2 segments).
 7. SR 1 between: Del Monte Blvd and Imjin, Imjin and Lightfighter, Lightfighter and SR 218, and SR 218 and SR 68 (4 segments).
 8. Gen Jim Moore Blvd between: Gigling and Eastside Parkway, and Eastside Parkway and SR 218 (2 segments).

9. SR 218 between Gen Jim Moore Blvd and SR 68 (1 segment).
 10. 7th/8th Street between Gigling and Inter-Garrison Road (1 segment).
 11. Gigling between Gen Jim Moore and 7th/8th Street (1 segment).
 12. Inter-Garrison Road between 7th/8th and Abrams Road, Abrams Road and Eastside Parkway, and Eastside Parkway and Reservation Road (3 segments).
 13. Eastside Parkway between Gen Jim Moore and Gigling, Gigling and Inter-Garrison, and Inter-Garrison and Reservation (3 segments).
 14. SR 68 bypass between SR 218 and Toro Park (1 segment).
- ii. Evaluate the 31 segments for the various scenarios with a lookup table for Level of Service (LOS) and number of lanes required to accommodate traffic volumes, maintaining LOS D or better. Prepare a technical memorandum documenting the analysis.
- b. Air Quality and Greenhouse Gas Emissions
- i. An Air Quality and Greenhouse Gas Impact Assessment will be prepared. The assessment will include a description of regional and local air quality, applicable air quality regulatory framework, standards, attainment status, and significance thresholds. The evaluation of GHG emissions will include a discussion of existing climate change conditions and applicable regulatory framework. GHG emissions will be quantified utilizing the most current recommended guidance and methodologies available. This assessment will also include an evaluation of potential changes in carbon sequestration associated with the planned removal of existing trees, as well as, the planting of any new trees. Monterey Bay Unified Air Pollution Control District (MBUAPCD)-recommended control measures for construction related emissions will be provided as mitigation measures for construction impacts. The effectiveness of proposed mitigation measures will be evaluated and discussed.
- c. Cultural Resource
- i. A Phase 1 Archaeological Report was prepared in 2010. However, due to remediation activities being conducted at the time, portions of the alignment were prohibited from being surveyed. In addition, new legislation, AB 52, came into effect on July 1, 2015.
 - Survey the remaining portions of the alignment
 - Contact the Native American Heritage Commission and federally and non-federally recognized tribes in compliance with AB 52.
 - Prepare an updated report.
- d. Biological Resources
- i. A Biological Resources Report was prepared in January 2012. Due to the time passed since the botanical surveys and preparation of the report, DD&A will conduct a site visit to document existing conditions and

conduct focused spring and summer botanical surveys at the site. DD&A will prepare a report addendum describing any differences in the site conditions, the results of the botanical surveys, and determine whether any additional impacts to biological resources would occur. This scope of work does not include protocol-level wildlife surveys, mapping of sensitive habitat, or wetland delineation. The surveys completed for the report are assumed to be valid for the EIR analysis.

e. Forest Resources

- i. A Forest Resource Evaluation Report was prepared in September 2011. Due to the time passed since the previous evaluation, the Consultant Team will provide the following services:

- Review and update description of the forest resources within the project area and estimate of the total tree population by size class and general condition rating using stratified random sampling;
- Review and update presence of "landmark" trees and other notable forest resource occurrences or unique values;
- Review and update information regarding ongoing forest impacts such as erosion or invasive species; and
- Update the outline potential impacts of grading and road development on forest resources as well as opportunities for tree preservation and protection, including transplanting.

- ii. The arborist will analyze up to three alignment alternatives to the proposed project. The analysis will include a field survey, mapping existing forest resources utilizing field survey results and aerial photos, qualitatively estimating tree removal required for each alternative, and preparing a memorandum describing the results.

f. Noise and Groundborne Vibration

- i. A Noise & Groundborne Vibration Impact Assessment will be prepared. The noise assessment will include a description of the existing noise environment, based on existing environmental documentation and a review of site reconnaissance data. To assess potential construction noise impacts, sensitive receptors and their relative exposure to the proposed project area (considering topographic barriers and distance) will be identified. Noise levels of specific construction equipment will be summarized in included in the report. Groundborne vibration levels typically associated with construction activities and long-term operations will be discussed. Groundborne vibration levels associated with construction-related activities and potential impacts to nearby receptors will be assessed. Long-term changes in groundborne vibration levels are anticipated to be minor and, therefore, will be qualitatively assessed.

Other Statutory Sections

Above and beyond the analysis of topical issues in the Environmental Setting, Impacts, and Mitigation Measures sections,¹ CEQA requires that an EIR contain specific discussions, which include, but are not limited to, those listed below. The Consultant Team will assure that the EIR complies with all local and state environmental requirements.

- a. Indirect Impacts of Growth/Growth Inducement
 - i. We recognize that this is a key issue to the local community. CEQA requires an EIR to discuss the ways in which a project could promote or induce economic or population growth, either directly or indirectly, in the surrounding area. This section will address the potential growth inducement effects of the project based on the assessment of the potential new growth that could be fostered by implementation of the project. This section will also review the proposed project, and the environmental and physical constraints to additional growth. The growth inducing analysis will describe components of the project and why they are or not considered to be growth inducing.
- b. Cumulative Impacts
 - i. This section will discuss potential significant cumulative impacts to which the project would contribute. A region-wide review of the impacts will be considered. The section will address the potential cumulative effects of the project in conjunction with other land uses, resource management, and development actions recently enacted or proposed in the project area. The Consultant Team will work with FORA to identify potential future regional growth to be considered in this analysis. This section will discuss cumulative impacts relating to the project if and when they are significant.
- c. Unavoidable Significant Adverse Impacts
 - i. The unavoidable significant adverse impacts identified in the above analyses, if any, will be summarized in this section. The purpose of this discussion is to call out any permanent or significant degradation in the quality of the environment, or the destruction of important natural and cultural resources, which cannot be prevented by the incorporation of mitigation measures.

Responsibilities/Deliverables:

- **Consultant Team:** First Administrative Draft EIR. Submit the First Administrative Draft EIR electronically to the project team for review and comment. This task assumes only one (1) round of comments on the First Administrative Draft EIR.
- **FORA:** Review and comment on First Administrative Draft EIR.

¹ The CEQA content requirements of the Environmental Setting, Impacts, and Mitigation Measures sections will be included in the EIR as part of the "Affected Environment" and "Environmental Consequences."

Task 5 – Prepare Screencheck and Public Draft EIR

5.1 Document Revisions

- a. Upon conclusion of the review of the First Administrative Draft EIR, revise the document based on FORA comments, as appropriate, and submit the Screencheck Draft EIR electronically to the project team for final review before publishing the document for public review. Incorporate minor comments anticipated on the Screencheck Draft EIR, and prepare the Draft EIR for formal public review. This task assumes only one (1) round of comments on the Screencheck Draft EIR.
- b. Provide copies of the document on CD and in a pdf file so that it can be posted on the FORA website upon publication. Provide five (5) hard copies of the Public Draft EIR to FORA and thirty (30) CDs for public distribution. The Consultant Team will be responsible for circulating the Public Draft EIR to the approved distribution list, which will be updated, if necessary, during this task with internal team input. The Consultant Team will also be responsible for the preparation of the CEQA notices (Notice of Availability and Notice of Completion), and filing and posting with the State Clearinghouse and County Clerk. FORA will be responsible for posting the Notice of Availability in local publications.
- c. During the public review phase attend one public meeting in the project area. FORA will be responsible for facilitating the public meeting. Public notice of this meeting will be included in the Notice of Availability. Prepare comprehensive documentation of the public meeting(s) and the Draft EIR circulation. This will include preparation of the Record of Public Meeting (including a certified transcript of the public meeting proceedings) and a Record of Draft EIR Circulation.

Responsibilities/Deliverables:

- **Consultant Team:** Screencheck Draft EIR, Public Draft EIR, distribution list, notices, meeting attendance and materials (e.g., PowerPoint presentation, agenda, displays, etc.), Record of Public Meeting, and Record of Draft EIR Circulation.
- **FORA:** Review and comment on Screencheck Draft EIR, posting Notice of Availability in Monterey Herald, finalize distribution list, reserve meeting venues, review and comment on presentation materials, facilitate meeting.

Task 6 – Respond to Public Comments & Prepare First Administrative Draft Final EIR

After the comment period for the public draft is closed, review the comments and begin preparation of the Final EIR. Work closely with FORA to prepare draft initial responses on the public comments on the Public Draft EIR and revisions to the Public Draft EIR, if required. Submit the First Administrative Draft Final EIR electronically to FORA for review and comment. This task assumes only one (1) round of comments on the First Administrative Draft Final EIR. Due to the controversial nature of the proposed project,

this scope and budget assumes a high level of effort to respond to public comments.

Responsibilities/Deliverables:

- **Consultant Team:** First Administrative Draft Final EIR
- **FORA:** Review and comment on First Administrative Draft Final EIR

Task 7 – Prepare Screencheck Draft EIR and Final EIR

7.1 Document Revisions

- a. Upon conclusion of the review of the First Administrative Draft Final EIR, revise the document based on comments and internal team direction and submit the Screencheck Draft Final EIR electronically to FORA for final comments prior to public distribution.
- b. Prepare a Draft Mitigation Monitoring and Reporting Program (MMRP) in accordance with CEQA requirements, and submit to FORA electronically for review and comment concurrent with the Screencheck Draft Final EIR review. The MMRP will document the impacts identified in the EIR, compliance and monitoring actions to be performed, responsible party(ies), and timing of compliance and monitoring activities.
- c. Incorporate minor comments anticipated on the Screencheck Draft EIR and Draft MMRP, and prepare the Final EIR and MMRP for public distribution. This task assumes only one (1) round of comments on the Screencheck Draft Final EIR.
- d. Provide copies of the Final EIR and MMRP on CD and in a pdf file so that it can be posted on the FORA website upon publication. Provide five (5) hard copies of the Final EIR and MMRP to FORA and thirty (30) CDs for public distribution. The Consultant Team will be responsible for distribution, utilizing the distribution list for the Public Draft EIR, which will be updated, if necessary, during this task with FORA input.

7.2 Project Management

- a. Provide up to twenty (20) hours of project management services to specifically assist FORA with the finalization of the CEQA process. These services may include assistance with the preparation of CEQA Findings, Resolution, and Staff Report. This task also includes preparing a draft and final Notice of Determination (NOD) within five (5) business days of project approval and EIR certification, and filing the NOD with the State Clearinghouse and Monterey County Clerk. This scope of work assumes project approval and EIR certification; however, if that does not occur, the NOD will not be prepared.
- b. Attend and participate at two (2) FORA Board meetings. FORA will be responsible for facilitating the presentation. Public notice of the meetings will be provided by FORA. This task will include the preparation of presentation materials, including a PowerPoint presentation and other

materials that may be required. A brief presentation on the environmental review process, public comments received, and impacts and mitigation measures identified in the Draft EIR will be provided. A public hearing will be held at the FORA Board meeting to solicit public comments on the approval of the project and EIR certification. The Consultant Team will be available to respond to public comments made during the hearing and address any questions from the public and Board of Directors.

7.3 California Department of Fish and Wildlife CEQA Filing Fee

- a. Please note that the budget includes a cost estimate for the California Department of Fish and Wildlife CEQA filing fee. The fee increases every year and assuming a similar increase from last year, it is estimated that the fee will be \$3,110; however, FORA will be billed the actual fee.

Responsibilities/Deliverables:

- **Consultant Team:** Final EIR and MMRP, Findings/Resolution/Staff Report assistance, and Draft and Final NOD, distribution list, meeting attendance and materials (e.g., PowerPoint presentation, displays, etc.),
- **FORA:** Review and comment on Screencheck Draft Final EIR and MMRP, publishing public hearing/FORA Board meeting notices, finalize distribution list, reserve meeting venues, review and comment on presentation materials, facilitate meeting presentations, and provide Draft Findings/Resolution/Staff Report to Consultant Team for review.

Task 8 – Meetings

8.1 Meetings and Coordination

- a. Attend and participate in a variety of meetings as necessary throughout the project either in person or on telephone conferences, including regular communication with FORA and others on the project team to address key issues and confer on environmental impacts and what types of actions are suitable for avoidance, mitigation or conservation measures. For meetings called by the Consultant Team, we shall prepare agendas and minutes with the action items, give presentations, and provide presentation materials as needed. A log of all action items will be maintained to ensure that the required actions occur. This scope of work assumes a budget of 80 hours.

Responsibilities/Deliverables:

- **Consultant Team:** Meeting attendance and participation, meeting materials
- **FORA:** Reserve meeting venues, review and provide meeting materials, facilitate meetings

Task 9 – Attorney Review and Coordination

Whitson Engineers shall retain the services of Jacqueline M. Zischke, Attorney at Law to provide environmental legal services on a time and materials basis as required for CEQA matters related to the Eastside Parkway project. Typical Services could include:

1. Review of Existing Materials, Project Description, and Alternatives to be included.
2. Legal Research and Memorandums.
3. Administrative Draft EIR Review and Discussions.
4. Review and Revisions to Public Notices.
5. Draft EIR Review and Discussions.
6. Final EIR Review and Discussion of Draft Responses.

Responsibilities/Deliverables:

- **Consultant Team:** Provide legal review of CEQA matters related to the Eastside Parkway project for the duration of the above Scope of Services.
- **FORA:** Provide direction and input on items to receive legal review.

Assumptions:

1. The EIR will be based on the 90% Submittal Eastside Parkway Improvement Plans dated September 2012 by Whitson Engineers.
2. The Draft Preliminary Initial Study Checklist (January 2012) and existing technical studies will be used to maximum extent possible.
3. Geotechnical Reports have been completed (October 7, 2010) and it is assumed that no updates will be needed.
4. Hydrology Reports were completed with the 90% Plans and it is assumed that no updates will be needed.
5. We have assumed the following 4 alignments to be studied with a traffic analysis:
 - a. No Eastside Parkway
 - b. Eastside Parkway along current planned alignment
 - c. Eastside Parkway alignment along 7th/8th Street and Inter-Garrison Road
 - d. Highway 68 bypass instead of the current Eastside Parkway alignment
6. Due to the controversial nature of the proposed project, this scope and fee assumes a high level of effort to respond to public comments, but no new technical analyses.
7. Legal review of CEQA matters related to the Eastside Parkway project will be provided on a time and materials basis per the following:
 - Principal / Of Counsel: \$360 per hour
 - Legal Clerk: \$195 per hour
 - Legal Assistant: \$160 per hour
 - Secretarial Services: \$35 per hour

Exclusions:

The following work is specifically excluded from the Scope of Services:

1. Completion of Project Plans beyond the current 90% design.
2. Payment of governmental fees, other than those noted above.
3. Land Surveying or staking/flagging of road alignments.
4. Soil Management Plans.
5. Monterey Salinas Transit Bus Rapid Transit (BRT) evaluation and coordination.
6. Additional technical studies other than those listed above.
7. Appraisals.
8. Any work not specifically included in the above Scope of Services.

Please note that the Consultant Team can provide any of the above services for an additional budget if specifically requested by FORA.



