



# KEYSER MARSTON ASSOCIATES

*Draft Report*

**Updated Fiscal Impact Assessment  
East Garrison  
Monterey, California**

*Prepared for:*  
**County of Monterey**

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## **I. INTRODUCTION**

Keyser Marston Associates, Inc. (KMA) has been retained to update the fiscal impact analysis that was prepared in 2006 of the East Garrison Project. The Project's construction was delayed due to the collapse of the residential market in 2007 and the Project has since been acquired by UCP East Garrison, LLC (UCP EG). Consistent with the 2006 analysis, this update provides an estimate of the recurring revenue and cost impacts to the Monterey County General Fund, Road Fund, Regional Fire District, Free Library, and Monterey-Salinas Transit (MST) that will be generated from development of the East Garrison Project at former Fort Ord.

One of the guiding policies for East Garrison is that development must be fiscally neutral to the County General Fund, Road Fund, Fire District, Library, and MST. The fiscal analysis in 2006 determined that standard taxes would not be sufficient to fund the infrastructure maintenance and public safety service costs associated with the Project. In order to comply with the policy of fiscal neutrality, a financing structure was adopted, comprising of standard taxes, special taxes, and responsibilities allocated to the future homeowners' association (HOA) at East Garrison. Given the dramatic decline in the value of new homes, the County is desirous of understanding the fiscal impacts that the Project will have under current economic conditions.

The net impacts presented in this Report reflect the fiscal revenues and expenses generated by the Project before special tax revenues are applied to fund a portion of fire and sheriff protection costs and infrastructure maintenance costs. The findings of this fiscal impact analysis will be used to determine whether or not the adopted financing structure, including the special taxes for County and Fire District services will need to be amended in order for the Project to achieve fiscal neutrality, given current market conditions.

### **A. East Garrison Development Program**

The project for East Garrison consists of 1,400 residential units. Of these, 780 are planned as market rate single family detached units, 340 as market rate single family attached units, and 280 as affordable townhomes and apartments. The apartment units are expected to be affordable to very low and low income households. The Project will also include 34,000 square feet of retail space and 66,000 square feet of rehabilitated historic buildings to be occupied by artist tenants. While UCP EG will be obligated to contribute funding towards the historic district, it is not obligated to renovate the structures. The project will be constructed in three phases, with full buildout anticipated to occur in 2021.

Given that the retail space will not be built until the latter part of Phase 3 and the historic space is not an obligation of UCP, this preliminary analysis focuses on the impacts to be generated by the residential components of the Project and does not include the impacts of the retail or historic components.

East Garrison Development Program	Total with Buildout through		
	Phase 1	Phase 2	Phase 3
Residential Units			
Single Family Detached (Market Rate)	273	588	780
Single Family Attached (Market Rate)	71	133	340
Affordable (Income Restricted)	<u>97</u>	<u>205</u>	<u>280</u>
	441	926	1,400
Town Center Retail SF <sup>1</sup>	0	0	34,000
Historic Renovation	0	0	66,000
Population	930	1,961	2,910

## B. Funds and Service Districts Evaluated

The analysis considers impacts to:

- County General and Road Funds** – the General Fund is the major source of discretionary spending for key services including police protection, infrastructure maintenance, recreation programs, and administration and governing functions. The Road Fund provides for engineering, design, planning, and maintenance of County roads. Based on the Road Fund’s status as a key County service fund, impacts to the General and Road funds have been combined for purposes of this report.

It is our understanding that the interior streets, drainage for the interior streets, neighborhood parks, the multi-use path, and the perimeter walls serving the project will be privately owned and maintained by the Homeowner’s Association. The maintenance costs of these elements have therefore not been included in the fiscal impact analysis. The infrastructure maintenance costs that have been included in the fiscal impact analysis relate solely to the cost of maintaining public portions of infrastructure that serve the project.

A Community Facilities District (CFD) was formed to fund a portion of infrastructure maintenance and a portion of the sheriff department’s costs. The special tax revenues that would be generated by the Project will be evaluated separately from this analysis.

