



# FORT ORD REUSE AUTHORITY

## ADMINISTRATIVE COMMITTEE MEETING

8:30 a.m. Wednesday, November 16, 2016

920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933 FORA Conference Room

### AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**
  - a. Oak Woodlands Community Meetings
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. October 26, 2016 Regular Meeting Minutes
6. **NOVEMBER 4, 2016 BOARD MEETING FOLLOW-UP REVIEW** INFORMATION/ACTION
  - a. Consistency Determination: Del Rey Oaks monument RV Resort
  - b. Eastside Parkway Environmental Review Contract 2d Vote
7. **BUSINESS ITEMS**
  - a. Capital Improvement Program
    - ii. Development Forecasts Methodology INFORMATION/ACTION
    - iii. Development Forecasts Request INFORMATION
8. **ITEMS FROM MEMBERS**
9. **ADJOURNMENT**

**NEXT MEETING: NOVEMBER 30, 2016**



# OAK WOODLANDS COMMUNITY MEETING

to discuss conservation planning in County of  
Monterey's former Fort Ord development areas.

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**NOVEMBER 19, 2016 | 10 am - 12 pm**

TRACKVIEW PAVILION AT LAGUNA SECA

RECREATION AREA | 1025 MONTEREY HWY 68

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Community Meeting to discuss Oak Woodland Policy and Programs in areas slated for development in Monterey County's former Fort Ord lands. Learn what Monterey County is envisioning for Coast Live Oak Woodland management. Add your voice to help shape the policy and program for this important resource.



FOR MORE INFORMATION CONTACT:  
BerettiM@co.monterey.ca.us or mary@fora.org





# OAK WOODLANDS COMMUNITY MEETING

to discuss conservation planning in former  
Fort Ord Seaside development areas.

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**NOVEMBER 15, 2016 | 6 - 8 pm**

SEASIDE COMMUNITY CENTER AT SOPER FIELD  
220 COE AVENUE, SEASIDE

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Community Meeting to discuss Oak Woodland Policy and Programs in areas slated for development in Seaside's former Fort Ord lands. Learn and add your voice to what Seaside is envisioning for Coast Live Oak Woodland management. Light refreshments will be served. *Councilmembers may appear at the meeting, but not for the purposes of decision making.*



FOR MORE INFORMATION CONTACT:  
[GStearns@ci.seaside.ca.us](mailto:GStearns@ci.seaside.ca.us) or [mary@fora.org](mailto:mary@fora.org)





**FORT ORD REUSE AUTHORITY**  
**ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES**  
**8:30 a.m., Wednesday, October 26, 2016 | FORA Conference Room**  
920<sup>nd</sup> Avenue, Suite A, Marina CA 93933

**1. CALL TO ORDER at 8:30am**

Michael Houlemard 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\*

Nick Nichols, County of Monterey\*

Daniel Dawson, City of Del Rey Oaks\*

Steve Matarazzo, UCSC (p)

Vicki Nakamura, MPC (p)

Doug Yount, MCP (p)

Bob Schaffer

Lisa Rheinheimer (p)

FORA Staff:

Steve Endsley

Dominique Jones

Jonathan Brinkmann

Mary Israel

Josh Metz

**2. PLEDGE OF ALLEGIANCE**

Pledge of allegiance was led by Layne Long

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Executive Officer, Michael Houlemard advised the Committee that City of Monterey Principal Planner Elizabeth Caraker attended the American Planning Association 2016 Conference in Pasadena, CA that was themed: "Crafting Our Future: The Art of Planning". Mr. Houlemard continued announcements with the reminder of the Prevailing Wage Training taking place on November 1 hosted by FORA and the Department of Industrial Relations. Also, Mr. Houlemard provided a brief overview of his and FORA Principal Analyst Robert Norris's attendance to the Association of Defense Communities 2016 Installation Reuse conference themed: "Leveraging Defense Infrastructures to Support Local Economic Development."