Draft Schedule Estimate for the Eastside Parkway CEQA Documentation		
	Task	Estimated Timeframe
1	Project Initiation/Data Collection	1 month
2	Confirmation and Finalization of Project Description and Alternatives	3 months
3	Agency Scoping, Preparation of NOP, and Summary of Comments	2 months
4	Prepare 1st Admin Draft EIR	4 months
5	Prepare Screencheck Draft and Public Draft EIR	4 months (1 month + estimated 3 month public review)
6	Prepare 1st Admin Draft Final EIR	2 months
7	Prepare Screencheck Draft Final EIR and Final EIR	2 months
8	Meetings	On-going
9	Attorney Review and Coordination	On-going
ESTIMATED TOTAL		Approximately 18 months

Note: Timeline is consecutive

Fee Summary

Eastside Parkway
CEQA DOCUMENTATION
Fort Ord Reuse Authority
Monterey County, California

Description of Work	Fee
1. Project Initiation/Data Collection	\$6,000
2. Confirmation and Finalization of Project Description and Alternatives	\$10,500
3. Agency Scoping, Preparation of NOP, and Summary of Comments	\$8,200
4. Prepare 1st Admin Draft EIR	\$281,400
4.1 Aesthetics/Visual	\$19,700
4.2 Air Quality	\$18,300
4.3 Biological Resources	\$8,700
4.4 Botanical Surveys	\$11,500
4.5 Update Biological Report	\$14,100
4.6 Cultural Resources	\$14,800
4.7 Geology/Soils	\$5,000
4.8 Greenhouse Gases & Climate Change	\$5,200
4.9 Hazards/Hazardous Materials	\$1,600
4.10 Hydrology/Water Quality	\$3,700
4.11 Land Use/Planning	\$4,800
4.12 Noise	\$11,500
4.13 Public Services	\$1,400
4.14 Recreation	\$5,900
4.15 Traffic & Circulation	\$33,200
4.16 Utilities & Service Systems	\$4,000
4.17 Other Statutory Sections	\$2,100
4.18 Indirect Impacts of Growth/Growth Inducement	\$3,400
4.19 Cumulative Impacts	\$10,300
4.20 Unavoidable Significant Adverse Impacts	\$600
4.21 Alternatives Analysis	\$100,300
4.22 Permitting, Consultation, & Coordination Section	\$1,300
5. Prepare Screen Check Draft and Public Review Draft EIR	\$25,300
6. Prepare 1st Admin Draft Final EIR	\$40,000
7. Prepare Screencheck Draft Final EIR and Final EIR	\$57,200
8. Meetings	\$39,400
9. Attorney Review and Coordination (Budget)	\$54,000
10. Reimbursable Expenses	\$6,100
Subtotal	\$528,100
Administration / Project Management	\$40,000
Total Fee Amount	\$568,100

Fee Worksheet

August 2016

Eastside Parkway

CEQA DOCUMENTATION

Task	Description	DD&A											Whitson Engineers						Total Budget Per Task
		Principal	Senior Project Manager	Senior Planner	Senior Environmental Specialist	Assoc. Planner or Biologist	Assist. Planner	GIS	Word Processing/ Admin. Assistant	Graphics	Hours Per Task	Budget Per Subtask	Principal	Director of Civil Engineering	Associate Engineer	Hours Per Task	Budget Per Subtask		
1	Project Initiation/Data Collection	1	6	2	2	8			2	2	23	\$ 2,819	4	12		16	\$ 3,160	\$ 5,979	
2	Confirmation and Finalization of Project Description and Alternatives	2	4	18		8	14		4	8	58	\$ 6,612	4	16		20	\$ 3,920	\$ 10,532	
3	Agency Scoping, Preparation of NOP, and Summary of Comments	2	8	10	4	4	16		6	4	54	\$ 6,244	2	8		10	\$ 1,960	\$ 8,204	
4	Prepare 1st Admin Draft EIR																	\$ 144,942	
	Key Topics/Sections:																		
1	Aesthetics/Visual		7	8		10	16		4	20	65	\$ 6,487	8	16	60	84	\$ 13,200		
2	Air Quality		7	4		8	4		2	2	27	\$ 3,127				0	\$ -		
3	Biological Resources		3	2	4	6	30		4	6	55	\$ 5,403				0	\$ -		
4	Botanical Surveys		12			34	52	8	5	4	115	\$ 11,530				0	\$ -		
5	Update Biological Report		11		24	40	42		4	10	131	\$ 14,159				0	\$ -		
6	Cultural Resources		5	6			6		2		19	\$ 2,317				0	\$ -		
7	Geology/Soils		3	1			6		2	2	14	\$ 1,432				0	\$ -		
8	Greenhouse Gases & Climate Change		8	8		12	16		2		46	\$ 5,228				0	\$ -		
9	Hazards/Hazardous Materials		4	1			6		2	2	15	\$ 1,587				0	\$ -		
10	Hydrology/Water Quality		4	2		2	6		2	2	18	\$ 1,938	1	8		9	\$ 1,740		
11	Land Use/Planning		10	6		8	14		2	2	42	\$ 4,802				0	\$ -		
12	Noise		6	1		2	6		2		17	\$ 1,953				0	\$ -		
13	Public Services		4	2			4		2		12	\$ 1,398				0	\$ -		
14	Recreation		10	8		2	10		4	4	38	\$ 4,376		8		8	\$ 1,520		
15	Traffic & Circulation		14	6		20	24		4	8	76	\$ 8,148	2	8		10	\$ 1,960		
16	Utilities & Service Systems		4	1			6		2		13	\$ 1,437	2	8	4	14	\$ 2,520		
17	Other Statutory Sections		2	4		2	8		4		20	\$ 2,072				0	\$ -		
18	Indirect Impacts of Growth/Growth Inducement		6	8		4	8		2		28	\$ 3,358				0	\$ -		
19	Cumulative Impacts		18	18	10	12	18		2	6	84	\$ 10,312				0	\$ -		
20	Unavoidable Significant Adverse Impacts		2						4		6	\$ 550				0	\$ -		
21	Alternatives Analysis	10	12	22	24	18	30		4	8	128	\$ 16,134	8	40	40	88	\$ 14,960		
22	Permitting, Consultation, & Coordination Section		2	2		2	4		2		12	\$ 1,294				0	\$ -		
5	Prepare Screen Check Draft and Public Review Draft EIR	2	24	32	20	44	50		20	18	210	\$ 23,372	2	8		10	\$ 1,960	\$ 25,332	
6	Prepare 1st Admin Draft Final EIR	2	40	80	40	60	48		16	12	298	\$ 36,486	2	16		18	\$ 3,480	\$ 39,966	
7	Prepare Screencheck Draft Final EIR and Final EIR	2	60	50	40	52	60		30	18	312	\$ 36,806	4	20		24	\$ 4,680	\$ 41,486	
8	Meetings	6	80		40		12		30		168	\$ 22,394	8	80		88	\$ 16,960	\$ 39,354	
	Total Hours	27	376	302	208	358	516	8	171	138	2104		47	248	104	399			
	Hourly Rate	\$ 215	\$ 155	\$ 145	\$ 145	\$ 103	\$ 92	\$ 98	\$ 60	\$ 75			\$ 220	\$ 190	\$ 140				
	Total Labor Budget	\$ 5,805	\$ 58,280	\$ 43,790	\$ 30,160	\$ 36,874	\$ 47,472	\$ 784	\$ 10,260	\$ 10,350		\$ 243,775	\$ 10,340	\$ 47,120	\$ 14,560	\$ 72,020	\$ 315,795		
Subconsultants:																			
Air Quality/Greenhouse Gas Emissions												\$ 15,153							
Updated Forestry Report (including detailed Alternative Alignment Analysis)												\$ 11,550							
Update Cultural Resources Report												\$ 12,513							
Noise												\$ 9,570							
Traffic: Updated Modeling (Base + 3 Alternatives)																		\$ 46,200	
Traffic: Evaluation of Roadway Alternatives																		\$ 27,300	
Traffic: Alternative Analysis Report																		\$ 10,500	
Traffic: Response to Comments (Allowance)																		\$ 15,750	
Geotechnical: Peer Review and Comment Response																		\$ 3,600	
Attorney: Review Existing Materials																		\$ 9,000	
Attorney: Legal Research and Memos																		\$ 3,600	
Attorney: Administrative Draft EIR Review and Discussion																		\$ 25,200	
Attorney: Review and Revise Public Notices																		\$ 1,800	
Attorney: Draft EIR Review and Discussion																		\$ 3,600	
Attorney: Final EIR Review and Discussion of Draft Responses																		\$ 10,800	
TOTAL SUBCONSULTANTS												\$ 48,785						\$ 157,350	\$ 206,135
Expenses:																			
Printing/Copying												\$ 1,500						\$ 250	
Mileage/Communication												\$ 300						\$ 200	
Miscellaneous												\$ 225						\$ 500	
CDFW CEQA Filing Fee												\$ 3,110							
TOTAL EXPENSES												\$ 5,135						\$ 950	\$ 6,085
Administration/Project Management																		\$ 40,113	\$ 40,113
TOTAL BUDGET																		\$ 568,128	

HOURLY RATE SCHEDULE

<u>Category</u>	<u>Hourly Rate</u>
Principal Engineer	\$ 220.00
Director of Civil Engineering	\$ 190.00
Senior Civil Engineer	\$ 180.00
Senior Land Surveyor	\$ 180.00
Civil Engineer	\$ 160.00
Land Surveyor	\$ 160.00
Senior Associate Engineer / Surveyor	\$ 150.00
Associate Engineer / Surveyor	\$ 140.00
Assistant Engineer / Surveyor	\$ 120.00
Senior Engineering / Survey Technician	\$ 115.00
Engineering / Survey Technician	\$ 110.00
Administrative Support	\$ 70.00
Engineering Aide	\$ 65.00
Expert Witness / Court Hearing	\$ 300.00
Field Surveying*	
One Person Survey Crew (Prevailing Wage)	\$ 175.00
Two Person Survey Crew (Prevailing Wage)	\$ 270.00
Three Person Survey Crew (Prevailing Wage)	\$ 380.00
Field SWPPP Monitoring	
SWPPP Inspector	\$ 105.00
Reimbursables	
Professional Services By Others	Cost Plus 15%
In-House Large Format Plotting / Copies (Black & White)	\$0.50 / S.F.
In-House Plots, Prints, Copies (Color/Special Media)	Rates vary, available upon request
In-House Prints / Copies (Black & White)	\$0.10/sheet for 8.5x11, \$0.50/sheet for 11x17
Materials, Postage, Reproduction, Telephone	Cost Plus 10%
Mileage	Per Current Federal Rate

*Survey Crew rates are Prevailing Wage
Rates effective January 1, 2016

#37



Denise Duffy & Associates, Inc.

PLANNING AND ENVIRONMENTAL CONSULTING

2016 SCHEDULE OF RATES

HOURLY PERSONNEL RATES

Principal	\$215.00
Senior Project Manager/Engineering Specialist	\$180.00
Senior Project Manager	\$155.00
Senior Botanist	\$145.00
Senior Planner/Scientist II	\$145.00
Project Manager	\$135.00
Senior Planner/Scientist	\$125.00
Assistant Project Manager	\$113.00
Environmental Biologist	\$108.00
Associate Planner/Scientist	\$103.00
Assistant Planner/Scientist	\$ 92.00
GIS/Computer Specialist	\$ 98.00
Administrative Manager	\$ 81.00
Database/Designer/Graphics	\$ 75.00
Field Technician	\$ 65.00
Administrative Assistant	\$ 60.00

Direct reimbursable expenses are charged at DD&A cost, plus 15%.
These expenses may include, but are not limited to: subconsultants, reproduction,
courier, postage, long-distance phone, fax and cellular, mileage and field supplies.

Mileage will be charged at the current IRS mileage rate.

Above rates are effective through 12/31/16 and may be adjusted thereafter.

The Economics of Land Use



Discussion Tables

FORA Biennial Developer Fee and CFD Special Tax Review

Prepared for:

Fort Ord Reuse Authority (FORA)

Prepared by:

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August 17, 2016

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

Land Use	Basis	Development Fee Policy/CFD Special Tax			
		Existing Rate [1]	Preliminary Adjusted Rate	Difference	Percentage Change
		<i>July 1, 2016</i>	<i>August 17, 2016</i>		
New Residential	per du	\$23,654	\$24,055	\$401	1.70%
Existing Residential	per du	\$7,109	\$7,229	\$121	1.70%
Office & Industrial	per acre	\$3,103	\$3,156	\$53	1.70%
Retail	per acre	\$63,936	\$65,021	\$1,084	1.70%
Hotel	per room	\$5,274	\$5,363	\$89	1.70%

prel_tax

Sources: FORA and EPS.

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

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

Step/	Item	Calculation	Amount
STEP 1 (Tables 3-1, 3-2a & b, Appendix C)	Remaining Capital Improvement Program and Other Costs		
	Transportation/Transit	a	\$123,089,303
	Water Augmentation - CEQA mitigation	b	\$24,272,615
	Water Augmentation - voluntary contribution	c	\$0
	HCP Endowment [1]	d	\$49,047,690
	HCP Endowment Contingency	e	\$21,778,537
	Fire Fighting Equipment	f	\$0
	Contingency (MEC, Soil mgt. plans, insurance retention, etc.)	g	\$18,463,395
	Additional Utility and Storm Drainage Costs	h	\$0
	Other Costs (PLL Insurance)	i	\$0
	Other Costs (CFD Administration)	j	\$2,600,000
	Total CIP Costs	k = sum (a to j)	\$239,251,540
STEP 2 (Tables 4-1, 4-2, Appendices A & B)	Estimated Sources of Funds		
	Existing Fund Balances [2]	l	\$1,432,934
	Existing Fund Balance for HCP Endowment [3]	m	\$9,803,000
	Grants	n	\$0
	CSU Mitigation Fees	o	\$0
	Loan Proceeds	p	\$0
	FORA Property Tax Revenues	q	\$12,425,389
	Land Sale Revenues [4]	r	\$49,559,000
	Other Revenues	s	\$0
	Total Sources of Funds	t = sum (l to s)	\$73,220,323
STEP 3	CFD Special Tax Revenue Required		
	CFD Special Tax Revenue	u = k - t	\$166,031,218
STEP 4 (Table 1-3)	FORA CFD Special Tax Revenue Summary		
	Estimated Policy & CFD Special Tax Revenue - Current Estimates [5]	v	\$163,262,634
	Net Cost Funded by Policy and CFD Special Tax Revenue	w = u	\$166,031,218
	CFD Special Tax Required as a % of Maximum	x = w / v	101.7%
STEP 5	Adjustment Factor Applied to Prior Year CFD Special Tax Rate	(Rounded)	101.7%

cip_fund_1

Source: FORA and EPS.

[1] Includes existing fund balance for habitat mitigation.

[2] Existing fund balance provided by FORA as of June 2016.

[3] Equals existing fund balance for habitat mitigation as of June 2016.

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

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

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

Land Use	Remaining Development	Existing CFD Tax Rate (FY 2016/17)	Total CFD Revenue
Residential Revenues	<u>Units</u>	<u>Per Unit</u>	
New Residential [1]	5,823	\$23,654	\$137,736,594
Employer Based Housing [2]	492	\$1,183	\$581,886
Existing/Replacement Residential	0	\$7,109	\$0
Total Residential	6,315		\$138,318,479
Nonresidential Revenues	<u>Acres</u>	<u>Per Acre</u>	
Office	186.3	\$3,103	\$578,162
Industrial	34.2	\$3,103	\$106,252
Retail	205.4	\$63,936	\$13,132,485
	<u>Rooms</u>	<u>Per Room</u>	
Hotel	2,110	\$5,274	\$11,127,255
Total Nonresidential			\$24,944,155
Total Residential and Nonresidential [3]			\$163,262,634

tax_rev

- [1] Includes 400 Cypress Knolls units, which do not count towards the 6,160 unit threshold. These units are charged the new residential rate.
- [2] CSUMB North Campus housing anticipated to meet employer based housing requirements and would be charged the associated reduced rate equal to 1/20 of the new residential rate.
- [3] Assumes no discount for affordable housing above the minimum requirement.

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

Item	Residential [2,3]	Nonresidential			
		Office	Industrial	Retail	Hotel
Year	<i>units</i>	<i>square feet</i>			<i>rooms</i>
2016-17	268	93,500	0	65,000	0
2017-18	391	555,500	56,000	66,300	40
2018-19	714	341,500	67,500	430,000	678
2019-20	922	510,024	288,820	835,500	1,012
Post-FORA	3,528	1,340,000	184,275	840,000	380
Total	5,823	2,840,524	596,595	2,236,800	2,110

abs

Source: FORA.