- Monterey County Regional Fire District** – the Fire District will provide fire protection and emergency medical services to the project. The County and the Fire District have entered into a tax sharing agreement to fund a portion of the cost to operate a fire station

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<sup>1</sup> The build-out project includes 34,000 square feet of retail space to be built in the Town Center. Additionally, the planned future renovation of the historic district is targeted to provide 66,000square feet of space for arts tenants. UCP East Garrison is required to contribute funds toward the renovation, but is not responsible for undertaking or completing the renovation. Given that the retail space will not be built until the latter part of Phase 3 and the historic space is not an obligation of UCP, this preliminary analysis focuses on the impacts to be generated by the residential components of the Project and does not include the impacts of the retail or historic components.

for the East Garrison project, and the Fire District also receives a direct share of property taxes and a portion of Prop 172 sales taxes. The Fire District has established a fire suppression assessment district to fund the gap between the estimated cost of providing services and the tax revenues that will be generated from the project. The special tax revenues that would be generated by the Project will be evaluated separately from this analysis.

- **Monterey County Free Library** – the Free Library will serve the project with a new branch library facility to be built during the Project's third phase. It is anticipated that the Project will not generate sufficient tax revenue to fully fund the cost of operating the library and that a portion of operating costs will need to be funded by a new revenue source.
- **Monterey-Salinas Transit** – MST will be responsible for providing public transit service and maintaining bus stops within East Garrison. It is anticipated that the HOA will fund the marginal difference between service costs and standard tax revenues allocated to MST.

### **C. FORA Extension**

The dissolution date of the Fort Ord Reuse Authority (FORA) was recently extended from 2014 to 2020. This agency is a taxing agency whose share of property taxes reduces the total property tax amount received by Monterey County, the Fire District, and the Free Library. This analysis reflects the provisions of AB1x 26 and the assumption that FORA's share of property tax increment is fully leveraged to fund base-wide infrastructure.

### **D. Report Organization**

This report is organized as follows:

- I. Introduction
- II. Summary of Findings and Conclusions
- III. Recurring Revenues to County Funds and Service Districts
- IV. Recurring Service Expenditures from County Funds and Service Districts
- V. Net Recurring Fiscal Impacts
- VI. Methodology and Assumptions

Detailed analysis and assumptions are provided in the attached technical tables (Tables 1–11; Appendices A and B).

## E. Limiting Conditions

- The analysis contained in this report is based in part on data from published sources, such as the County of Monterey Recommended Budget, State Controller's Office data, and Board of Equalization Taxable Sales reports. Information has also been provided directly by Monterey County, Fire District, Free Library, and Monterey-Salinas Transit staff. While KMA believes that these sources are reliable, we cannot guarantee their accuracy.
- The findings are based on the development concept specified in the report. If the development program varies from the assumed concept, the findings of this analysis may not be valid.
- The conclusions reflect the assumption that the development will be completed and absorbed consistent with the projections contained herein. These projections assume that there is sufficient market support for the development concept and that the projected home sale prices are achieved. If the project's absorption is delayed or if home prices are less than projected, the findings of this analysis may not be valid.
- The findings are based on economic rather than political considerations. They should not be construed as a representation that government approvals for development can be secured.
- Revenue and cost projections contained in this report are based on the best project-specific and fiscal data available at this time as well as KMA's experience with comparable projects. These projections are reasonable and appropriate for planning purposes. However, actual revenues and expenses may vary considerably from the projections due to a number of factors including changes in: the development program, development costs, the tax structure, legislation, market conditions, assessment appeals, County assessor practices, etc. No warranty or representation is made that any of these estimates or projections will actually materialize.
- KMA assumes that all applicable laws and governmental regulations in place as of the date of this document will remain unchanged throughout the projection period of our analysis. In the event that this does not hold true, for example, if any tax rates change, the analysis will need to be revised.
- Assumptions have been made regarding the distribution of property taxes to the County and service districts post redevelopment dissolution. These estimates are based on the best interpretation of post-redevelopment legislation available as of the report date. If differing interpretations of post-redevelopment law surface, or if the legislation itself changes, the findings of this report will need to be revised.

- The findings reflect the assumption that private infrastructure improvements in the interior of the project will be maintained by an HOA and will not be the responsibility of the General Fund, Road Fund, Fire District, Free Library, MST, or any special tax district that may be established to serve the project.
- The client and client's consultants have reviewed basic development, revenue, expenditure, and financing assumptions provided herein.
- No abstracting, excerpting, or summarization of this report may be made without first obtaining prior written consent from KMA. This report is not to be used in conjunction with any public or private offering of securities or other similar purpose where it may be relied upon to any degree by any person other than the client or used for any other purpose other than that for which it was prepared without first obtaining prior written consent from KMA.