**4. PUBLIC COMMENT PERIOD**

There were no comments from the public.

**5. APPROVAL OF MEETING MINUTES**

a. October 5, 2016 Administrative Committee Minutes

Correction was noted on the attendance record that Anya Spear was not present at the October 5, 2016 Administrative Committee and, in her place, Kathleen Ventimiglia attended to represent California State University Monterey Bay (CSUMB).

On motion by Craig Malin and seconded by Nick Nichols, the Administrative Committee approved the October 5, 2016 Regular Meeting Minutes.

**MOTION PASSED UNANIMOUSLY**

**6. NOVEMBER 4, 2016 BOARD PACKET REVIEW**

The Administrative Committee reviewed the November 4 Board Agenda packet. Jonathan Brinkmann, Principal Planner led the review of each item on the agenda and facilitated the discussion by providing the presenter, a brief overview of the item and the recommendation that staff prepared.

Mr. Long requested that the City of Marina be provided time to make a presentation at the Board meeting for item 8d – Transition Task Force Committee Recommendation. Mr. Houlemard informed the Committee how a request similar to Mr. Long had been addressed in the past and that the Committee had the option to recommend that the Executive Board consider this request in order for the presentation to not be limited to the 3 minutes for public comment.

It was proposed that an item for review of the 2017 Legislative Agenda be added to the November 4 Board packet as 8f. The proposed addition would also be presented to the Executive Committee for their approval.

*On motion by Layne Long and seconded by Dan Dawson, the Administrative Committee moved to recommend to the Executive Committee that the approval of the November 4 Board Agenda also allow the City of Marina to be allotted time to provide a presentation related to Board agenda item 8d – Transition Task Force Committee Recommendation.*

### **MOTION PASSED UNANIMOUSLY**

#### **7. BUSINESS ITEMS**

- a. Land Use Covenant Jurisdictions Annual Report Request  
Jonathan

Mr. Brinkmann provided background to this item. He stated that FORA had requested that jurisdictions submit their Land Use Covenant (LUC) reports to FORA by September 30, 2016. Mr. Brinkmann said that he would be following up individually with the the two remaining jurisdictions who had not yet submitted their LUC reports.

- b. Planners Working Group

Mr. Brinkmann summarized the framework in the 1997 Fort Ord Base Reuse Plan (BRP) for FORA's consistency determination process. As part of a legislative land use determination consistency determination process, FORA holds a FORA Planners Working Group meeting comprised of jurisdictions' planning staff representatives. The Planners Working Group reviews consistency determinations and makes a recommendation regarding consistency to the FORA Administrative Committee. The Administrative Committee then receives the Planners Working Group recommendation. The Administrative Committee reviews the consistency determination and makes a recommendation regarding consistency to the FORA Board of Directors. In the past, the Administrative Committee has referred consistency determination questions to the Planners Working Group when the Committee needed additional review or information.

- c. Transportation Advisory Working Group Update

Mr. Brinkmann informed Administrative Committee members that FORA held Transportation Advisory Working Group meetings in the past to review transportation and transit related items. The working group was typically composed of Public Works staff from the local jurisdictions. They reviewed items such as design and construction of General Jim Moore Boulevard and

other roadways. Mr. Brinkmann noted that FORA staff would convene this working group in the coming weeks to review transportation and transit related items.

d. Consistency Determination: Del Rey Oaks Monument RV Resort

Mr. Brinkmann provided an overview of the City of Del Rey Oaks' legislative land use determination and development entitlements referred to as the Monument RV Resort. City of Del Rey Oaks staff provided additional information concerning the project. Del Reys and FORA staff answered a number of committee members' questions concerning the item.