- [1] Reflects jurisdictional forecasts used for purposes of FY 2016/17 CIP.
 [2] Includes demand for both affordable and market rate housing. Excludes CSUMB Employer Based housing units.
 [3] Includes 400 Cypress Knolls units, which do not count towards the 6,160 unit threshold.

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

Item	Taxable Land Uses				
	Residential [1]	Nonresidential [2]			Hotel
		Office	Industrial	Retail	
Year	<i>units</i>	<i>square feet</i>			<i>rooms</i>
2016-17	228	93,500	0	65,000	0
2017-18	332	525,500	46,000	66,300	40
2018-19	607	301,500	57,500	398,750	678
2019-20	784	420,024	278,820	794,250	1,012
Post-FORA	2,999	1,160,000	164,275	757,500	380
Total	4,950	2,500,524	546,595	2,081,800	2,110

land_use

Source: FORA and EPS.

[1] Excludes residential non-taxable uses: CSUMB, Portion of Marina Dunes, Preston Park, Abrams B, MOCO Housing Authority, Shelter Outreach Plus, Veterans Transition Center, Army Housing, and Interim Inc.

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

Table 2-3
FORA Biennial CIP Review
Forecasted Acreage Absorption for Transferrable Land [1]

	Total	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
New Residential							
Marina							
TAMC	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Seaside (planned)	165.8	0.0	2.5	20.0	16.7	65.0	61.7
Del Rey Oaks	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Marina - Cypress Knolls	66.7	0.0	0.0	16.7	16.7	16.7	16.7
Various	0.0	0.0	0.0	0.0	0.0	0.0	0.0
CSUMB	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL RESIDENTIAL	232.5	0.0	2.5	36.7	33.3	81.7	78.3
Nonresidential							
Office							
Del Rey Oaks (planned)	26.2	0.0	26.2	0.0	0.0	0.0	0.0
Monterey (planned)	47.3	0.0	0.0	0.0	11.8	15.7	19.7
Cypress Knolls (planned)	1.0	0.0	1.0	0.0	0.0	0.0	0.0
Marinna (planned) [2]	33.1	1.9	1.9	1.9	1.9	23.4	1.9
Seaside (planned)	13.2	0.0	0.0	6.7	0.0	6.6	0.0
Subtotal Office	121.0	1.9	29.2	8.6	13.8	45.7	21.7
Industrial							
Monterey (planned)	12.4	0.0	0.0	0.0	4.1	4.1	4.1
Cypress Knolls (planned)	0.3	0.0	0.3	0.0	0.0	0.0	0.0
TAMC (planned)	2.0	0.0	0.0	1.0	1.0	0.0	0.0
Seaside (planned)	7.2	0.0	0.0	0.0	7.2	0.0	0.0
Subtotal Industrial	22.0	0.0	0.3	1.0	12.3	4.1	4.1
Retail							
Cypress Knolls (planned)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TAMC (planned)	6.9	0.0	0.0	3.4	3.4	0.0	0.0
Seaside (planned) [2]	202.0	0.0	0.0	27.5	63.5	79.3	31.7
Ord Shoppette [2]	18.0	0.0	0.0	0.0	0.0	18.0	0.0
Subtotal Retail	226.9	0.0	0.0	31.0	66.9	97.3	31.7
Hotel							
Del Rey Oaks (planned)	14.5	0.0	0.0	0.0	14.5	0.0	0.0
Seaside (planned)	17.4	0.0	0.0	6.6	5.3	0.0	5.5
Subtotal Hotel	31.8	0.0	0.0	6.6	19.7	0.0	5.5
Total All Uses	634.2	1.9	32.1	83.9	146.1	228.8	141.4

trans

Source: Fort Ord Reuse Authority.

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

[2] Includes land transactions separately estimates by FORA.

Table 3-1
FORA Biennial CIP Review
2016 Summary of Capital Improvement Program (CIP) 2016/17-2021/22

Item	2016-17 to Post-FORA Total	2016-17	2017-18	2018-19	2019-20	Post-FORA
CIP Projects Funded by CFD Development Fees						
<u>CIP Projects</u>						
Transportation/Transit	\$123,089,303	\$4,975,000	\$5,537,101	\$13,372,811	\$34,201,268	\$65,003,123
Water Augmentation - CEQA Mitigation	\$24,272,615	\$1,657,000	\$1,750,000	\$2,400,000	\$2,818,900	\$15,646,715
Water Augmentation - Voluntary Contribution	\$0	\$0	\$0	\$0	\$0	\$0
Storm Drainage System [Completed by 2005]	\$0	\$0	\$0	\$0	\$0	\$0
Habitat Management	\$39,244,690	\$4,380,932	\$5,983,145	\$12,688,758	\$16,191,855	\$0
Fire Rolling Stock	\$0	\$0	\$0	\$0	\$0	\$0
Total CIP Projects	\$186,606,608	\$11,012,932	\$13,270,246	\$28,461,569	\$53,212,023	\$80,649,838
<u>Other Costs and Contingencies</u>						
CIP Contingency	\$18,463,395	\$746,250	\$830,565.15	\$2,005,922	\$5,130,190	\$9,750,468
HCP Contingency	\$21,778,537	\$2,431,164	\$3,320,300	\$7,041,528	\$8,985,545	\$0
Additional Utility and Storm Drainage Costs	\$0	\$0	\$0	\$0	\$0	\$0
PLL Insurance	\$0	\$0	\$0	\$0	\$0	\$0
CFD Administration	\$2,600,000	\$650,000	\$650,000	\$650,000	\$650,000	\$0
Total Other Costs and Contingencies	\$42,841,932	\$3,827,414	\$4,800,865	\$9,697,450	\$14,765,735	\$9,750,468
Total Expenditures	\$229,448,540	\$14,840,346	\$18,071,111	\$38,159,019	\$67,977,757	\$90,400,307

Source: FORA.

rev_cip_1

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

FY Ending	Total CFD Revenue	Habitat Mgmt. Revenue	
		% of CFD Rev.	Net Revenue
2017	\$6,739,895	65.0%	\$4,380,932
2018	\$9,971,908	60.0%	\$5,983,145
2019	\$23,070,470	55.0%	\$12,688,758
2020	\$32,383,709	50.0%	\$16,191,855
Post-FORA	\$91,096,652	0.0%	\$0
TOTAL	\$163,262,634		\$39,244,690

cfd_sum

Source: FORA; EPS.

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

Item			
<hr/>			
Land Mitigation Coverage Reserve			5.0%
FY 2017 Interest Rate			1.5%
Permit Term Begins FY Ending			2018
Post-Permit Term Begins FY Ending			2068
Endowment (2016 \$)	<u>Maximum Needed</u>	<u>Annual Return</u>	<u>Annual Revenue</u>
Habitat Conservation Plan (HCP)	\$29,304,600	4.50%	\$1,318,707
University of California (UC)	\$5,943,333	4.20%	\$249,620
Implementation Assurances Fund (IAF)	\$3,965,711	4.50%	\$178,457
Borderlands Management (BL)	\$4,343,422	4.50%	\$195,454
Total	\$43,557,067		\$1,942,238
Beginning Endowment Balance (2016 \$)			
Initial Balance			\$9,803,000
Initial Balance Uses			
Habitat Conservation Plan (HCP)			\$5,759,290
University of California (UC)			\$4,043,710
Implementation Assurances Fund (IAF)			\$0
Borderlands Management (BL)			\$0
Total			\$9,803,000
Starting Special Tax Rate			
New Residential	\$23,654	per Unit	
Employer Based Housing	\$1,183	per Unit	
Existing/Replacement Residential	\$7,109	per Unit	
Office	\$3,103	per Acre	
Industrial	\$3,103	per Acre	
Retail	\$63,936	per Acre	
Hotel	\$5,274	per Room	
Annual Special Tax Escalation			0.0%

assump2

Source: FORA

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

Permit Year	FY Ending	HCP Endowment			UC Endowment			IAF Endowment			Borderlands Endowment		
		Initial Costs	Ongoing Costs	Total	Initial Costs	Ongoing Costs	Total	Initial Costs	Ongoing Costs	Total	Initial Costs	Ongoing Costs	Total
	2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2018	(\$399,491)	(\$1,520,239)	(\$1,919,730)	(\$915,520)	(\$658,687)	(\$1,574,207)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2019	\$0	(\$1,520,239)	(\$1,520,239)	\$0	(\$658,687)	(\$658,687)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2020	\$0	(\$1,633,913)	(\$1,633,913)	\$0	(\$248,617)	(\$248,617)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2021	\$0	(\$1,633,913)	(\$1,633,913)	\$0	(\$248,617)	(\$248,617)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2022	\$0	(\$1,633,913)	(\$1,633,913)	\$0	(\$248,617)	(\$248,617)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2023	\$0	(\$1,633,913)	(\$1,633,913)	\$0	(\$248,617)	(\$248,617)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2024	\$0	(\$1,633,913)	(\$1,633,913)	\$0	(\$248,617)	(\$248,617)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2025	\$0	(\$1,633,913)	(\$1,633,913)	\$0	(\$248,617)	(\$248,617)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2026	\$0	(\$1,633,913)	(\$1,633,913)	\$0	(\$248,617)	(\$248,617)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
10	2027	\$0	(\$1,633,913)	(\$1,633,913)	\$0	(\$248,617)	(\$248,617)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2028	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2029	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2030	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2031	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2032	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2033	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2034	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2035	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2036	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
20	2037	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2038	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2039	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2040	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2041	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2042	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2043	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2044	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2045	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2046	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
30	2047	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2048	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2049	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2050	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2051	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2052	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2053	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2054	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2055	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)

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

Permit Year	FY Ending	HCP Endowment			UC Endowment			IAF Endowment			Borderlands Endowment		
		Initial Costs	Ongoing Costs	Total	Initial Costs	Ongoing Costs	Total	Initial Costs	Ongoing Costs	Total	Initial Costs	Ongoing Costs	Total
40	2056	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2057	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2058	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2059	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2060	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2061	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2062	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2063	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2064	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2065	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
	2066	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
50	2067	\$0	(\$1,318,707)	(\$1,318,707)	\$0	(\$249,620)	(\$249,620)	\$0	(\$178,457)	(\$178,457)	\$0	(\$195,454)	(\$195,454)
Post-Permit													
	2068 +	\$0	(\$687,916)	(\$687,916)	\$0	(\$209,157)	(\$209,157)	\$0	(\$37,112)	(\$37,112)	\$0	(\$195,454)	(\$195,454)

costs_indiv

Source: FORA.

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

FY Ending	Total CFD Revenue	Habitat Mgmt. Revenue	
		% of CFD Rev.	Net Revenue
2014	\$0	0.0%	\$0
2015	\$0	0.0%	\$0
2016	\$0	0.0%	\$0
2017	\$6,854,189	63.9%	\$4,380,932
2018	\$10,141,010	59.0%	\$5,983,145
2019	\$23,461,695	54.1%	\$12,688,758
2020	\$32,932,868	49.2%	\$16,191,855
Post-FORA	\$92,641,456	0.0%	\$0
TOTAL	\$166,031,218		\$39,244,690

cfid sum adjust

Table 4-1
FORA Biennial CIP Review
Net Present Value of FORA Property
Tax Revenue after July 1, 2016

Item	FORA Property Tax	90% of FORA Property Tax
Reference	Table A-3	
Factor		90%
Fiscal Year		
2016-17	\$558,359	\$502,523
2017-18	\$928,442	\$835,598
2018-19	\$1,653,745	\$1,488,371
2019-20	\$3,032,459	\$2,729,214
Post-FORA	\$9,794,280	\$8,814,852
Total	\$15,967,285	\$14,370,557
Net Present Value 4.56% Discount Rate [1]		\$12,425,389

npv

[1] Based on proposed Bond Buyers Revenue Bond Index annual average as of April 2016 plus 50 basis points.

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

Item	Source/ Reference	Amount
Land Sales Revenues [1]		
Land Sale Account Balance		\$6,825,000
Marina Community Partners (credits)	FORA	\$19,425,000
Other Future Transfers	Table B-1	<u>\$50,324,000</u>
Total		\$76,574,000
Expenditures (Building removal)		
Marina Community Partners - Dunes	FORA	\$19,425,000
Stockade (Marina)	FORA	\$2,200,000
Surplus II (Seaside)	FORA	\$5,390,000
Total Other Sources		\$27,015,000
Land Sales Revenue for CIP Projects		\$49,559,000

lsr_calc

Source: FORA and EPS.

Amounts rounded to the nearest thousand.

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



APPENDICES:

Appendix A: Property Tax Analysis

Appendix B: Land Sales Revenue Analysis

Appendix C: HCP Endowment Model



APPENDIX A:

Property Tax Analysis

Table A-1	Estimated Assessed Value from Total Forecasted Development	A-1
Table A-2	Estimated Change in FORA Assessed Value since July 1, 2012	A-2
Table A-3	Estimated FORA Property Tax Revenue Available to Offset Infrastructure Costs	A-3
Table A-4	Estimated Retail, Office, Industrial Finished Values	A-4
Table A-5	Hotel Development Finished Value	A-5

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

Item	Land Uses					Annual Total
	Residential	Office	Industrial	Retail	Hotel	
Estimated Finished Value [1]	<i>per unit</i> \$525,000		<i>per sq. ft.</i> \$85		<i>per room</i> \$160,000	
Year [2]						
2017-18	\$121,495,500	\$20,404,038	\$0	\$17,153,500	\$0	\$159,053,038
2018-19	\$179,568,218	\$116,397,396	\$4,028,180	\$17,759,019	\$6,593,440	\$324,346,252
2019-20	\$333,231,556	\$67,783,486	\$5,110,753	\$108,410,706	\$113,435,190	\$627,971,691
2020-21+	\$2,107,947,614	\$360,550,675	\$39,974,215	\$428,212,431	\$236,386,890	\$3,173,071,825
Total	\$2,742,242,887	\$565,135,595	\$49,113,148	\$571,535,655	\$356,415,520	\$4,284,442,806

av

Source: EPS.

- [1] See Table A-4 & Table A-5 for commercial finished value assumptions as of 2016. Assumes an annual market appreciation rate of 1.5%. Estimated finished values amounts for nonresidential building square feet rounded to nearest \$5.
- [2] For purposes of this analysis, the absorption schedule has a one year lag to reflect when the estimated assessed value would be reflected on the assessor's tax roll.