## II. SUMMARY OF FINDINGS AND CONCLUSIONS

### A. Net Annual Impact Before Special Tax<sup>2</sup> Financing

As shown below, it is estimated that the East Garrison project will not generate sufficient standard tax revenues to fully fund the operation and maintenance of public infrastructure necessary to serve the project. Upon buildout, the project is estimated to generate a net annual deficit to each of the service providers as follows:

- \$1,670,000 to the County's General and Roads Funds;
- \$1,109,000 to the Fire District;
- \$242,000 to the Free Library; and
- \$10,000 to Monterey-Salinas Transit.

The aggregated projected annual deficit for all service providers is approximately \$3 million.

Net Recurring Impacts - Monterey County Funds and Service Districts, Before Special Taxes	Total with Buildout through		
	Phase 1	Phase 2	Phase 3
County General / Road Fund			
Revenues	\$376,000	\$707,000	\$1,091,000
Expenditures - Sheriff, Infrstrctr. Maint.	(\$653,000)	(\$1,017,000)	(\$1,751,000)
Expenditures – Other	<u>(\$210,000)</u>	<u>(\$443,000)</u>	<u>(\$1,010,000)</u>
	<u>(\$487,000)</u>	<u>(\$753,000)</u>	<u>(\$1,670,000)</u>
Fire District			
Revenues (Excluding Special Tax)	\$297,000	\$405,000	\$784,000
Expenditures	<u>\$(297,000)</u>	<u>(\$1,425,000)</u>	<u>(\$1,893,000)</u>
	\$0	<u>(\$1,020,000)</u>	<u>(\$1,109,000)</u>
Monterey County Free Library			
Revenues	\$41,000	\$56,000	\$108,000
Expenditures	<u>\$0</u>	<u>\$0</u>	<u>(\$350,000)</u>
	<u>\$41,000</u>	<u>\$56,000</u>	<u>(\$242,000)</u>
Monterey - Salinas Transit			
Revenues	\$29,000	\$61,000	\$90,000
Expenditures	<u>(\$100,000)</u>	<u>(\$100,000)</u>	<u>(\$100,000)</u>
	<u>(\$71,000)</u>	<u>(\$39,000)</u>	<u>(\$10,000)</u>
Total			
Revenues	\$743,000	\$1,229,000	\$2,073,000
Expenditures	<u>(\$1,260,000)</u>	<u>(\$2,985,000)</u>	<u>(\$5,104,000)</u>
	<u>(\$517,000)</u>	<u>(\$1,756,000)</u>	<u>(\$3,031,000)</u>

Note: Total is for illustrative purposes only. Funds cannot be combined and revenues are not shared between funds.

<sup>2</sup> The term "Special Tax" is used as a generic placeholder for the public finance structure that was established in 2006/07 and may be amended to fund the gap between standard tax revenues to be generated by the project and the cost of providing services and/or maintaining improvements that directly benefit the residents of the project.

## B. Maintenance and Operating Cost Financing Plan

The services component of the Community Facilities District (CFD) and the Fire Suppression Special Tax that were adopted for East Garrison will be used to fund a portion of maintenance and service costs associated with the Project. A listing of the maintenance and operating costs that are anticipated to be funded through a series of homeowner exactions and HOA dues is provided in Tables 10 and 11. The adopted tax levels may or may not be sufficient to fund the updated service costs. If the adopted taxes are determined to be insufficient, they will be amended accordingly. It is important to note that the funding gaps projected for the Free Library and MST cannot be funded through special taxes. Therefore, other funding sources will need to be secured to fund these service costs.