*On motion by Dan Dawson and seconded by Layne Long, the Administrative Committee moved to recommend that the FORA Board certify the Del Rey Oaks Monument RV Resort as consistent with the BRP.*

**MOTION PASSED UNANIMOUSLY**

**8. ITEMS FROM MEMBERS**

There were no items from members

**9. ADJOURNMENT**

The meeting adjourned at 9:23am



# FORT ORD REUSE AUTHORITY

920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

Phone: (831) 883-3672 | Fax: (831) 883-3675 | [www.fora.org](http://www.fora.org)

## MEMORANDUM

TO: Administrative Committee  
FROM: Jonathan Brinkmann, Principal Planner  
RE: Item 7a – Capital Improvement Program Development Forecasts Methodology & Request  
DATE: November 16, 2016

On an annual basis, FORA updates its Capital Improvement Program (CIP) document. This process begins with requesting and receiving updated development forecasts from the FORA land use jurisdictions. These development forecasts are the basis for planning FORA's CIP. Accurate and realistic development forecasts will help FORA to program its BRP mitigations using the best available information. FORA receipt of development forecasts is a necessary step before implementing the Administrative Committee's CIP Development Forecasts Methodology.

### **CIP Development Forecasts Methodology**

In 2014, FORA Administrative and CIP Committees formalized a methodology for developing jurisdictional development forecasts: 1) Committee members recommended differentiating between entitled and planned projects and correlate accordingly, 2) Market conditions necessary to moving housing projects forward should be recognized and reflected in the methodology. On average, a jurisdiction/project developer will market three or four housing types/products and sell at least one of each type per month, 3) As jurisdictions coordinate with developers to review and revise development forecasts each year, FORA staff and committees review submitted jurisdiction forecasts, using the methodology outlined in #2, translated into number of building permits expected to be pulled between July 1 and June 30 of the prospective fiscal year and consider permitting and market constraints in making additional revisions; and 4) FORA Administrative and CIP Committees confirm final development forecasts, and share those findings with the Finance Committee.

At the November 16, 2016 Administrative Committee meeting, FORA staff will present CIP background information and a 5-year land sales forecasting tool. Staff will request input from the committee concerning the CIP Development Forecasts Methodology.

Please send development forecasts information to FORA Project Manager Peter Said at [Peter@fora.org](mailto:Peter@fora.org) by Friday, December 16, 2016. Last year's forecasts are attached to this memo for reference.

Enclosure (1)

Table 5 Land Sales Revenue

Land Sale = Table 8 Estimated Acreage x \$188,000 per Acre | Indexed 1.5% to account for Land Value Increase over time