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

Item	Percent	Formula	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
Assessed Value Basis			July 1, 2012	July 1, 2013	July 1, 2014	July 1, 2015
Property Taxes Received		A	\$1,211,423	\$1,293,586	\$1,477,673	\$1,709,438
Total Net Property Tax Generated	35.0%	$B = A / 35.0\%$	\$3,461,207	\$3,695,961	\$4,221,923	\$4,884,109
Plus Pass Throughs						
Tier 1 Pass Throughs	13.5%		\$621,962	\$664,146	\$758,659	\$877,651
Tier 2 Pass Throughs	11.3%		\$522,448	\$557,883	\$637,274	\$737,227
Subtotal Pass Throughs	24.8%	C	\$1,144,410	\$1,222,029	\$1,395,933	\$1,614,877
Property Tax Net of Housing Set Aside	75.2%	$D = B / (1 - C)$	\$4,605,618	\$4,917,990	\$5,617,856	\$6,498,986
Plus Housing Set Aside	20.0%	E	\$1,151,404	\$1,229,498	\$1,404,464	\$1,624,747
Total Property Tax (1%)		$F = D / (1 - E)$	\$5,757,022	\$6,147,488	\$7,022,321	\$8,123,733
Total Assessed Value	1.0%	$G = F / 1.0\%$	\$575,702,191	\$614,748,792	\$702,232,054	\$812,373,294
Total Assessed Value (Rounded)			\$575,702,000	\$614,749,000	\$702,232,000	\$812,373,000

Source: FORA.

base

Table A-3
FORA Biennial CIP Review
Estimated FORA Property Tax Revenue Available to Offset Infrastructure Costs

Item	Beginning AV	Annual 2% Growth	New AV Added to Roll [2]	Ending AV	New AV Since July 1, 2012	Property Tax (Formerly T.I.) 1%	Less: Other Agency Pass-Throughs [3]					Annual Net Property Tax	FORA Property Tax (35% of Annual Net Tax) [4]	
							Less: Housing Set Aside 20%	Property Tax Net of Housing Set Aside	Tier 1	Tier 2	Tier 3		Annual	Cumulative
									Years 1-45 13.5%	Years 11-45 11.3%	Years 31-45 7.6%			
Formula						a	b	c = a + b	d	e	f	e = c + d + e + f		
Estimated Base Assessed Value (July 1, 2012) [1]	\$575,702,000													35%
FY 2015-16 Estimated Assessed Value (July 1, 2015) [1]	\$812,373,000													
2016-17	\$824,558,595	\$16,491,172	\$0	\$841,049,767	\$265,347,767	\$2,653,478	(\$530,696)	\$2,122,782	(\$286,670)	(\$240,802)	\$0	\$1,595,310	\$558,359	\$558,359
2017-18	\$841,049,767	\$16,820,995	\$159,053,038	\$1,016,923,800	\$441,221,800	\$4,412,218	(\$882,444)	\$3,529,774	(\$476,676)	(\$400,408)	\$0	\$2,652,691	\$928,442	\$1,486,800
2018-19	\$1,016,923,800	\$20,338,476	\$324,346,252	\$1,361,608,528	\$785,906,528	\$7,859,065	(\$1,571,813)	\$6,287,252	(\$849,057)	(\$713,208)	\$0	\$4,724,987	\$1,653,745	\$3,140,546
2019-2020	\$1,361,608,528	\$27,232,171	\$627,971,691	\$2,016,812,389	\$1,441,110,389	\$14,411,104	(\$2,882,221)	\$11,528,883	(\$1,556,909)	(\$1,307,804)	\$0	\$8,664,170	\$3,032,459	\$6,173,005
Post-FORA	\$2,016,812,389	\$40,336,248	\$3,173,071,825	\$5,230,220,462	\$4,654,518,462	\$46,545,185	(\$9,309,037)	\$37,236,148	(\$5,028,528)	(\$4,223,963)	\$0	\$27,983,657	\$9,794,280	\$15,967,285

Source: Monterey County and EPS.

[1] See Table A-2.
[2] See Table A-1. Assumes an annual market appreciation rate of 1.5%.
[3] Pass-Through based on calculation below. Model assumes RDA commenced in FY 1997-98.

	<u>Tier 1</u>	<u>Tier 2</u>	<u>Tier 3</u>
Pass-through	25.0%	21.0%	14.0%
Share	54.0%	54.0%	54.0%
Derived Rate	13.5%	11.3%	7.6%

[4] This analysis estimates net new property tax to FORA based upon estimates of new development and growth in existing assessed values.

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

Retail, Office, Industrial/R&D

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

comm_val

Source: CoStar and EPS.

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

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

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

Hotel

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

hotel

Sources: STR Hospitality, PKF Consulting, and EPS.

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

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



APPENDIX B:

Land Sales Revenue Analysis

Table B-1	Estimated Land Sale Revenues to FORA	B-1
Table B-2	FORA Land Transactions to Date.....	B-2

Table B-1
FORA Biennial CIP Review
Estimated Land Sale Revenues to FORA

Item	Total Acres	Land Value	Plus Other Transactions	Total Land Sale Revenue	FORA Share - 50%	Est. Caretaker/ Property Management Costs	FORA Operational Costs	Other Obligations (Prevailing Wage Coordination, etc.)	Net FORA Land Sale Proceeds
		[1]	[2]			[3]	[4]	[5]	[6]
Assumed Value [1]									
Year [7]									
2012-13				\$0	\$0	\$0	\$0		\$0
2013-14				\$0	\$0	\$0	\$0		\$0
2015-16	0.0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016-17	0.0	\$0	\$1,000,000	\$1,000,000	\$500,000	(\$34,674)	(\$1,300,000)	(\$250,000)	(\$1,084,674)
2017-18	32.1	\$5,681,900	\$1,000,000	\$6,681,900	\$3,340,950	(\$301,243)	(\$1,339,000)	(\$257,500)	\$1,443,207
2018-19	83.9	\$15,084,027	\$0	\$15,084,027	\$7,542,013	(\$500,000)	(\$1,379,170)	(\$265,225)	\$5,397,618
2019-20	146.1	\$26,674,316	\$17,000,000	\$43,674,316	\$21,837,158	(\$500,000)	(\$1,420,545)	(\$273,182)	\$19,643,431
2020-21	228.8	\$42,402,007	\$0	\$42,402,007	\$21,201,003	\$0	\$0	(\$281,377)	\$20,919,626
2021-22	141.4	\$26,587,006	\$0	\$26,587,006	\$13,293,503	\$0	\$0	(\$289,819)	\$13,003,684
Post FORA	370.2	\$68,989,012	\$0	\$68,989,012	\$34,494,506	\$0	\$0	(\$571,196)	\$33,923,310
Total	632.3	\$116,429,254	\$19,000,000	\$135,429,254	\$67,714,627	(\$1,335,917)	(\$5,438,715)	(\$1,617,102)	\$46,319,209
Net Present Value									
4.56% Discount Rate		\$99,314,315	\$16,827,800	\$116,142,115	\$58,071,058	(\$1,217,513)	(\$5,084,780)	(\$1,445,152)	\$50,323,613

land\$

[1] Assumes per acre value of \$172,000 and that values escalate by 1.5% percent annually.

[2] Other transactions include \$1,000,000 in 2016-17 for Ord Shopette retail land uses, \$1,000,000 in 2017-18 for Marina new residential land uses, and \$17,000,000 in 2019-20 for Seaside new residential land uses.

[3] Caretaker costs and FORA Operational Costs provided by FORA staff.

[4] FY 2016/17 costs provided by FORA and assumed to escalate by 3.0% annually.

[5] Estimates provided by FORA and escalate by 3% annually.

[6] Reflects land sale proceeds available to offset infrastructure costs.

[7] For purposes of land sale revenue analysis, the absorption schedule assumes land sale transaction occurs in the same year as building permit.

Table B-2
FORA Biennial CIP Review
FORA Land Transactions to Date

Property [1]	Acreage	Transaction Price	Price per Acre
		[2]	
Marina Heights	248.0	\$10,620,000	\$42,823
Imjin Office Park	4.6	\$1,616,947	\$348,480
Monterey County/ East Garrison	244.0	\$3,673,270	\$15,054
Young Nak Church	1.5	\$298,000	\$205,517
Salinas Valley Memorial Healthcare System	5.6	\$2,400,000	\$431,655
Interim #2	3.3	\$240,000	\$72,072
Dunes on Monterey Bay	290.0	\$48,000,000	\$165,517
The Promontory	8.5	\$1,900,000	\$222,482
Del Rey Oaks [3]	73.0	\$3,000,000	\$41,096
Total	878.5	\$71,748,217	\$81,669
Average Price per Acre per Transaction			\$172,000

lsr

Source: FORA.

[1] Some of the identified transactions anticipate future FORA participation in profits or other terms that influence the net transaction price.

[2] Reflects total transaction price, not just amount accruing to FORA.

[3] Taken from the FORA Board Report dated October 10, 2014, agenda number 8d.



APPENDIX C: HCP Endowment Model

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

FY Ending	New Residential [1]	Employer Based Housing	Exist./Replac. Residential	Office	Industrial	Retail	Hotel	Total CFD Revenue	Habitat Mgmt. Revenue	
									% of CFD Rev. [2]	Net Revenue
Special Tax Rate	\$23,654 <i>Per Unit</i>	\$1,183 <i>Per Unit</i>	\$7,109 <i>Per Unit</i>	\$3,103 <i>Per Acre</i>	\$3,103 <i>Per Acre</i>	\$63,936 <i>Per Acre</i>	\$5,274 <i>Per Room</i>		<i>See Table C-2</i>	
2017	\$6,339,242	\$0	\$0	\$19,031	\$0	\$381,622	\$0	\$6,739,895	65.0%	\$4,380,932
2018	\$9,248,670	\$0	\$0	\$113,067	\$9,973	\$389,254	\$210,943	\$9,971,908	60.0%	\$5,983,145
2019	\$16,888,876	\$0	\$0	\$69,509	\$12,022	\$2,524,575	\$3,575,488	\$23,070,470	55.0%	\$12,688,758
2020	\$21,808,885	\$177,404	\$0	\$103,811	\$51,438	\$4,905,307	\$5,336,864	\$32,383,709	50.0%	\$16,191,855
2021 +	\$83,450,919	\$404,481	\$0	\$272,745	\$32,819	\$4,931,727	\$2,003,961	\$91,096,652	0.0%	\$0
TOTAL	\$137,736,594	\$581,886	\$0	\$578,162	\$106,252	\$13,132,485	\$11,127,255	\$163,262,634		\$39,244,690

tax_rev

[1] Includes 400 Cypress Knolls units, which are charged the new residential rate.

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

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

FY Ending	Share of CFD Special Tax Allocated to FORA Habitat Mgmt [1]	Special Tax Revenues Available for Habitat Management Allocation			
		HCP	UC	IAF	BL Mgmt
2012	0.0%	0.0%	0.0%	0.0%	0.0%
2013	0.0%	0.0%	0.0%	0.0%	0.0%
2014	0.0%	0.0%	0.0%	0.0%	0.0%
2015	0.0%	0.0%	0.0%	0.0%	0.0%
2016	0.0%	68.5%	9.3%	10.1%	12.1%
2017	65.0%	68.5%	9.3%	10.1%	12.1%
2018	60.0%	68.5%	9.3%	10.1%	12.1%
2019	55.0%	68.5%	9.3%	10.1%	12.1%
2020	50.0%	68.5%	9.3%	10.1%	12.1%
2021 +	0%	68.5%	9.3%	10.1%	12.1%

assump1

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

Table C-3
FORA Biennial CIP Review
Endowment Requirements

Item	Permit Term			Post-Permit Term		
	2016\$	Assumed Payout	Annual Revenue	2016\$	Assumed Payout	Annual Revenue
	[1]		[1]			[1]
HCP Endowment Fund	\$29,304,600	4.50%	\$1,318,707	\$15,287,022	4.50%	\$687,916
UC/NRS Endowment Fund	\$5,943,333	4.20%	\$249,620	\$4,979,929	4.20%	\$209,157
Implementation Assurances Fund						
Remedial Measures	\$2,909,956	4.50%	\$130,948	\$0		\$0
BLM and State Parks	\$824,711	4.50%	\$37,112	\$824,711	4.50%	\$37,112
Contingency (5%)	\$231,044	4.50%	\$10,397	\$0		\$0
Subtotal	\$3,965,711	4.50%	\$178,457	\$824,711	4.50%	\$37,112
Borderlands Management Cost	\$4,343,422	4.50%	\$195,454	\$4,343,422	4.50%	\$195,454
TOTAL ENDOWMENTS	\$43,557,067		\$1,942,238	\$25,435,084		\$1,129,639

cost

Source: FORA

[1] Based on HCP estimates current as of June 2016.

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

FY Ending	New Residential	Employer Based Housing	Existing/Replac. Residential	Nonresidential			
				Office	Industrial	Retail	Hotel
	<u>Units</u>	<u>Units</u>	<u>Units</u>	<u>Acres</u>	<u>Acres</u>	<u>Acres</u>	<u>Rooms</u>
2017	268	0	0	6.1	0.0	6.0	0
2018	391	0	0	36.4	3.2	6.1	40
2019	714	0	0	22.4	3.9	39.5	678
2020	922	150	0	33.5	16.6	76.7	1,012
Post-FORA	3,528	342	0	87.9	10.6	77.1	380
TOTAL	5,823	492	0	186.3	34.2	205.4	2,110

LU_planned

Source: FORA.

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

FY Ending	Special Tax Revenue		HCP		UC		IAF		BL Mgmt	
	Annual [1]	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
Maximum Endowment			\$29,304,600		\$5,943,333		\$3,965,711		\$4,343,422	
2017	\$4,380,932	\$4,380,932	\$2,999,843	\$2,999,843	\$408,741	\$408,741	\$441,817	\$441,817	\$530,531	\$530,531
2018	\$5,983,145	\$10,364,077	\$4,096,959	\$7,096,802	\$558,227	\$966,968	\$603,400	\$1,045,217	\$724,559	\$1,255,090
2019	\$12,688,758	\$23,052,835	\$8,688,627	\$15,785,429	\$1,183,861	\$2,150,830	\$1,279,661	\$2,324,878	\$1,536,609	\$2,791,698
2020	\$16,191,855	\$39,244,690	\$11,087,372	\$26,872,801	\$1,510,700	\$3,661,530	\$1,632,949	\$3,957,827	\$1,960,834	\$4,752,532
2021 +	\$0	\$39,244,690	\$0	\$26,872,801	\$0	\$3,661,530	\$0	\$3,957,827	\$0	\$4,752,532
TOTAL	\$39,244,690		\$26,872,801		\$3,661,530		\$3,957,827		\$4,752,532	