Estimated Special Tax/New Funding Source Needs	General / Road Funds	Fire District	Free Library	Monterey - Salinas Transit
Maintenance / Operating Cost Elements	Public infrastructure maintenance; Sheriff admin and enforcement	Gap for operating three-person engine company	Gap for operating the East Garrison branch library	Gap for providing transit services
Annual Funding to be Provided by Special Tax or other "to be determined" funding source	Ph. 1 - \$653,000 Ph. 2 - \$1,017,000 Ph. 3 - \$1,751,000	Ph. 1 - \$0 Ph. 2 - \$1,020,000 Ph. 3 - \$1,109,000	Ph. 1 - \$0 Ph. 2 - \$0 Ph. 3 - \$242,000	Ph. 1 - \$71,000 Ph. 2 - \$39,000 Ph. 3 - \$10,000

### III. RECURRING REVENUES TO COUNTY FUNDS AND SERVICE DISTRICTS

#### A. General and Road Funds

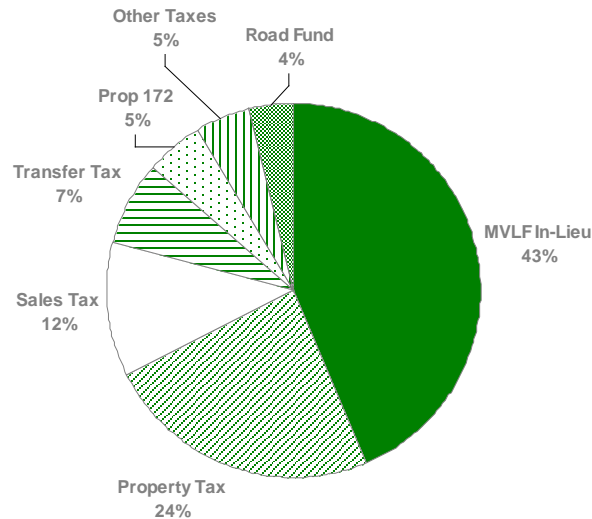
As shown in the table below, the East Garrison project is estimated to generate approximately \$1.1 million of annual General and Road Fund revenues upon buildout.

Recurring General and Road Fund Revenues at Buildout	Amount	%
Property Tax In-Lieu of MVLF	\$475,000	44%
Property Tax	\$262,000	24%
Sales Tax	\$126,000	12%
Property Transfer Tax	\$78,000	7%
Prop 172 Sales Tax	\$57,000	5%
Other Taxes	\$50,000	5%
Road Fund Gas Tax	\$43,000	4%
<b>Total</b>	<b>\$1,091,000</b>	<b>100%</b>

Property taxes in-lieu of motor vehicle in-lieu fees (MVLF) are anticipated to represent the largest source of General and Road Fund revenues generated by the East Garrison project at approximately \$475,000 annually, or 44% of the total. Property tax revenues are expected to be the next largest source of revenue at approximately \$262,000 annually. These two revenue sources are driven by assessed values, with the property tax distribution subject to sharing with the Monterey County Regional Fire District, as described in the Methodology and Assumptions section of the report. The property tax calculation is based on estimates of allocations to local taxing agencies post AB 1x26, also discussed under Methodology and Assumptions.

Following property taxes, East Garrison residents are expected to generate \$126,000 in sales taxes and \$57,000 in Prop 172 sales taxes through their retail spending in the County. Property transfer taxes, other taxes, and Road Fund gas taxes account for \$171,000 of total revenues.

**General and Road Fund Revenue Distribution**



## B. Monterey County Regional Fire District

As shown in the table below, East Garrison is estimated to generate approximately \$784,000 of annual revenues to the Monterey County Regional Fire District upon buildout.

<b>Recurring Monterey County Regional Fire District Revenues at Buildout</b>	<b>Amount</b>	<b>%</b>
County Tax Sharing Agreement	\$498,000	64%
Share of 1% Property Taxes	\$285,000	36%
Share of Prop 172 Revenue	\$1,000	0%
<b>Total</b>	<b>\$784,000</b>	<b>100%</b>

The primary source of revenue to the Fire District for funding the operation of the fire station at East Garrison is the annual payment from the County's General Fund pursuant to County Resolution No. 05-256. Under the terms of this tax sharing agreement, the County General Fund will distribute 65.5% of its property tax revenues generated by the East Garrison area to the Fire District. These payments are projected to total \$498,000 annually upon buildout of the project.

Additionally, the Fire District will receive an estimated \$285,000 each year as its share of the East Garrison property taxes to be distributed to various local taxing agencies, as detailed in the Methodology and Assumptions section of this report. The Monterey County Regional Fire District also receives a portion of the Proposition 172 sales tax revenue distributed among unincorporated area fire districts in Monterey County. Prop 172 sales tax revenues are projected to total \$1,000 annually.