Estimated Land Sales

Land Use	Location & Description	Jurisdiction	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Post-FORA	Forecast Total
<b>Office</b>																		
	Del Rey Oaks (Planned)	DRO	\$ -	\$ 5,081,524	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,081,524
	Monterey (Planned)	MRY	\$ -	\$ -	\$ -	\$ 2,362,659	\$ 3,188,184	\$ 4,058,492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,246,676	\$ 9,609,335
	Cypress Knolls (Planned)	MAR	\$ -	\$ 203,261	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 203,261
	Marina (Planned)	MAR	\$ -	\$ 374,762	\$ 380,384	\$ 386,090	\$ 4,746,263	\$ 397,759	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,144,022	\$ 6,285,258
	Seaside (Planned)	SEA	\$ -	\$ -	\$ 1,315,226	\$ -	\$ 1,328,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,328,410	\$ 2,643,636
																	\$ -	\$ -
<b>Industrial</b>																		
	Monterey (Planned)	MRY	\$ -	\$ -	\$ -	\$ 824,530	\$ 836,898	\$ 852,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,689,595	\$ 2,514,125
	Cypress Knolls (Planned)	MAR	\$ -	\$ 66,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,695
	TAMC (Planned)	MAR	\$ -	\$ -	\$ 197,445	\$ 200,407	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 397,852
	Seaside (Planned)	SEA	\$ -	\$ -	\$ -	\$ 1,435,141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,435,141
																	\$ -	\$ -
<b>Retail</b>																		
	Cypress Knolls (Planned)	MAR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,162,027	\$ -
	TAMC (Planned)	MAR	\$ -	\$ -	\$ 676,954	\$ 687,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,018,005	\$ 1,364,063
	Seaside (Planned)	SEA	\$ -	\$ -	\$ 5,415,635	\$ 12,670,283	\$ 21,732,018	\$ 6,512,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,934,076	\$ 46,330,399
	Ord Shopette	MCO	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 3,645,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,579,605	\$ 4,645,529
																	\$ -	\$ -
<b>Hotel (rooms)</b>																		
	Del Rey Oaks (Planned)	DRO	\$ -	\$ -	\$ -	\$ 2,888,026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,888,026
	Seaside (Planned)	SEA	\$ -	\$ -	\$ 1,293,339	\$ 1,050,191	\$ -	\$ 1,136,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,136,030	\$ 3,479,560
																	\$ -	\$ -
<b>New Residential</b>																		
	**6,160 unit cap on new residential until 18,000 new jobs on Fort Ord per BRP 3.11.5.4 (b) 2) & 3.11.5.4 (c)																	
	TAMC (Planned)	MAR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Marina	MAR	\$ -	\$ 1,000,000	\$ 3,276,459	\$ 3,325,606	\$ 3,375,490	\$ 3,426,122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,801,612	\$ 14,403,677
	Seaside	SEA	\$ -	\$ 484,206	\$ 3,931,751	\$ 3,325,606	\$ 13,164,411	\$ 12,676,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,841,063	\$ 33,582,625
	Del Rey Oaks	DRO	\$ -	\$ -	\$ -	\$ 17,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,000,000
	Various	Various	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	CSUMB: Land Sales	CSU	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
																	\$ -	\$ -
	<b>Sub-total - Estimated Land Sales</b>		\$ 1,000,000	\$ 7,210,448	\$ 16,487,192	\$ 46,155,647	\$ 52,017,202	\$ 29,060,215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,881,119	\$ 151,930,706
	FORA Share (50% of Total)		\$ 500,000	\$ 3,605,224	\$ 8,243,596	\$ 23,077,824	\$ 26,008,601	\$ 14,530,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,940,560	\$ 75,965,353
	Discounted Cash Flow 4.1% Bond Buyers Index		\$ 480,187	\$ 3,325,170	\$ 7,301,955	\$ 19,631,709	\$ 21,248,147	\$ 11,400,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,648,380	\$ 63,387,402



Table 5 Land Sales Revenue

Land Sale = Table 8 Estimated Acreage x \$188,000 per Acre | Indexed 1.5% to account for Land Value Increase over time

Residential Annual Land Use Construction (dwelling units)