rev_alloc

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

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

All Endowments

Permit Year	FY Ending	Beginning Balance	Interest Earnings (+)	Deposits (+)	Transfer In (+)	Subtotal	Annual Costs (-)	Transfer Out (-)	Ending Balance
	2017	\$9,803,000	\$147,045	\$4,380,932	\$0	\$14,330,977	\$0	\$0	\$14,330,977
1	2018	\$14,330,977	\$631,355	\$5,983,145	\$0	\$20,945,476	(\$3,867,848)	\$0	\$17,077,628
	2019	\$17,077,628	\$757,433	\$12,688,758	\$0	\$30,523,820	(\$2,552,837)	\$0	\$27,970,983
	2020	\$27,970,983	\$1,245,594	\$16,191,855	\$0	\$45,408,432	(\$2,256,441)	\$0	\$43,151,991
	2021 +	\$43,151,991	\$1,924,403	\$0	\$0	\$45,076,394	(\$2,256,441)	\$0	\$42,819,953
	2022	\$42,819,953	\$1,909,475	\$0	\$0	\$44,729,428	(\$2,256,441)	\$0	\$42,472,987
	2023	\$42,472,987	\$1,893,875	\$0	\$0	\$44,366,862	(\$2,256,441)	\$0	\$42,110,421
	2024	\$42,110,421	\$1,877,575	\$0	\$0	\$43,987,996	(\$2,256,441)	\$0	\$41,731,555
	2025	\$41,731,555	\$1,860,541	\$0	\$0	\$43,592,096	(\$2,256,441)	\$0	\$41,335,655
	2026	\$41,335,655	\$1,842,741	\$0	\$0	\$43,178,396	(\$2,256,441)	\$0	\$40,921,955
10	2027	\$40,921,955	\$1,824,142	\$0	\$0	\$42,746,097	(\$2,256,441)	\$0	\$40,489,656
	2028	\$40,489,656	\$1,804,705	\$0	\$0	\$42,294,361	(\$1,942,238)	\$0	\$40,352,123
	2029	\$40,352,123	\$1,798,537	\$0	\$0	\$42,150,661	(\$1,942,238)	\$0	\$40,208,423
	2030	\$40,208,423	\$1,792,093	\$0	\$0	\$42,000,515	(\$1,942,238)	\$0	\$40,058,277
	2031	\$40,058,277	\$1,785,359	\$0	\$0	\$41,843,637	(\$1,942,238)	\$0	\$39,901,399
	2032	\$39,901,399	\$1,778,323	\$0	\$0	\$41,679,722	(\$1,942,238)	\$0	\$39,737,484
	2033	\$39,737,484	\$1,770,972	\$0	\$0	\$41,508,456	(\$1,942,238)	\$0	\$39,566,218
	2034	\$39,566,218	\$1,763,291	\$0	\$0	\$41,329,509	(\$1,942,238)	\$0	\$39,387,271
	2035	\$39,387,271	\$1,755,265	\$0	\$0	\$41,142,536	(\$1,942,238)	\$0	\$39,200,298
	2036	\$39,200,298	\$1,746,880	\$0	\$0	\$40,947,178	(\$1,942,238)	\$0	\$39,004,940
20	2037	\$39,004,940	\$1,738,118	\$0	\$0	\$40,743,057	(\$1,942,238)	\$0	\$38,800,819
	2038	\$38,800,819	\$1,728,963	\$0	\$0	\$40,529,782	(\$1,942,238)	\$0	\$38,587,544
	2039	\$38,587,544	\$1,719,397	\$0	\$0	\$40,306,941	(\$1,942,238)	\$0	\$38,364,703
	2040	\$38,364,703	\$1,709,402	\$0	\$0	\$40,074,105	(\$1,942,238)	\$0	\$38,131,867
	2041	\$38,131,867	\$1,698,959	\$0	\$0	\$39,830,826	(\$1,942,238)	\$0	\$37,888,588
	2042	\$37,888,588	\$1,688,047	\$0	\$0	\$39,576,636	(\$1,942,238)	\$0	\$37,634,398
	2043	\$37,634,398	\$1,676,646	\$0	\$0	\$39,311,044	(\$1,942,238)	\$0	\$37,368,806
	2044	\$37,368,806	\$1,664,734	\$0	\$0	\$39,033,540	(\$1,942,238)	\$0	\$37,091,302
	2045	\$37,091,302	\$1,652,287	\$0	\$0	\$38,743,589	(\$1,942,238)	\$0	\$36,801,351
	2046	\$36,801,351	\$1,639,281	\$0	\$0	\$38,440,632	(\$1,942,238)	\$0	\$36,498,394
30	2047	\$36,498,394	\$1,625,692	\$0	\$0	\$38,124,086	(\$1,942,238)	\$0	\$36,181,848
	2048	\$36,181,848	\$1,611,494	\$0	\$0	\$37,793,342	(\$1,942,238)	\$0	\$35,851,104
	2049	\$35,851,104	\$1,596,658	\$0	\$0	\$37,447,762	(\$1,942,238)	\$0	\$35,505,524
	2050	\$35,505,524	\$1,581,157	\$0	\$0	\$37,086,681	(\$1,942,238)	\$0	\$35,144,443
	2051	\$35,144,443	\$1,564,960	\$0	\$0	\$36,709,403	(\$1,942,238)	\$0	\$34,767,165
	2052	\$34,767,165	\$1,548,037	\$0	\$0	\$36,315,202	(\$1,942,238)	\$0	\$34,372,964
	2053	\$34,372,964	\$1,530,354	\$0	\$0	\$35,903,318	(\$1,942,238)	\$0	\$33,961,080
	2054	\$33,961,080	\$1,511,878	\$0	\$0	\$35,472,959	(\$1,942,238)	\$0	\$33,530,721
	2055	\$33,530,721	\$1,492,574	\$0	\$0	\$35,023,294	(\$1,942,238)	\$0	\$33,081,056
	2056	\$33,081,056	\$1,472,403	\$0	\$0	\$34,553,459	(\$1,942,238)	\$0	\$32,611,221
40	2057	\$32,611,221	\$1,451,326	\$0	\$0	\$34,062,547	(\$1,942,238)	\$0	\$32,120,309
	2058	\$32,120,309	\$1,429,305	\$0	\$0	\$33,549,614	(\$1,942,238)	\$0	\$31,607,376
	2059	\$31,607,376	\$1,406,295	\$0	\$0	\$33,013,671	(\$1,942,238)	\$0	\$31,071,433
	2060	\$31,071,433	\$1,382,253	\$0	\$0	\$32,453,686	(\$1,942,238)	\$0	\$30,511,448
	2061	\$30,511,448	\$1,357,132	\$0	\$0	\$31,868,580	(\$1,942,238)	\$0	\$29,926,342
	2062	\$29,926,342	\$1,330,884	\$0	\$0	\$31,257,226	(\$1,942,238)	\$0	\$29,314,988
	2063	\$29,314,988	\$1,303,458	\$0	\$0	\$30,618,447	(\$1,942,238)	\$0	\$28,676,209
	2064	\$28,676,209	\$1,274,802	\$0	\$0	\$29,951,011	(\$1,942,238)	\$0	\$28,008,773
	2065	\$28,008,773	\$1,244,860	\$0	\$0	\$29,253,633	(\$1,942,238)	\$0	\$27,311,395
	2066	\$27,311,395	\$1,213,574	\$0	\$0	\$28,524,970	(\$1,942,238)	\$0	\$26,582,732
50	2067	\$26,582,732	\$1,180,885	\$0	\$0	\$27,763,617	(\$1,942,238)	\$0	\$25,821,379
Post Permit									
	2068 +	\$25,821,379	\$1,146,729	\$0	\$0	\$26,968,108	(\$1,129,639)	\$0	\$25,838,469

CF_all

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

HCP Endowment

Permit Year	FY Ending	Beginning Balance	Interest Earnings (+)	Deposits (+)	Transfer In (+)	Subtotal	Annual Costs (-)	Transfer Out (-)	Ending Balance
Source		Table 3-3		Table C-5		Table 3-4			
Annual Return in FY 2017		1.50%							
Annual Return Starting in FY 2018		4.50%							
	2017	\$5,759,290	\$86,389	\$2,999,843	\$0	\$8,845,522	\$0	\$0	\$8,845,522
1	2018	\$8,845,522	\$398,048	\$4,096,959	\$0	\$13,340,529	(\$1,919,730)	\$0	\$11,420,799
	2019	\$11,420,799	\$513,936	\$8,688,627	\$0	\$20,623,362	(\$1,520,239)	\$0	\$19,103,123
	2020	\$19,103,123	\$859,641	\$11,087,372	\$0	\$31,050,136	(\$1,633,913)	\$0	\$29,416,223
	2021	\$29,416,223	\$1,323,730	\$0	\$0	\$30,739,953	(\$1,633,913)	\$0	\$29,106,040
	2022	\$29,106,040	\$1,309,772	\$0	\$0	\$30,415,812	(\$1,633,913)	\$0	\$28,781,899
	2023	\$28,781,899	\$1,295,185	\$0	\$0	\$30,077,085	(\$1,633,913)	\$0	\$28,443,172
	2024	\$28,443,172	\$1,279,943	\$0	\$0	\$29,723,114	(\$1,633,913)	\$0	\$28,089,201
	2025	\$28,089,201	\$1,264,014	\$0	\$0	\$29,353,215	(\$1,633,913)	\$0	\$27,719,302
	2026	\$27,719,302	\$1,247,369	\$0	\$0	\$28,966,671	(\$1,633,913)	\$0	\$27,332,758
10	2027	\$27,332,758	\$1,229,974	\$0	\$0	\$28,562,732	(\$1,633,913)	\$0	\$26,928,819
	2028	\$26,928,819	\$1,211,797	\$0	\$0	\$28,140,616	(\$1,318,707)	\$0	\$26,821,909
	2029	\$26,821,909	\$1,206,986	\$0	\$0	\$28,028,895	(\$1,318,707)	\$0	\$26,710,188
	2030	\$26,710,188	\$1,201,958	\$0	\$0	\$27,912,146	(\$1,318,707)	\$0	\$26,593,439
	2031	\$26,593,439	\$1,196,705	\$0	\$0	\$27,790,144	(\$1,318,707)	\$0	\$26,471,437
	2032	\$26,471,437	\$1,191,215	\$0	\$0	\$27,662,652	(\$1,318,707)	\$0	\$26,343,945
	2033	\$26,343,945	\$1,185,478	\$0	\$0	\$27,529,422	(\$1,318,707)	\$0	\$26,210,715
	2034	\$26,210,715	\$1,179,482	\$0	\$0	\$27,390,197	(\$1,318,707)	\$0	\$26,071,490
	2035	\$26,071,490	\$1,173,217	\$0	\$0	\$27,244,707	(\$1,318,707)	\$0	\$25,926,000
	2036	\$25,926,000	\$1,166,670	\$0	\$0	\$27,092,670	(\$1,318,707)	\$0	\$25,773,963
20	2037	\$25,773,963	\$1,159,828	\$0	\$0	\$26,933,792	(\$1,318,707)	\$0	\$25,615,085
	2038	\$25,615,085	\$1,152,679	\$0	\$0	\$26,767,764	(\$1,318,707)	\$0	\$25,449,057
	2039	\$25,449,057	\$1,145,208	\$0	\$0	\$26,594,264	(\$1,318,707)	\$0	\$25,275,557
	2040	\$25,275,557	\$1,137,400	\$0	\$0	\$26,412,957	(\$1,318,707)	\$0	\$25,094,250
	2041	\$25,094,250	\$1,129,241	\$0	\$0	\$26,223,492	(\$1,318,707)	\$0	\$24,904,785
	2042	\$24,904,785	\$1,120,715	\$0	\$0	\$26,025,500	(\$1,318,707)	\$0	\$24,706,793
	2043	\$24,706,793	\$1,111,806	\$0	\$0	\$25,818,598	(\$1,318,707)	\$0	\$24,499,891
	2044	\$24,499,891	\$1,102,495	\$0	\$0	\$25,602,387	(\$1,318,707)	\$0	\$24,283,680
	2045	\$24,283,680	\$1,092,766	\$0	\$0	\$25,376,445	(\$1,318,707)	\$0	\$24,057,738
	2046	\$24,057,738	\$1,082,598	\$0	\$0	\$25,140,336	(\$1,318,707)	\$0	\$23,821,629
30	2047	\$23,821,629	\$1,071,973	\$0	\$0	\$24,893,603	(\$1,318,707)	\$0	\$23,574,896
	2048	\$23,574,896	\$1,060,870	\$0	\$0	\$24,635,766	(\$1,318,707)	\$0	\$23,317,059
	2049	\$23,317,059	\$1,049,268	\$0	\$0	\$24,366,327	(\$1,318,707)	\$0	\$23,047,620
	2050	\$23,047,620	\$1,037,143	\$0	\$0	\$24,084,763	(\$1,318,707)	\$0	\$22,766,056
	2051	\$22,766,056	\$1,024,473	\$0	\$0	\$23,790,528	(\$1,318,707)	\$0	\$22,471,821
	2052	\$22,471,821	\$1,011,232	\$0	\$0	\$23,483,053	(\$1,318,707)	\$0	\$22,164,346
	2053	\$22,164,346	\$997,396	\$0	\$0	\$23,161,742	(\$1,318,707)	\$0	\$21,843,035
	2054	\$21,843,035	\$982,937	\$0	\$0	\$22,825,971	(\$1,318,707)	\$0	\$21,507,264
	2055	\$21,507,264	\$967,827	\$0	\$0	\$22,475,091	(\$1,318,707)	\$0	\$21,156,384
	2056	\$21,156,384	\$952,037	\$0	\$0	\$22,108,421	(\$1,318,707)	\$0	\$20,789,714
40	2057	\$20,789,714	\$935,537	\$0	\$0	\$21,725,251	(\$1,318,707)	\$0	\$20,406,544
	2058	\$20,406,544	\$918,295	\$0	\$0	\$21,324,839	(\$1,318,707)	\$0	\$20,006,132
	2059	\$20,006,132	\$900,276	\$0	\$0	\$20,906,408	(\$1,318,707)	\$0	\$19,587,701
	2060	\$19,587,701	\$881,447	\$0	\$0	\$20,469,147	(\$1,318,707)	\$0	\$19,150,440
	2061	\$19,150,440	\$861,770	\$0	\$0	\$20,012,210	(\$1,318,707)	\$0	\$18,693,503
	2062	\$18,693,503	\$841,208	\$0	\$0	\$19,534,711	(\$1,318,707)	\$0	\$18,216,004
	2063	\$18,216,004	\$819,720	\$0	\$0	\$19,035,724	(\$1,318,707)	\$0	\$17,717,017
	2064	\$17,717,017	\$797,266	\$0	\$0	\$18,514,283	(\$1,318,707)	\$0	\$17,195,576
	2065	\$17,195,576	\$773,801	\$0	\$0	\$17,969,377	(\$1,318,707)	\$0	\$16,650,670
	2066	\$16,650,670	\$749,280	\$0	\$0	\$17,399,950	(\$1,318,707)	\$0	\$16,081,243
50	2067	\$16,081,243	\$723,656	\$0	\$0	\$16,804,899	(\$1,318,707)	\$0	\$15,486,192
Post Permit									
	2068 +	\$15,486,192	\$696,879	\$0	\$0	\$16,183,070	(\$687,916)	\$0	\$15,495,154