The Fire District will also receive special tax revenue from the levy that it adopted in 2007. The revenues from this source will be evaluated separately from this analysis.

## C. Monterey County Free Library

Projected revenues to the Free Library approximate \$108,000 per year upon buildout. The Library receives a share of property taxes distributed to various taxing agencies, as detailed in the Methodology and Assumptions section of this report.

## D. Monterey-Salinas Transit

Monterey-Salinas Transit estimates that it will receive approximately \$31 per resident, or \$90,000 in revenues from the East Garrison project upon buildout.

#### IV. RECURRING SERVICE EXPENSES FROM COUNTY FUNDS AND SERVICE DISTRICTS

##### A. General Fund and Road Fund Expenses

It is estimated that General Fund and Road Fund expenses for the East Garrison project will total approximately \$2.8 million per year upon full buildout. Projected expenses are summarized below.

<b>Recurring General and Road Fund Expenses at Buildout</b>	<b>Amount</b>	<b>%</b>
Eligible CFD Expenses		
Public Infrastructure Maintenance	\$1,066,000	39%
Sheriff-Coroner (Admin, Enforcement)	<u>\$685,000</u>	<u>25%</u>
	\$1,751,000	63%
Other General and Road Fund Expenses		
Rec Facility Maint and Programs	\$352,000	13%
Admin, Govt, Public Safety, Other	\$178,000	6%
Rsc Mgmt Agency (Bldg, Planning, Devel)	\$119,000	4%
Sheriff-Coroner (Coroner, Custody)	\$104,000	4%
Health	\$61,000	2%
County Administrative Office	\$57,000	2%
Road Fund Maintenance - Regional	\$51,000	2%
Social and Employment Services	\$46,000	2%
Rsc Mgmt Agency (Admin, Public Works)	\$30,000	1%
Parks (General Fund)	<u>\$12,000</u>	<u>0%</u>
	\$1,010,000	37%
<b>Total</b>	<b>\$2,761,000</b>	<b>100%</b>

Public infrastructure maintenance is the largest projected expense item at \$1.1 million per year or 39% of total General and Road fund expenses. Public infrastructure to be maintained for the East Garrison project includes parks and open space, perimeter roads and landscaping, and drainage systems. Total costs were estimated by Whitson Engineers and include an allowance for administration and contingency. These estimated costs do not include maintenance of privately-owned infrastructure within the project, which is assumed to be funded by an HOA.

Sheriff administration and enforcement is the second largest expense item at approximately \$685,000 per year, or a quarter of the anticipated total. The Sheriff's Department provides police protection to the unincorporated areas of the County including East Garrison.

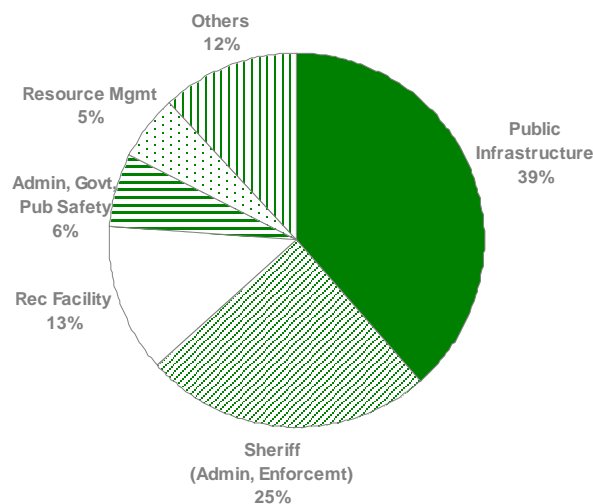
Recreation facility maintenance and program expenses account for 13% of the total. These represent \$352,000 per year for a contemplated sports and recreation center and youth center. This is a preliminary estimate based on the operating experience of a recreation center in Watsonville. Actual net operating costs for sports and youth center facilities to be constructed in East Garrison will depend upon the scope of the facilities, programs, staffing, and user fee structure.

Administrative, Government, Public Safety and Other includes basic government functions such as the District Attorney, Assessor-Recorder, and Board of Supervisors, as well as public safety functions including probations and the public defender. Expenditures in these areas account for 6% of the total.