Land Use Location & Description	Jurisdiction	Land Transfer Type	Built To Date	FORECAST YEAR													Post FORA	Forecast + Built	
				2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29			2029-30
<b>NEW RESIDENTIAL</b>				**6,160 unit cap on new residential until 18,000 new jobs on Fort Ord per BRP 3.11.5.4 (b) 2) & 3.11.5.4 (c)															
<u>Marina</u>																			
Marina Heights (Entitled)	MAR	EDC		76	144	180	186	180	284	-	-	-	-	-	-	-	-	464	1,050
The Promontory (Entitled)	MAR	EDC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	EDC	261	30	90	90	90	50	626	-	-	-	-	-	-	-	-	676	1,237
TAMC (Planned)	MAR	EDC	-	-	-	100	100	-	-	-	-	-	-	-	-	-	-	-	200
<i>Marina Subtotal</i>			<i>261</i>	<i>106</i>	<i>234</i>	<i>370</i>	<i>376</i>	<i>230</i>	<i>910</i>	-	-	-	-	-	-	-	-	<i>1,140</i>	<i>2,487</i>
<u>Seaside</u>																			
UC (Planned)	UC	EDC	-	-	-	-	110	110	20	-	-	-	-	-	-	-	-	130	240
East Garrison I (Entitled)	MCO	EDC	319	160	140	120	100	100	531	-	-	-	-	-	-	-	-	631	1,470
Seaside Highlands (Entitled)	SEA	Sale	152	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	152
Seaside Resort (Entitled)	SEA	Sale	5	2	2	4	6	53	53	-	-	-	-	-	-	-	-	106	125
Seaside (Planned)	SEA	EDC	-	-	15	120	100	390	370	-	-	-	-	-	-	-	-	760	995
<i>Seaside Subtotal</i>			<i>476</i>	<i>162</i>	<i>157</i>	<i>244</i>	<i>316</i>	<i>653</i>	<i>974</i>	-	-	-	-	-	-	-	-	<i>1,627</i>	<i>2,982</i>
<u>Other</u>																			
Del Rey Oaks (Planned)	DRO	EDC	-	-	-	-	130	287	274	-	-	-	-	-	-	-	-	561	691
Other Residential (Planned)	Various	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Other Subtotal</i>			<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>130</i>	<i>287</i>	<i>274</i>	-	-	-	-	-	-	-	-	<i>561</i>	<i>691</i>
<b>TOTAL NEW RESIDENTIAL</b>			<b>737</b>	<b>268</b>	<b>391</b>	<b>614</b>	<b>822</b>	<b>1,170</b>	<b>2,158</b>	-	-	-	-	-	-	-	-	<b>3,328</b>	<b>6160**</b>
<b>EXISTING/REPLACEMENT RESIDENTIAL</b>																			
Preston Park (Entitled)	MAR	EDC	352	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	352
Cypress Knolls (Planned)	MAR	EDC		-	-	100	100	100	100	-	-	-	-	-	-	-	-	200	400
Abrams B (Entitled)	MAR	EDC	192	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	192
MOCO Housing Authority (Entitled)	MAR	EDC	56	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	56
Shelter Outreach Plus (Entitled)	MAR	EDC	39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	39
VTC (Entitled)	MAR	EDC	13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13
Interim Inc (Entitled)	MAR	EDC	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11
Sunbay (Entitled)	SEA	Sale	297	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	297
Bayview (Entitled)	SEA	Sale	225	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	225
Seaside Highlands (Entitled)	SEA		228	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	228
<b>TOTAL EXISTING/REPLACE</b>			<b>1,413</b>	<b>-</b>	<b>-</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	-	-	-	-	-	-	-	-	<b>200</b>	<b>1,813</b>
<b>CSUMB (Planned)</b>																			
				-	-	-	150	150	192	-	-	-	-	-	-	-	-	342	492
<b>TOTAL RESIDENTIAL UNITS</b>			<b>2,150</b>	<b>268</b>	<b>391</b>	<b>714</b>	<b>1,072</b>	<b>1,420</b>	<b>2,450</b>	-	-	-	-	-	-	-	-	<b>3,870</b>	<b>8,465</b>

Table 5 Land Sales Revenue

Land Sale = Table 8 Estimated Acreage x \$188,000 per Acre | Indexed 1.5% to account for Land Value Increase over time