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

UC Endowment

Permit Year	FY Ending	Beginning Balance	Interest Earnings (+)	Deposits (+)	Transfer In (+)	Subtotal	Annual Costs (-)	Transfer Out (-)	Ending Balance
Source		Table 3-3		Table C-5		Table 3-4			
Annual Return in FY 2017		1.50%							
Annual Return Starting in FY 2018		4.20%							
	2017	\$4,043,710	\$60,656	\$408,741	\$0	\$4,513,107	\$0	\$0	\$4,513,107
1	2018	\$4,513,107	\$189,550	\$558,227	\$0	\$5,260,885	(\$1,574,207)	\$0	\$3,686,678
	2019	\$3,686,678	\$154,840	\$1,183,861	\$0	\$5,025,379	(\$658,687)	\$0	\$4,366,692
	2020	\$4,366,692	\$183,401	\$1,510,700	\$0	\$6,060,794	(\$248,617)	\$0	\$5,812,177
	2021	\$5,812,177	\$244,111	\$0	\$0	\$6,056,288	(\$248,617)	\$0	\$5,807,671
	2022	\$5,807,671	\$243,922	\$0	\$0	\$6,051,593	(\$248,617)	\$0	\$5,802,976
	2023	\$5,802,976	\$243,725	\$0	\$0	\$6,046,701	(\$248,617)	\$0	\$5,798,084
	2024	\$5,798,084	\$243,520	\$0	\$0	\$6,041,604	(\$248,617)	\$0	\$5,792,987
	2025	\$5,792,987	\$243,305	\$0	\$0	\$6,036,292	(\$248,617)	\$0	\$5,787,675
	2026	\$5,787,675	\$243,082	\$0	\$0	\$6,030,757	(\$248,617)	\$0	\$5,782,140
10	2027	\$5,782,140	\$242,850	\$0	\$0	\$6,024,990	(\$248,617)	\$0	\$5,776,373
	2028	\$5,776,373	\$242,608	\$0	\$0	\$6,018,981	(\$249,620)	\$0	\$5,769,361
	2029	\$5,769,361	\$242,313	\$0	\$0	\$6,011,674	(\$249,620)	\$0	\$5,762,054
	2030	\$5,762,054	\$242,006	\$0	\$0	\$6,004,061	(\$249,620)	\$0	\$5,754,441
	2031	\$5,754,441	\$241,687	\$0	\$0	\$5,996,127	(\$249,620)	\$0	\$5,746,507
	2032	\$5,746,507	\$241,353	\$0	\$0	\$5,987,860	(\$249,620)	\$0	\$5,738,240
	2033	\$5,738,240	\$241,006	\$0	\$0	\$5,979,246	(\$249,620)	\$0	\$5,729,626
	2034	\$5,729,626	\$240,644	\$0	\$0	\$5,970,271	(\$249,620)	\$0	\$5,720,651
	2035	\$5,720,651	\$240,267	\$0	\$0	\$5,960,918	(\$249,620)	\$0	\$5,711,298
	2036	\$5,711,298	\$239,875	\$0	\$0	\$5,951,173	(\$249,620)	\$0	\$5,701,553
20	2037	\$5,701,553	\$239,465	\$0	\$0	\$5,941,018	(\$249,620)	\$0	\$5,691,398
	2038	\$5,691,398	\$239,039	\$0	\$0	\$5,930,436	(\$249,620)	\$0	\$5,680,816
	2039	\$5,680,816	\$238,594	\$0	\$0	\$5,919,411	(\$249,620)	\$0	\$5,669,791
	2040	\$5,669,791	\$238,131	\$0	\$0	\$5,907,922	(\$249,620)	\$0	\$5,658,302
	2041	\$5,658,302	\$237,649	\$0	\$0	\$5,895,951	(\$249,620)	\$0	\$5,646,331
	2042	\$5,646,331	\$237,146	\$0	\$0	\$5,883,477	(\$249,620)	\$0	\$5,633,857
	2043	\$5,633,857	\$236,622	\$0	\$0	\$5,870,479	(\$249,620)	\$0	\$5,620,859
	2044	\$5,620,859	\$236,076	\$0	\$0	\$5,856,935	(\$249,620)	\$0	\$5,607,315
	2045	\$5,607,315	\$235,507	\$0	\$0	\$5,842,822	(\$249,620)	\$0	\$5,593,202
	2046	\$5,593,202	\$234,914	\$0	\$0	\$5,828,116	(\$249,620)	\$0	\$5,578,496
30	2047	\$5,578,496	\$234,297	\$0	\$0	\$5,812,793	(\$249,620)	\$0	\$5,563,173
	2048	\$5,563,173	\$233,653	\$0	\$0	\$5,796,826	(\$249,620)	\$0	\$5,547,206
	2049	\$5,547,206	\$232,983	\$0	\$0	\$5,780,189	(\$249,620)	\$0	\$5,530,569
	2050	\$5,530,569	\$232,284	\$0	\$0	\$5,762,853	(\$249,620)	\$0	\$5,513,233
	2051	\$5,513,233	\$231,556	\$0	\$0	\$5,744,789	(\$249,620)	\$0	\$5,495,169
	2052	\$5,495,169	\$230,797	\$0	\$0	\$5,725,966	(\$249,620)	\$0	\$5,476,346
	2053	\$5,476,346	\$230,007	\$0	\$0	\$5,706,352	(\$249,620)	\$0	\$5,456,732
	2054	\$5,456,732	\$229,183	\$0	\$0	\$5,685,915	(\$249,620)	\$0	\$5,436,295
	2055	\$5,436,295	\$228,324	\$0	\$0	\$5,664,620	(\$249,620)	\$0	\$5,415,000
	2056	\$5,415,000	\$227,430	\$0	\$0	\$5,642,430	(\$249,620)	\$0	\$5,392,810
40	2057	\$5,392,810	\$226,498	\$0	\$0	\$5,619,308	(\$249,620)	\$0	\$5,369,688
	2058	\$5,369,688	\$225,527	\$0	\$0	\$5,595,214	(\$249,620)	\$0	\$5,345,594
	2059	\$5,345,594	\$224,515	\$0	\$0	\$5,570,109	(\$249,620)	\$0	\$5,320,489
	2060	\$5,320,489	\$223,461	\$0	\$0	\$5,543,950	(\$249,620)	\$0	\$5,294,330
	2061	\$5,294,330	\$222,362	\$0	\$0	\$5,516,692	(\$249,620)	\$0	\$5,267,072
	2062	\$5,267,072	\$221,217	\$0	\$0	\$5,488,289	(\$249,620)	\$0	\$5,238,669
	2063	\$5,238,669	\$220,024	\$0	\$0	\$5,458,693	(\$249,620)	\$0	\$5,209,073
	2064	\$5,209,073	\$218,781	\$0	\$0	\$5,427,854	(\$249,620)	\$0	\$5,178,234
	2065	\$5,178,234	\$217,486	\$0	\$0	\$5,395,720	(\$249,620)	\$0	\$5,146,100
	2066	\$5,146,100	\$216,136	\$0	\$0	\$5,362,236	(\$249,620)	\$0	\$5,112,616
50	2067	\$5,112,616	\$214,730	\$0	\$0	\$5,327,346	(\$249,620)	\$0	\$5,077,726
Post Permit									
	2068 +	\$5,077,726	\$213,264	\$0	\$0	\$5,290,990	(\$209,157)	\$0	\$5,081,833

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

IAF Endowment

Permit Year	FY Ending	Beginning Balance	Interest Earnings (+)	Deposits (+)	Transfer In (+)	Subtotal	Annual Costs (-)	Transfer Out (-)	Ending Balance
Source		Table 3-3		Table C-5		Table 3-4			
Annual Return in FY 2017		1.50%							
Annual Return Starting in FY 2018		4.50%							
	2017	\$0	\$0	\$441,817	\$0	\$441,817	\$0	\$0	\$441,817
1	2018	\$441,817	\$19,882	\$603,400	\$0	\$1,065,099	(\$178,457)	\$0	\$886,642
	2019	\$886,642	\$39,899	\$1,279,661	\$0	\$2,206,202	(\$178,457)	\$0	\$2,027,745
	2020	\$2,027,745	\$91,249	\$1,632,949	\$0	\$3,751,942	(\$178,457)	\$0	\$3,573,485
	2021	\$3,573,485	\$160,807	\$0	\$0	\$3,734,292	(\$178,457)	\$0	\$3,555,835
	2022	\$3,555,835	\$160,013	\$0	\$0	\$3,715,848	(\$178,457)	\$0	\$3,537,391
	2023	\$3,537,391	\$159,183	\$0	\$0	\$3,696,573	(\$178,457)	\$0	\$3,518,116
	2024	\$3,518,116	\$158,315	\$0	\$0	\$3,676,431	(\$178,457)	\$0	\$3,497,974
	2025	\$3,497,974	\$157,409	\$0	\$0	\$3,655,383	(\$178,457)	\$0	\$3,476,926
	2026	\$3,476,926	\$156,462	\$0	\$0	\$3,633,388	(\$178,457)	\$0	\$3,454,931
10	2027	\$3,454,931	\$155,472	\$0	\$0	\$3,610,403	(\$178,457)	\$0	\$3,431,946
	2028	\$3,431,946	\$154,438	\$0	\$0	\$3,586,383	(\$178,457)	\$0	\$3,407,926
	2029	\$3,407,926	\$153,357	\$0	\$0	\$3,561,283	(\$178,457)	\$0	\$3,382,826
	2030	\$3,382,826	\$152,227	\$0	\$0	\$3,535,053	(\$178,457)	\$0	\$3,356,596
	2031	\$3,356,596	\$151,047	\$0	\$0	\$3,507,643	(\$178,457)	\$0	\$3,329,186
	2032	\$3,329,186	\$149,813	\$0	\$0	\$3,478,999	(\$178,457)	\$0	\$3,300,542
	2033	\$3,300,542	\$148,524	\$0	\$0	\$3,449,067	(\$178,457)	\$0	\$3,270,610
	2034	\$3,270,610	\$147,177	\$0	\$0	\$3,417,787	(\$178,457)	\$0	\$3,239,330
	2035	\$3,239,330	\$145,770	\$0	\$0	\$3,385,100	(\$178,457)	\$0	\$3,206,643
	2036	\$3,206,643	\$144,299	\$0	\$0	\$3,350,942	(\$178,457)	\$0	\$3,172,485
20	2037	\$3,172,485	\$142,762	\$0	\$0	\$3,315,247	(\$178,457)	\$0	\$3,136,790
	2038	\$3,136,790	\$141,156	\$0	\$0	\$3,277,945	(\$178,457)	\$0	\$3,099,488
	2039	\$3,099,488	\$139,477	\$0	\$0	\$3,238,965	(\$178,457)	\$0	\$3,060,508
	2040	\$3,060,508	\$137,723	\$0	\$0	\$3,198,231	(\$178,457)	\$0	\$3,019,774
	2041	\$3,019,774	\$135,890	\$0	\$0	\$3,155,664	(\$178,457)	\$0	\$2,977,207
	2042	\$2,977,207	\$133,974	\$0	\$0	\$3,111,181	(\$178,457)	\$0	\$2,932,724
	2043	\$2,932,724	\$131,973	\$0	\$0	\$3,064,697	(\$178,457)	\$0	\$2,886,240
	2044	\$2,886,240	\$129,881	\$0	\$0	\$3,016,121	(\$178,457)	\$0	\$2,837,664
	2045	\$2,837,664	\$127,695	\$0	\$0	\$2,965,359	(\$178,457)	\$0	\$2,786,902
	2046	\$2,786,902	\$125,411	\$0	\$0	\$2,912,312	(\$178,457)	\$0	\$2,733,855
30	2047	\$2,733,855	\$123,023	\$0	\$0	\$2,856,879	(\$178,457)	\$0	\$2,678,422
	2048	\$2,678,422	\$120,529	\$0	\$0	\$2,798,951	(\$178,457)	\$0	\$2,620,494
	2049	\$2,620,494	\$117,922	\$0	\$0	\$2,738,416	(\$178,457)	\$0	\$2,559,959
	2050	\$2,559,959	\$115,198	\$0	\$0	\$2,675,157	(\$178,457)	\$0	\$2,496,700
	2051	\$2,496,700	\$112,352	\$0	\$0	\$2,609,052	(\$178,457)	\$0	\$2,430,595
	2052	\$2,430,595	\$109,377	\$0	\$0	\$2,539,971	(\$178,457)	\$0	\$2,361,514
	2053	\$2,361,514	\$106,268	\$0	\$0	\$2,467,782	(\$178,457)	\$0	\$2,289,325
	2054	\$2,289,325	\$103,020	\$0	\$0	\$2,392,345	(\$178,457)	\$0	\$2,213,888
	2055	\$2,213,888	\$99,625	\$0	\$0	\$2,313,513	(\$178,457)	\$0	\$2,135,056
	2056	\$2,135,056	\$96,078	\$0	\$0	\$2,231,134	(\$178,457)	\$0	\$2,052,677
40	2057	\$2,052,677	\$92,370	\$0	\$0	\$2,145,047	(\$178,457)	\$0	\$1,966,590
	2058	\$1,966,590	\$88,497	\$0	\$0	\$2,055,087	(\$178,457)	\$0	\$1,876,630
	2059	\$1,876,630	\$84,448	\$0	\$0	\$1,961,078	(\$178,457)	\$0	\$1,782,621
	2060	\$1,782,621	\$80,218	\$0	\$0	\$1,862,839	(\$178,457)	\$0	\$1,684,382
	2061	\$1,684,382	\$75,797	\$0	\$0	\$1,760,179	(\$178,457)	\$0	\$1,581,722
	2062	\$1,581,722	\$71,177	\$0	\$0	\$1,652,899	(\$178,457)	\$0	\$1,474,442
	2063	\$1,474,442	\$66,350	\$0	\$0	\$1,540,792	(\$178,457)	\$0	\$1,362,335
	2064	\$1,362,335	\$61,305	\$0	\$0	\$1,423,640	(\$178,457)	\$0	\$1,245,183
	2065	\$1,245,183	\$56,033	\$0	\$0	\$1,301,217	(\$178,457)	\$0	\$1,122,760
	2066	\$1,122,760	\$50,524	\$0	\$0	\$1,173,284	(\$178,457)	\$0	\$994,827
50	2067	\$994,827	\$44,767	\$0	\$0	\$1,039,594	(\$178,457)	\$0	\$861,137
Post Permit									
	2068 +	\$861,137	\$38,751	\$0	\$0	\$899,888	(\$37,112)	\$0	\$862,776

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

**Borderlands
Endowment**

Permit Year	FY Ending	Beginning Balance	Interest Earnings (+)	Deposits (+)	Transfer In (+)	Subtotal	Annual Costs (-)	Transfer Out (-)	Ending Balance
<i>Source</i>		<i>Table 3-3</i>		<i>Table C-5</i>		<i>Table 3-4</i>			
<i>Annual Return in FY 2017</i>		<i>1.50%</i>							
<i>Annual Return Starting in FY 2018</i>		<i>4.50%</i>							
	2017	\$0	\$0	\$530,531	\$0	\$530,531	\$0	\$0	\$530,531
1	2018	\$530,531	\$23,874	\$724,559	\$0	\$1,278,964	(\$195,454)	\$0	\$1,083,510
	2019	\$1,083,510	\$48,758	\$1,536,609	\$0	\$2,668,876	(\$195,454)	\$0	\$2,473,422
	2020	\$2,473,422	\$111,304	\$1,960,834	\$0	\$4,545,560	(\$195,454)	\$0	\$4,350,106
	2021	\$4,350,106	\$195,755	\$0	\$0	\$4,545,860	(\$195,454)	\$0	\$4,350,406
	2022	\$4,350,406	\$195,768	\$0	\$0	\$4,546,175	(\$195,454)	\$0	\$4,350,721
	2023	\$4,350,721	\$195,782	\$0	\$0	\$4,546,503	(\$195,454)	\$0	\$4,351,049
	2024	\$4,351,049	\$195,797	\$0	\$0	\$4,546,846	(\$195,454)	\$0	\$4,351,392
	2025	\$4,351,392	\$195,813	\$0	\$0	\$4,547,205	(\$195,454)	\$0	\$4,351,751
	2026	\$4,351,751	\$195,829	\$0	\$0	\$4,547,580	(\$195,454)	\$0	\$4,352,126
10	2027	\$4,352,126	\$195,846	\$0	\$0	\$4,547,972	(\$195,454)	\$0	\$4,352,518
	2028	\$4,352,518	\$195,863	\$0	\$0	\$4,548,381	(\$195,454)	\$0	\$4,352,927
	2029	\$4,352,927	\$195,882	\$0	\$0	\$4,548,809	(\$195,454)	\$0	\$4,353,355
	2030	\$4,353,355	\$195,901	\$0	\$0	\$4,549,256	(\$195,454)	\$0	\$4,353,802
	2031	\$4,353,802	\$195,921	\$0	\$0	\$4,549,723	(\$195,454)	\$0	\$4,354,269
	2032	\$4,354,269	\$195,942	\$0	\$0	\$4,550,211	(\$195,454)	\$0	\$4,354,757
	2033	\$4,354,757	\$195,964	\$0	\$0	\$4,550,721	(\$195,454)	\$0	\$4,355,267
	2034	\$4,355,267	\$195,987	\$0	\$0	\$4,551,254	(\$195,454)	\$0	\$4,355,800
	2035	\$4,355,800	\$196,011	\$0	\$0	\$4,551,811	(\$195,454)	\$0	\$4,356,357
	2036	\$4,356,357	\$196,036	\$0	\$0	\$4,552,393	(\$195,454)	\$0	\$4,356,939
20	2037	\$4,356,939	\$196,062	\$0	\$0	\$4,553,001	(\$195,454)	\$0	\$4,357,547
	2038	\$4,357,547	\$196,090	\$0	\$0	\$4,553,637	(\$195,454)	\$0	\$4,358,183
	2039	\$4,358,183	\$196,118	\$0	\$0	\$4,554,301	(\$195,454)	\$0	\$4,358,847
	2040	\$4,358,847	\$196,148	\$0	\$0	\$4,554,995	(\$195,454)	\$0	\$4,359,541
	2041	\$4,359,541	\$196,179	\$0	\$0	\$4,555,720	(\$195,454)	\$0	\$4,360,266
	2042	\$4,360,266	\$196,212	\$0	\$0	\$4,556,478	(\$195,454)	\$0	\$4,361,024
	2043	\$4,361,024	\$196,246	\$0	\$0	\$4,557,270	(\$195,454)	\$0	\$4,361,816
	2044	\$4,361,816	\$196,282	\$0	\$0	\$4,558,098	(\$195,454)	\$0	\$4,362,644
	2045	\$4,362,644	\$196,319	\$0	\$0	\$4,558,963	(\$195,454)	\$0	\$4,363,509
	2046	\$4,363,509	\$196,358	\$0	\$0	\$4,559,867	(\$195,454)	\$0	\$4,364,413
30	2047	\$4,364,413	\$196,399	\$0	\$0	\$4,560,812	(\$195,454)	\$0	\$4,365,358
	2048	\$4,365,358	\$196,441	\$0	\$0	\$4,561,799	(\$195,454)	\$0	\$4,366,345
	2049	\$4,366,345	\$196,486	\$0	\$0	\$4,562,830	(\$195,454)	\$0	\$4,367,376
	2050	\$4,367,376	\$196,532	\$0	\$0	\$4,563,908	(\$195,454)	\$0	\$4,368,454
	2051	\$4,368,454	\$196,580	\$0	\$0	\$4,565,035	(\$195,454)	\$0	\$4,369,581
	2052	\$4,369,581	\$196,631	\$0	\$0	\$4,566,212	(\$195,454)	\$0	\$4,370,758
	2053	\$4,370,758	\$196,684	\$0	\$0	\$4,567,442	(\$195,454)	\$0	\$4,371,988
	2054	\$4,371,988	\$196,739	\$0	\$0	\$4,568,727	(\$195,454)	\$0	\$4,373,273
	2055	\$4,373,273	\$196,797	\$0	\$0	\$4,570,070	(\$195,454)	\$0	\$4,374,616
	2056	\$4,374,616	\$196,858	\$0	\$0	\$4,571,474	(\$195,454)	\$0	\$4,376,020
40	2057	\$4,376,020	\$196,921	\$0	\$0	\$4,572,941	(\$195,454)	\$0	\$4,377,487
	2058	\$4,377,487	\$196,987	\$0	\$0	\$4,574,474	(\$195,454)	\$0	\$4,379,020
	2059	\$4,379,020	\$197,056	\$0	\$0	\$4,576,076	(\$195,454)	\$0	\$4,380,622
	2060	\$4,380,622	\$197,128	\$0	\$0	\$4,577,750	(\$195,454)	\$0	\$4,382,296
	2061	\$4,382,296	\$197,203	\$0	\$0	\$4,579,499	(\$195,454)	\$0	\$4,384,045
	2062	\$4,384,045	\$197,282	\$0	\$0	\$4,581,327	(\$195,454)	\$0	\$4,385,873
	2063	\$4,385,873	\$197,364	\$0	\$0	\$4,583,238	(\$195,454)	\$0	\$4,387,784
	2064	\$4,387,784	\$197,450	\$0	\$0	\$4,585,234	(\$195,454)	\$0	\$4,389,780
	2065	\$4,389,780	\$197,540	\$0	\$0	\$4,587,320	(\$195,454)	\$0	\$4,391,866
	2066	\$4,391,866	\$197,634	\$0	\$0	\$4,589,500	(\$195,454)	\$0	\$4,394,046
50	2067	\$4,394,046	\$197,732	\$0	\$0	\$4,591,778	(\$195,454)	\$0	\$4,396,324
Post Permit									
	2068 +	\$4,396,324	\$197,835	\$0	\$0	\$4,594,159	(\$195,454)	\$0	\$4,398,705