The Resource Management Agency's Building, Planning, and Development department provides services to unincorporated areas of the County, and Administration and Public Works provides County-wide services, together totaling an estimated \$149,000 per year, or about 5% of costs.

Other General and Road Fund expenditures for the Sheriff - Coroner and Custody, Health, County Administrative Office, Road Fund Maintenance, Social and Employment Services, and Parks departments are estimated to total \$331,000 per year upon buildout, approximately 12% of General and Road Fund costs.

**General and Road Fund Revenue Distribution**



**B. Monterey County Regional Fire District**

The Monterey County Regional Fire District will be responsible for providing fire protection to East Garrison. Based on discussions with the Fire District, a new station will be required by Phase 2 in order to provide an acceptable response time to the project. Annual staff, operations, and maintenance expense estimated by the Fire District total \$1,390,000 for the two-person engine company required with Phase 2 and \$1,858,000 for the three-person engine company required with Phase 3. In addition, an annual equipment replacement allowance of \$35,000 is required once the station is in place. Total costs at buildout are expected to be \$1,893,000 per year. It has been assumed that the need for a new fire station is triggered solely by East

Garrison; therefore, 100% of the annual operations, maintenance, and equipment cost of the station has been allocated to the project.

### **C. Monterey County Free Library**

It is anticipated that a new library will be constructed within the East Garrison project to serve its residents and other future development in the vicinity. Annual operations expenses are estimated to be approximately \$350,000 based on information provided by the Free Library. All of the annual operations costs have been allocated to the project because the new library will primarily serve its residents until additional residences are built in the area.

### **D. Monterey-Salinas Transit**

It is anticipated that Monterey-Salinas Transit will serve the project's public transit needs. According to MST, the net annual operating cost for this service will be approximately \$100,000. Transit service is assumed to begin with Phase 1 of the project.

## V. NET RECURRING FISCAL IMPACTS

Net recurring fiscal impacts are calculated as the on-going revenues less on-going expenditures. The analysis shows a negative net fiscal impact upon buildout for the General and Road funds, the Fire District, Free Library, and MST. The fiscal deficits to the General Fund, Road Fund, and the Fire District will be mitigated through special tax revenues.

### A. General and Road Funds

As shown in the table below, a net annual General and Road Fund deficit of approximately \$1,670,000 is projected upon buildout.

Net Recurring General and Road Fund Impacts	Total with Buildout through		
	Phase 1	Phase 2	Phase 3
Revenues	\$376,000	\$707,000	\$1,091,000
Expenses - Sheriff, Infrastructure	(\$653,000)	(\$1,017,000)	(\$1,751,000)
Expenses - All Other	(\$210,000)	(\$443,000)	(\$1,010,000)
Net Revenue (Expense)	(\$487,000)	(\$753,000)	(\$1,670,000)

With completion of Phase 1, the net deficit is estimated to be approximately \$487,000 annually. With buildout through Phase 2, the net deficit is estimated at \$753,000 per year.

To mitigate this projected net deficit, it is recommended that the targeted infrastructure maintenance and sheriff department expenses be funded through the established CFD. The existing rates and method of apportionment need to be evaluated in order to determine if the existing schedules are consistent with these updated funding requirements.

Net Recurring General and Road Fund Impacts - with Warranted Special Tax Financing	Total with Buildout through		
	Phase 1	Phase 2	Phase 3
Net Revenue (Expense) before Special Tax	(\$487,000)	(\$753,000)	(\$1,670,000)
Warranted Special Tax Financing for Sheriff, Infrastructure	\$653,000	\$1,017,000	\$1,751,000
Net Revenue (Expense)	\$166,000	\$264,000	\$81,000

If the CFD can fund \$1,751,000 of maintenance and sheriff costs upon build-out, the General Fund is anticipated to experience a slight surplus of \$81,000 per year.

### B. Monterey County Regional Fire District

Annual Fire District revenues (excluding fire suppression special tax revenues) generated by the East Garrison project are not projected to be sufficient to fund the annual operations cost of the new fire station required to serve the project. As shown in the table below, a net operating deficit of \$1,109,000 per year is projected upon buildout. With buildout of Phase 2 a net deficit of approximately \$1,020,000 is projected. Revenues are expected to just cover the cost of providing fire service to East Garrison before the fire station is built, at Phase 1.