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

Land Use Location & Description	Jurisdiction	Built To Date	FORECAST YEAR														Forecast + Built
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	
<b>NON-RESIDENTIAL</b>																	
<i>Office</i>																	
Del Rey Oaks (Planned)	DRO	-	-	400,000	-	-	-	-	-	-	-	-	-	-	-	-	400,000
Monterey (Planned)	MRY	-	-	-	180,524	240,000	301,000	-	-	-	-	-	-	-	-	541,000	721,524
East Garrison I (Entitled)	MCO	-	14,000	-	10,000	10,000	-	-	-	-	-	-	-	-	-	10,000	34,000
Imjin Office Park (Entitled)	MAR	28,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	190,000	50,000	50,000	100,000	100,000	270,000	-	-	-	-	-	-	-	-	270,000	570,000
Cypress Knolls (Planned)	MAR	-	-	16,000	-	-	-	-	-	-	-	-	-	-	-	-	16,000
Interim Inc. (Entitled)	MAR	14,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Marina (Planned)	MAR	-	29,500	29,500	29,500	29,500	29,500	29,500	-	-	-	-	-	-	-	59,000	177,000
TAMC (Planned)	MAR	-	-	-	20,000	20,000	-	-	-	-	-	-	-	-	-	-	40,000
Seaside (Planned)	SEA	14,900	-	-	102,000	-	100,000	-	-	-	-	-	-	-	-	100,000	202,000
UC (Planned)	UC	-	-	60,000	80,000	180,000	180,000	180,000	-	-	-	-	-	-	-	360,000	680,000
<i>Industrial</i>																	
Monterey (Planned)	MRY	-	-	-	72,000	72,000	72,275	-	-	-	-	-	-	-	-	144,275	216,275
Marina CY (Entitled)	MAR	12,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	-	-	30,000	30,000	54,000	-	-	-	-	-	-	-	-	-	-	114,000
Cypress Knolls (Planned)	MAR	-	-	6,000	-	-	-	-	-	-	-	-	-	-	-	-	6,000
Marina Airport (Entitled)	MAR	250,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TAMC (Planned)	MAR	-	-	-	17,500	17,500	-	-	-	-	-	-	-	-	-	-	35,000
Seaside (Planned)	SEA	-	-	-	-	125,320	-	-	-	-	-	-	-	-	-	-	125,320
UC (Planned)	UC	38,000	-	20,000	20,000	20,000	20,000	20,000	-	-	-	-	-	-	-	40,000	100,000
<i>Retail</i>																	
Del Rey Oaks (Planned)	DRO	-	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000
East Garrison I (Entitled)	MCO	-	20,000	20,000	-	-	-	-	-	-	-	-	-	-	-	-	40,000
Cypress Knolls (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	418,000	40,000	30,000	30,000	24,000	-	-	-	-	-	-	-	-	-	-	124,000
TAMC (Planned)	MAR	-	-	-	37,500	37,500	-	-	-	-	-	-	-	-	-	-	75,000
Seaside Resort (Entitled)	SEA	-	-	16,300	-	-	-	-	-	-	-	-	-	-	-	-	16,300
Seaside (Planned)	SEA	-	-	-	300,000	691,500	330,000	345,000	-	-	-	-	-	-	-	675,000	1,666,500
UC (Planned)	UC	-	-	-	62,500	82,500	82,500	82,500	-	-	-	-	-	-	-	165,000	310,000
		<b>965,200</b>	<b>158,500</b>	<b>677,800</b>	<b>839,000</b>	<b>1,634,344</b>	<b>1,064,000</b>	<b>1,300,275</b>	-	-	-	-	-	-	-	<b>2,364,275</b>	<b>5,673,919</b>
<b>HOTEL ROOMS</b>																	
<i>Hotel (rooms)</i>																	
Del Rey Oaks (Planned)	DRO	-	-	-	-	550	-	-	-	-	-	-	-	-	-	-	550
Dunes (Entitled)	MAR	108	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	-	-	-	400	-	-	-	-	-	-	-	-	-	-	-	400
Seaside Resort (Entitled)	SEA	-	-	40	28	262	-	-	-	-	-	-	-	-	-	-	330
Seaside Resort TS (Entitled)	SEA	-	-	-	-	-	-	170	-	-	-	-	-	-	-	170	170
Seaside (Planned)	SEA	-	-	-	250	200	-	210	-	-	-	-	-	-	-	210	660
UC (Planned)	UC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		<b>108</b>	<b>-</b>	<b>40</b>	<b>678</b>	<b>1,012</b>	<b>-</b>	<b>380</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>380</b>	<b>2,110</b>