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

Permit Year	Year	HCP Endowment			UC Endowment			IAF Endowment			Borderlands Endowment		
		Interest Earnings	Annual Costs	Difference	Interest Earnings	Annual Costs	Difference	Interest Earnings	Annual Costs	Surplus/ (Deficit)	Interest Earnings	Annual Costs	Surplus/ (Deficit)
Source		Table C-7	Table C-7		Table C-8	Table C-8		Table C-9	Table C-9		Table C-10	Table C-10	
	2017	\$86,389	\$0	\$86,389	\$60,656	\$0	\$60,656	\$0	\$0	\$0	\$0	\$0	\$0
1	2018	\$398,048	(\$1,919,730)	(\$1,521,682)	\$189,550	(\$1,574,207)	(\$1,384,657)	\$19,882	(\$178,457)	(\$158,575)	\$23,874	(\$195,454)	(\$171,580)
	2019	\$513,936	(\$1,520,239)	(\$1,006,303)	\$154,840	(\$658,687)	(\$503,847)	\$39,899	(\$178,457)	(\$138,558)	\$48,758	(\$195,454)	(\$146,696)
	2020	\$859,641	(\$1,633,913)	(\$774,272)	\$183,401	(\$248,617)	(\$65,216)	\$91,249	(\$178,457)	(\$87,208)	\$111,304	(\$195,454)	(\$84,150)
	2021	\$1,323,730	(\$1,633,913)	(\$310,183)	\$244,111	(\$248,617)	(\$4,506)	\$160,807	(\$178,457)	(\$17,650)	\$195,755	(\$195,454)	\$301
	2022	\$1,309,772	(\$1,633,913)	(\$324,141)	\$243,922	(\$248,617)	(\$4,695)	\$160,013	(\$178,457)	(\$18,444)	\$195,768	(\$195,454)	\$314
	2023	\$1,295,185	(\$1,633,913)	(\$338,728)	\$243,725	(\$248,617)	(\$4,892)	\$159,183	(\$178,457)	(\$19,274)	\$195,782	(\$195,454)	\$328
	2024	\$1,279,943	(\$1,633,913)	(\$353,970)	\$243,520	(\$248,617)	(\$5,097)	\$158,315	(\$178,457)	(\$20,142)	\$195,797	(\$195,454)	\$343
	2025	\$1,264,014	(\$1,633,913)	(\$369,899)	\$243,305	(\$248,617)	(\$5,312)	\$157,409	(\$178,457)	(\$21,048)	\$195,813	(\$195,454)	\$359
	2026	\$1,247,369	(\$1,633,913)	(\$386,544)	\$243,082	(\$248,617)	(\$5,535)	\$156,462	(\$178,457)	(\$21,995)	\$195,829	(\$195,454)	\$375
10	2027	\$1,229,974	(\$1,633,913)	(\$403,939)	\$242,850	(\$248,617)	(\$5,767)	\$155,472	(\$178,457)	(\$22,985)	\$195,846	(\$195,454)	\$392
	2028	\$1,211,797	(\$1,318,707)	(\$106,910)	\$242,608	(\$249,620)	(\$7,012)	\$154,438	(\$178,457)	(\$24,019)	\$195,863	(\$195,454)	\$409
	2029	\$1,206,986	(\$1,318,707)	(\$111,721)	\$242,313	(\$249,620)	(\$7,307)	\$153,357	(\$178,457)	(\$25,100)	\$195,882	(\$195,454)	\$428
	2030	\$1,201,958	(\$1,318,707)	(\$116,749)	\$242,006	(\$249,620)	(\$7,614)	\$152,227	(\$178,457)	(\$26,230)	\$195,901	(\$195,454)	\$447
	2031	\$1,196,705	(\$1,318,707)	(\$122,002)	\$241,687	(\$249,620)	(\$7,933)	\$151,047	(\$178,457)	(\$27,410)	\$195,921	(\$195,454)	\$467
	2032	\$1,191,215	(\$1,318,707)	(\$127,492)	\$241,353	(\$249,620)	(\$8,267)	\$149,813	(\$178,457)	(\$28,644)	\$195,942	(\$195,454)	\$488
	2033	\$1,185,478	(\$1,318,707)	(\$133,229)	\$241,006	(\$249,620)	(\$8,614)	\$148,524	(\$178,457)	(\$29,933)	\$195,964	(\$195,454)	\$510
	2034	\$1,179,482	(\$1,318,707)	(\$139,225)	\$240,644	(\$249,620)	(\$8,976)	\$147,177	(\$178,457)	(\$31,280)	\$195,987	(\$195,454)	\$533
	2035	\$1,173,217	(\$1,318,707)	(\$145,490)	\$240,267	(\$249,620)	(\$9,353)	\$145,770	(\$178,457)	(\$32,687)	\$196,011	(\$195,454)	\$557
	2036	\$1,166,670	(\$1,318,707)	(\$152,037)	\$239,875	(\$249,620)	(\$9,745)	\$144,299	(\$178,457)	(\$34,158)	\$196,036	(\$195,454)	\$582
20	2037	\$1,159,828	(\$1,318,707)	(\$158,879)	\$239,465	(\$249,620)	(\$10,155)	\$142,762	(\$178,457)	(\$35,695)	\$196,062	(\$195,454)	\$608
	2038	\$1,152,679	(\$1,318,707)	(\$166,028)	\$239,039	(\$249,620)	(\$10,581)	\$141,156	(\$178,457)	(\$37,301)	\$196,090	(\$195,454)	\$636
	2039	\$1,145,208	(\$1,318,707)	(\$173,499)	\$238,594	(\$249,620)	(\$11,026)	\$139,477	(\$178,457)	(\$38,980)	\$196,118	(\$195,454)	\$664
	2040	\$1,137,400	(\$1,318,707)	(\$181,307)	\$238,131	(\$249,620)	(\$11,489)	\$137,723	(\$178,457)	(\$40,734)	\$196,148	(\$195,454)	\$694
	2041	\$1,129,241	(\$1,318,707)	(\$189,466)	\$237,649	(\$249,620)	(\$11,971)	\$135,890	(\$178,457)	(\$42,567)	\$196,179	(\$195,454)	\$725
	2042	\$1,120,715	(\$1,318,707)	(\$197,992)	\$237,146	(\$249,620)	(\$12,474)	\$133,974	(\$178,457)	(\$44,483)	\$196,212	(\$195,454)	\$758
	2043	\$1,111,806	(\$1,318,707)	(\$206,901)	\$236,622	(\$249,620)	(\$12,998)	\$131,973	(\$178,457)	(\$46,484)	\$196,246	(\$195,454)	\$792
	2044	\$1,102,495	(\$1,318,707)	(\$216,212)	\$236,076	(\$249,620)	(\$13,544)	\$129,881	(\$178,457)	(\$48,576)	\$196,282	(\$195,454)	\$828
	2045	\$1,092,766	(\$1,318,707)	(\$225,941)	\$235,507	(\$249,620)	(\$14,113)	\$127,695	(\$178,457)	(\$50,762)	\$196,319	(\$195,454)	\$865
	2046	\$1,082,598	(\$1,318,707)	(\$236,109)	\$234,914	(\$249,620)	(\$14,706)	\$125,411	(\$178,457)	(\$53,046)	\$196,358	(\$195,454)	\$904
30	2047	\$1,071,973	(\$1,318,707)	(\$246,734)	\$234,297	(\$249,620)	(\$15,323)	\$123,023	(\$178,457)	(\$55,434)	\$196,399	(\$195,454)	\$945
	2048	\$1,060,870	(\$1,318,707)	(\$257,837)	\$233,653	(\$249,620)	(\$15,967)	\$120,529	(\$178,457)	(\$57,928)	\$196,441	(\$195,454)	\$987
	2049	\$1,049,268	(\$1,318,707)	(\$269,439)	\$232,983	(\$249,620)	(\$16,637)	\$117,922	(\$178,457)	(\$60,535)	\$196,486	(\$195,454)	\$1,032
	2050	\$1,037,143	(\$1,318,707)	(\$281,564)	\$232,284	(\$249,620)	(\$17,336)	\$115,198	(\$178,457)	(\$63,259)	\$196,532	(\$195,454)	\$1,078
	2051	\$1,024,473	(\$1,318,707)	(\$294,234)	\$231,556	(\$249,620)	(\$18,064)	\$112,352	(\$178,457)	(\$66,105)	\$196,580	(\$195,454)	\$1,126
	2052	\$1,011,232	(\$1,318,707)	(\$307,475)	\$230,797	(\$249,620)	(\$18,823)	\$109,377	(\$178,457)	(\$69,080)	\$196,631	(\$195,454)	\$1,177
	2053	\$997,396	(\$1,318,707)	(\$321,311)	\$230,007	(\$249,620)	(\$19,613)	\$106,268	(\$178,457)	(\$72,189)	\$196,684	(\$195,454)	\$1,230
	2054	\$982,937	(\$1,318,707)	(\$335,770)	\$229,183	(\$249,620)	(\$20,437)	\$103,020	(\$178,457)	(\$75,437)	\$196,739	(\$195,454)	\$1,285
	2055	\$967,827	(\$1,318,707)	(\$350,880)	\$228,324	(\$249,620)	(\$21,296)	\$99,625	(\$178,457)	(\$78,832)	\$196,797	(\$195,454)	\$1,343
	2056	\$952,037	(\$1,318,707)	(\$366,670)	\$227,430	(\$249,620)	(\$22,190)	\$96,078	(\$178,457)	(\$82,379)	\$196,858	(\$195,454)	\$1,404

C-11

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

Permit Year	Year	HCP Endowment			UC Endowment			IAF Endowment			Borderlands Endowment		
		Interest Earnings	Annual Costs	Difference	Interest Earnings	Annual Costs	Difference	Interest Earnings	Annual Costs	Surplus/ (Deficit)	Interest Earnings	Annual Costs	Surplus/ (Deficit)
Source		Table C-7	Table C-7		Table C-8	Table C-8		Table C-9	Table C-9		Table C-10	Table C-10	
40	2057	\$935,537	(\$1,318,707)	(\$383,170)	\$226,498	(\$249,620)	(\$23,122)	\$92,370	(\$178,457)	(\$86,087)	\$196,921	(\$195,454)	\$1,467
	2058	\$918,295	(\$1,318,707)	(\$400,412)	\$225,527	(\$249,620)	(\$24,093)	\$88,497	(\$178,457)	(\$89,960)	\$196,987	(\$195,454)	\$1,533
	2059	\$900,276	(\$1,318,707)	(\$418,431)	\$224,515	(\$249,620)	(\$25,105)	\$84,448	(\$178,457)	(\$94,009)	\$197,056	(\$195,454)	\$1,602
	2060	\$881,447	(\$1,318,707)	(\$437,260)	\$223,461	(\$249,620)	(\$26,159)	\$80,218	(\$178,457)	(\$98,239)	\$197,128	(\$195,454)	\$1,674
	2061	\$861,770	(\$1,318,707)	(\$456,937)	\$222,362	(\$249,620)	(\$27,258)	\$75,797	(\$178,457)	(\$102,660)	\$197,203	(\$195,454)	\$1,749
	2062	\$841,208	(\$1,318,707)	(\$477,499)	\$221,217	(\$249,620)	(\$28,403)	\$71,177	(\$178,457)	(\$107,280)	\$197,282	(\$195,454)	\$1,828
	2063	\$819,720	(\$1,318,707)	(\$498,987)	\$220,024	(\$249,620)	(\$29,596)	\$66,350	(\$178,457)	(\$112,107)	\$197,364	(\$195,454)	\$1,910
	2064	\$797,266	(\$1,318,707)	(\$521,441)	\$218,781	(\$249,620)	(\$30,839)	\$61,305	(\$178,457)	(\$117,152)	\$197,450	(\$195,454)	\$1,996
	2065	\$773,801	(\$1,318,707)	(\$544,906)	\$217,486	(\$249,620)	(\$32,134)	\$56,033	(\$178,457)	(\$122,424)	\$197,540	(\$195,454)	\$2,086
	2066	\$749,280	(\$1,318,707)	(\$569,427)	\$216,136	(\$249,620)	(\$33,484)	\$50,524	(\$178,457)	(\$127,933)	\$197,634	(\$195,454)	\$2,180
50	2067	\$723,656	(\$1,318,707)	(\$595,051)	\$214,730	(\$249,620)	(\$34,890)	\$44,767	(\$178,457)	(\$133,690)	\$197,732	(\$195,454)	\$2,278
	Post Permit												
	2068 +	\$696,879	(\$687,916)	\$8,963	\$213,264	(\$209,157)	\$4,107	\$38,751	(\$37,112)	\$1,639	\$197,835	(\$195,454)	\$2,381

performance

FORT ORD REUSE AUTHORITY BOARD REPORT		
BUSINESS ITEMS		
Subject:	Monterey Base Realignment and Closure Symposium Report	
Meeting Date:	September 9, 2016	INFORMATION
Agenda Number:	7c	

RECOMMENDATION(S):

Receive a report on the Base Realignment and Closure (BRAC) conference/activity hosted by the City of Monterey from the Executive Officer.