Net Recurring Fire District Impacts	Total with Buildout through		
	Phase 1	Phase 2	Phase 3
Revenues	\$297,000	\$405,000	\$784,000
Expenses	(\$297,000)	(\$1,425,000)	(\$1,893,000)
Net Revenue (Expense)	\$0	(\$1,020,000)	(\$1,109,000)

The revenue-generating capacity of the adopted fire suppression special taxes should be evaluated relative to the net funding gap to determine if the adopted rates are sufficient to fund these gaps. If funding of \$1.1 million can be provided by the special tax upon build-out or if operating costs can be spread across other development, then the Project will be fiscally neutral.

Net Recurring Fire District Impacts - with Warranted Special Tax Financing	Total with Buildout through		
	Phase 1	Phase 2	Phase 3
Net Revenue (Expense) before Special Tax	\$0	(\$1,020,000)	(\$1,109,000)
Warranted Special Tax Financing	\$0	\$1,020,000	\$1,109,000
Net Revenue (Expense)	\$0	\$0	\$0

### C. Monterey County Free Library

The Free Library is projected to have a net deficit of approximately \$242,000 per year with the opening of the branch library in Phase 3.

Net Recurring Free Library Impacts	Total with Buildout through		
	Phase 1	Phase 2	Phase 3
Revenues	\$41,000	\$56,000	\$108,000
Expenses	\$0	\$0	(\$350,000)
Net Revenue (Expense)	\$41,000	\$56,000	(\$242,000)

Given that the Library is not an eligible use of the CFD special tax, the funding shortfall will need to be financed using an other funding source that has yet to be determined.

### D. Monterey-Salinas Transit

The net cost to MST to provide service and maintain transit facilities is estimated to approximate \$10,000 per year at buildout.

Net Recurring MST Impacts	Total with Buildout through		
	Phase 1	Phase 2	Phase 3
Revenues	\$29,000	\$61,000	\$90,000
Expenses	(\$100,000)	(\$100,000)	(\$100,000)
Net Revenue (Expense)	(\$71,000)	(\$39,000)	(\$10,000)

It is recommended that the Project consider executing an agreement with the HOA to fund the projected shortfall.

Net Recurring MST Impacts - with Special Tax Financing	Total with Buildout through		
	Phase 1	Phase 2	Phase 3
Net Revenue (Expense) before HOA obligation	(\$71,000)	(\$39,000)	(\$10,000)
Potential HOA Obligation	\$71,000	\$39,000	\$10,000
Net Revenue (Expense)	\$0	\$0	\$0

## **VI. METHODOLOGY AND ASSUMPTIONS**

### **A. Approach**

KMA's analysis focuses exclusively on the assessment of recurring County General Fund, Road Fund, Regional Fire District, Free Library, and MST revenues and expenses to be generated by the development of East Garrison. These are the funds and districts that will provide key County services to the project. KMA has prepared a model of the development scenario at completion of each of three phases and with full buildout of the project. The estimate through buildout of each phase is static, and the projection amounts are in 2012 dollars.

The analysis evaluates the major revenue and cost elements, including motor vehicle license fees, property tax, and sales tax to be generated from the project's residential development, and public infrastructure maintenance, fire and sheriff protection, library operations, and general government services costs. To the extent possible, revenue and cost estimates are based on project data and applicable tax and cost allocation formulas or estimates from the affected districts. Some revenues and costs are estimated using factors derived from the County's FY 2011/12 Budget.

To estimate the impacts of the project, KMA has:

- Reviewed the County's 2011/12 Budget and the existing revenue and cost relationships in Monterey County;
- Discussed with County, Fire District, Library, and MST staff the incremental service needs to be generated by the development;
- Applied State funding allocation formulas for motor vehicle license fees, property taxes, sales tax, public safety sales tax, and gas tax;
- Applied County property transfer tax formulas to projected property turnover;
- Incorporated Whitson Engineers cost estimates for infrastructure maintenance; and
- Reviewed the City of Watsonville's budget for the Gene Hoularis & Waldo Rodriguez Youth Center, assumed to be comparable to the contemplated youth and sports center facilities at East Garrison.

The capital improvement impacts of the project have not been addressed in this analysis.

### **B. Key Assumptions and Analysis**

The key assumptions of the fiscal analysis, as well as the methods used to calculate revenues and costs, are as follows. Additional assumptions are noted on the attached technical tables.