BACKGROUND/DISCUSSION:

Base Realignment and Closure (BRAC) is the Congressionally authorized Department of Defense process used to reorganize base structure to more efficiently and effectively support our forces, increase operational readiness and facilitate new ways of doing business.

The City of Monterey invited local community leaders to participate in a BRAC symposium which met on Tuesday, August 16, 2016 to discuss the importance of military community partnerships for the City and County of Monterey. The symposium panel included: Congressman Sam Farr; Michael McCarthy, Monterey City Manager; Danial Pick, Monterey Deputy City Manager; John C. Murphy, Public Private Solutions Group; and Mike Cooper, President of the Association of Defense Communities. The presentation consisted of a brief discussion about the history of the region's relationship with the military, an update about current partnerships, and also a preview of the importance of a future strategy that will preserve local military assets.

Local organization to address potential future BRAC rounds was initiated as a result of the closure of Fort Ord in the early 1990's. Experience with the Fort Ord closure and lessons from other closures around the country has shown that proactive community with local military missions is the best defense against future BRAC rounds. Military expenditures in Monterey County account for over \$1 billion annually, making them critical to regional economic vitality. The City of Monterey has led the nation in developing a model for local military mission support known widely as the "Monterey Model". In an effort to further strengthen local competitiveness against future BRAC closures, Monterey City Council commissioned and received a [Strengths, Weaknesses, Opportunities, and Threats "SWOT" analysis](#).

The symposium panelist provided valuable insight from their individual and collective efforts, and encouraged attendees to continue working to educate community members and leaders about the importance of supporting efficient military missions operations. It was also noted that the Monterey Regional Defense Alliance, a public-private partnership of elected officials and community leaders who aim to work together to advocate for the region's military mission, was created to ensure the region was in the best position to remain competitive in the face of potential future BRAC rounds.

FISCAL IMPACT:

Reviewed by FORA Controller _____

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

COORDINATION:

BRAC, City of Monterey, ??

Prepared by _____
Dominique L. Jones

Approved by _____
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Habitat Conservation Plan Update	
Meeting Date:	September 9, 2016	INFORMATION/ACTION
Agenda Number:	7d	

RECOMMENDATION(S):

- i. Receive a Habitat Conservation Plan (HCP) and State of California 2081 Incidental Take Permit status report.
- ii. Authorize the Executive Officer to execute ICF contract amendment #9 to address U.S. Fish and Wildlife Service (USFWS) comments in the Public Review Draft HCP (**Attachment A**), not to exceed \$XX,XXX.
- iii. Authorize the Executive Officer to execute Denise Duffy and Associates (DD&A) contract amendment #11 to address USFWS comments in the Draft HCP EIS/EIR (**Attachment B**), not to exceed \$55,912 in additional funding.

BACKGROUND/DISCUSSION:

Item 5g from the July 8, 2016 Board meeting included additional background and is available at: <http://www.fora.org/Board/2016/Packet/070816BrdPacket.pdf>

On July 29, 2016, FORA received a comment letter from USFWS Ventura Office Field Supervisor Stephen P. Henry outlining nine general recommendations for changes to the Fort Ord HCP (**Attachment C**). USFWS representatives recognize the 20-year history of FORA working toward a basewide HCP and have affirmed their continued support and dialogue as FORA's Public Review Draft HCP schedule. To address the nine general recommendations, FORA will need additional consultant support from ICF and DD&A as well as cooperation from BLM, USFWS, and CDFW.

In speaking with USFWS representatives, both Congressman Sam Farr and Executive Officer Michael A. Houlemard, Jr. expressed dismay at USFWS's comment that FORA exclude the Fort Ord National Monument from the HCP take assessment analysis. Mr. Houlemard set an expectation that FORA, working with USFWS and CDFW, must complete a Public Review Draft HCP within the next four months. If this effort is not successful, Mr. Houlemard will recommend FORA Board abandonment of a basewide HCP for State and Federal incidental take permits in favor of FORA using its funding to assist a project by project approach.

FISCAL IMPACT:

Reviewed by FORA Controller _____

Staff time is included in the approved annual budget. Funding for ICF contract amendment #9, not exceed \$XX,XXX, and DD&A contract amendment #11, not to exceed \$55,912, is included in the approved annual budget.

COORDINATION:

Authority Counsel, Administrative Committee, Permittees, ICF, DD&A, and wildlife agencies.

Prepared by _____
Jonathan Brinkmann

Approved by _____
Michael A. Houlemard, Jr.

Placeholder for Attachment A to Item 7d

ICF Contract Amendment #9

This item will be included in the final Board packet.

DENISE DUFFY & ASSOCIATES, INC.

**SCOPE OF WORK
for the
FORT ORD HCP
ENVIRONMENTAL IMPACT STATEMENT/
ENVIRONMENTAL IMPACT REPORT**

**Amendment #11
August 25, 2016**

Denise Duffy & Associates, Inc. (DD&A) is currently contracted to prepare the environmental documentation for the Fort Ord Habitat Conservation Plan (HCP) (February 1, 2005). Due to changes in the documentation approach and the HCP consultant, DD&A prepared a Scope of Work that assumed the preparation of a joint NEPA/CEQA environmental document, dated July 21, 2008 (Amendment #1 to the original contract). Since the approval of contract amendment #1, additional revisions to the scope of work and budget occurred, which were approved as Amendments #2-4. To reflect these revisions to the original contract and provide a budget to complete the environmental review process through a screencheck draft Environmental Impact Statement/Environment Impact Report (EIS/EIR) (note: screencheck draft EIS/EIR means an Administrative draft EIS/EIR document that addresses substantive issues identified in previous Administrative drafts – this is the final draft prior to the public review draft EIS/EIR), DD&A prepared a Revised Scope of Work, dated January 3, 2012, which was referred to as “Amendment #5.” Amendment #5 included: Tasks 1-7 of the Revised Scope of Work; and the tasks described in Amendment #4. The Fort Ord Reuse Authority (FORA) approved Amendment #6, which included revising the impact analysis for the California Tiger Salamander (CTS) (see Task 5, below). Due to completion of several tasks and increased technical discussions and analyses, DD&A prepared contract amendment #7, which included a revised Scope of Work and budget amendment to update the HCP impact analysis and the 2nd Administrative Draft EIS/EIR and Screencheck Draft EIS/EIR to reflect the results of the technical discussions.

Amendment #8 was prepared to complete a few outstanding covered species issues, address additional proposed covered activities not previously considered in the HCP, and prepare and distribute the Public Draft EIS/EIR. Amendment #9 was issued to reallocate the remaining budget from Task 10 2nd Administrative Draft EIS/EIR to Task 11 Public Draft EIS/EIR.

Amendment #10, included: 1) a new subtask (Task 11A) to address impact analysis comments received on the Screencheck Draft HCP and 2nd Administrative Draft EIS/EIR; 2) amending the production assumptions associated with distributing the Public Draft EIS/EIR in Task 11; 3) tasks required after the Draft EIS/EIR public review period to finalize the Draft EIS/EIR and complete the environmental review process. These tasks were not included in previous contracts.

This amendment, Amendment #11, includes: 1) additional budget to incorporate HCP revisions resulting from USFWS comments into the Public Draft EIS/EIR; 2) a new subtask (Task 11B) to revise the HCP take assessment based on USFWS comments; and 3) additional budget for agency coordination and meetings.

Please note that this contract amendment would apply remaining budget authorized in prior contract amendments (\$63,525.48) to contract Amendment #11 Tasks.

TASK 11. PREPARE PUBLIC REVIEW DRAFT EIS/EIR DOCUMENTATION

DD&A will incorporate minor comments anticipated on the 2nd Administrative Draft EIS/EIR, as well as the relevant revisions to the HCP that resulted from USFWS comments, and prepare the Draft EIS/EIR for formal public review.

DD&A will provide copies of the document on CD and in a PDF file so that it can be posted on the FORA, Service, and CDFW websites upon publication of the Federal Register notice and filing at the State Clearinghouse. DD&A will provide seventy-five (75) CDs of the Public Review Draft EIS/EIR to FORA and ten (10) CDs of the Public Review Draft EIS/EIR to the Service. DD&A will also prepare a PDF digital copy and make available through DD&A's ftp site to allow FORA and the Service to print hard copies or additional CDs of the Public Draft EIS/EIR, as needed.

This scope of work assumes that FORA and the Service will be responsible for circulating the public review draft to the approved distribution list, which will be created by DD&A during this task with internal team input, and assumes that the number of CDs identified in this scope of work is adequate for circulation. If additional CDs are requested of DD&A, authorization to amend this scope would be required.

DD&A will be responsible for the preparation of the CEQA notices (Notice of Availability and Notice of Completion), and filing and posting with the State Clearinghouse and County Clerk. This scope of work assumes producing one hundred (100) hard copies of the Notice of Availability to meet distribution and posting requirements of FORA and the State Clearinghouse. FORA will be responsible for posting the Notice of Availability in the local newspaper, the Monterey Herald.

The Public Review Draft EIS/EIR will be circulated concurrently with the Public Review Draft HCP and IA. This scope of work assumes ICF will be responsible for the production of the Public Draft HCP and IA and provide the requested number of copies to DD&A for distribution.

Responsibility: DD&A, Service, and FORA

Deliverables: Public Review Draft EIS/EIR and Noticing

SUBTASK 11A. IMPACT ANALYSIS REVISIONS

Per the comments received on the Screencheck Draft HCP and 2nd Administrative Draft EIS/EIR, some revisions to the impact analysis calculations and associated text, tables, and figures are required, including but not limited to:

- Marina Coast Water District covered activities;
- Federal lands versus non-federal lands impacts;
- FORTAG and Marina Airport Activities;
- Clarifications regarding road, trail, fuelbreak, and operation and maintenance assumptions;
- State Parks covered activities and management zones;
- Removal of restoration impacts; and
- Revisions to figures and tables, as needed.

DD&A will revise the impact analysis and finalize the associated tables, figures, and text and submit the revisions to FORA and ICF for review and comment. DD&A will incorporate any necessary revisions and submit to ICF for inclusion in the Public Draft HCP.

Responsibility: DD&A, FORA, and ICF

Deliverables: Updated Impact Analysis and Associated Text, Figures, and Tables

SUBTASK 11B. HCP TAKE ASSESSMENT REVISIONS

Per the comments received from the USFWS, revisions to the HCP take assessment will be required. DD&A will be assisting ICF and FORA to revise the take assessment tables, figures, and text for the HCP. DD&A will coordinate closely with ICF to make the necessary revisions and ensure consistency between the HCP and EIS/EIR. DD&A will submit draft revisions to ICF, FORA, wildlife agencies, and other team members, as determined appropriate, for review and comment. DD&A will finalize the tables, figures, and text and submit to ICF for inclusion in the Public Draft HCP.

Responsibility: DD&A, FORA, and ICF

Deliverables: Updated HCP Take Assessment: Text, Figures, and Tables

TASK 12. COMMUNITY ENGAGEMENT

During the public review phase, DD&A will attend up to two public meetings in the project area. The FORA, ICF, Service, and CDFW (as needed) will be responsible for facilitating the public meetings. DD&A will prepare comprehensive documentation of the public meeting(s) and the Draft EIS/EIR circulation. This will include preparation of the Record of Public Meeting (including a certified transcript of the public meeting proceedings) and a Record of Draft EIS/EIR Circulation.

During the HCP approval and EIS/EIR certification process, DD&A will attend up to three public meetings. DD&A will review draft presentations and assist with preparation of necessary materials prior to the public meetings. DD&A will address questions from FORA Board members or members of the public, as needed.

Responsibility: DD&A, FORA, and ICF

Deliverables: Record of Public Meeting, and Record of Draft EIS/EIR Circulation

TASK 13. PREPARE SCHEDULE FOR FINAL EIS/EIR

At the end of the public review period of the Draft EIS/EIR and HCP, a task is needed to check the status of the schedule and plan the execution of the Final EIS/EIR and HCP. DD&A will coordinate with ICF and the rest of the internal team to evaluate the comments, identify any remaining issues, and establish the schedule for finalization of the EIS/EIR and HCP.

Responsibility: DD&A, Service, CDFW, FORA, and ICF

Deliverable: Schedule for Final EIS/EIR and HCP

TASK 14. PREPARE ADMINISTRATIVE DRAFT FINAL EIS/EIR

After the comment period for the public draft is closed, DD&A will review the comments and begin preparation of the Final EIS/EIR, which includes responses to comments received and changes to the Draft EIS/EIR. DD&A will work with the Service, FORA, ICF, CDFW, BLM, and the other HCP Working Group participants to prepare draft initial responses on the public comments on the Public Draft EIS/EIR and HCP.

It is anticipated that some revisions to the Public Draft HCP will be required as a result of public comment. Therefore, DD&A will require the revised HCP prior to completing the 1st Administrative Draft Final EIS/EIR to ensure consistency between documents. After review of the revised HCP, DD&A will finalize and submit the Administrative Draft Final EIS/EIR electronically to the Service, CDFW, and FORA for review and comment.

Responsibility: DD&A

Deliverables: Administrative Draft Final EIS/EIR

TASK 15. AGENCY COORDINATION AND MEETINGS DURING FINAL EIS/EIR PROCESS

DD&A will continue coordinating with the HCP Working Group and working to resolve issues and concerns. DD&A will participate in the meetings that ICF identified in their meeting schedule. In addition, DD&A will coordinate closely with ICF to maintain project schedule and completion.

DD&A will attend and participate in working group meetings as necessary throughout the project either in-person or on telephone conferences, including regular communication with the Service and CDFW to address key issues and confer on environmental issues. For meetings where DD&A is the lead, we will prepare agendas with the action items, give presentations, and provide presentation materials, as needed. FORA staff will be responsible for meeting minutes that identify action items. FORA staff will maintain a log of all action items to ensure that the required actions occur. DD&A will review FORA's action item log to ensure accuracy.

In total, this scope of work assumes that DD&A will attend the following meetings associated with other tasks in this scope of work: up to eight HCP Working Group Meetings; eight

meetings with the Service, CDFW, ICF, and FORA; and twenty conference calls. Any request(s) for meeting attendance by DD&A not provided for within this scope will be billed on a time and materials basis.

Responsibility: DD&A

Deliverables: Agendas, Review of Meeting Minutes and Log of Action Items

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Fort Ord Habitat Conservation Plan Environmental Impact Statement/Environmental Impact Report							
Billing Title	Principal	Senior Project Manager	Senior Planner	Senior Environmental Specialist	Assoc Planner or Scientist	Assist Planner or Scientist	Word Processing
Draft EIS/EIR	2	36	30	20	24	36	52
Revisions		10	24		16	24	
Final EIS/EIR	2	26	52		46	60	24
Meetings		40				30	10
Total Hours	6	262	136	38	120	247	126
Hourly Rate	\$ 215	\$ 155	\$ 145	\$ 145	\$ 103	\$ 92	\$ 60
Total Labor	\$ 1,290	\$ 40,610	\$ 19,720	\$ 5,510	\$ 12,360	\$ 22,724	\$ 7,560
<div> <div>Subtotal</div> <div>15%</div> <div>TOTAL</div> </div>							
<div> <div>REMAINDER REQUESTED</div> </div>							

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- END -

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BOARD PACKET**