- **East Garrison Development Program** – projections are based on the following development program:

<b>Development</b>	<b>Through Phase 1</b>	<b>Through Phase 2</b>	<b>Through Phase 3</b>
Single Family Detached Units	273	588	780
Single Family Attached Units	71	133	340
Affordable Townhomes	32	75	85
Affordable Apartments	65	130	195
<b>Total</b>	<b>441</b>	<b>926</b>	<b>1,400</b>

Table 2 provides a detailed schedule of residential product types. While the project will ultimately include 34,000 square feet of retail space and possibly 66,000 square feet of renovated space for arts tenants, this preliminary analysis reflects only the impacts of the residential components.

- **Public Facilities Costs** – It has been assumed that the applicant will be responsible for fully funding all facility costs solely generated by the project. This is a standard requirement for developments throughout California.
- **Fees for Services** – The analysis assumes that one-time revenues, such as building permit fees, will offset County processing costs and therefore do not constitute a net revenue source to the County.
- **Population** – The State Department of Finance estimates Monterey County’s current total population at 419,038 and unincorporated area population at 100,791. Additional population from East Garrison is projected to be approximately 2,910 people based on an average household size of approximately 2.3 people per household for single family units and 1.8 people per household for townhome and apartment units. (Tables 3 and 4).
- **Employment** – Monterey County’s current employment base is estimated at 172,748 jobs Countywide and 30,272 jobs in the unincorporated area per the Nielsen Company. East Garrison is not projected to add any additional jobs. (Tables 3 and 4).
- **Resident Equivalents** – The estimate of several revenue and service cost impacts uses a modified per capita measure known as “resident equivalents.” This approach combines residents and employees to form a single service population to drive the projection. The resident equivalents approach weights an employee as 0.35 of a resident, such that approximately three employees are viewed as having the same impact as one resident. (Table 3).
- **Road Fund Gas Tax** – Gas taxes are allocated to the County based on the Countywide population, at a rate of \$14.73 per resident, based on the FY 2011/12 Budget.

- **Assessed Values** – Assessed values on the secured tax roll are based on per unit values from the January 2011 UCP Business Model, with some corrections by KMA. It is assumed that no increases in value have occurred since 2011 given the relatively static condition of the real estate market. These values are as follows (in 2012 dollars). Detailed assumptions are shown in Appendix B-2.

Project Component	Assessed Value
Single Family Detached Units	\$539,700 average per unit
Single Family Attached Units	\$395,800 average per unit
Moderate Townhome Units	\$257,300 average per unit
Affordable Apartments	\$0 / exempt from property tax

- **Property Tax Revenue** – The analysis includes property tax revenue estimates for Monterey County, the Regional Fire District, and the Free Library. The property tax estimates are based on two components. One is the projection of total property taxes. The other is the distribution of total taxes among local taxing agencies including the three addressed in this report, and the County’s development agreement obligation.

Total property taxes are 1% of incremental assessed values due to the construction of the project, which include land value, unit value, and a 3% annual inflation factor. Land value is per Realquest parcel data, and unit value from the January 2011 UCP Business Model.

Property taxes have been distributed in accordance with the provisions of AB 1x26 for the dissolution of redevelopment agencies. The pre-AB 1x26 development agreement specifies that tax increment available after pass-through payments be used to pay for project administration and obligations to the developer. The DDA obligations have been calculated assuming pre-AB 1x26 pass-through allocations. Property taxes remaining after the DDA obligations are allocated to successor agency and County / State Controller administration as provided by AB 1x26, and subsequently to the local taxing agencies.

In addition to its AB 1x26 allocation, the Regional Fire District receives property taxes as part of a tax sharing agreement with the County (per County Resolution No. 05-256). The agreement specifies that the Fire District will receive a 65.5% share of County General Fund property tax increment revenues from the East Garrison project.

(Tables 5 A, 5 B, 7, 8, and Appendices B-1a to B-1d).

- **Property Tax In-Lieu of Motor Vehicle License Fees** – MVLf in-lieu property tax is estimated in accordance with SB 1096, based on data from the California State Controller’s Office and current and projected assessed property values. Per SB 1096,

growth of property tax in lieu of MVLF is proportional to growth in AV since 2004/05. Before 2004/05, VLF was distributed in proportion to population. (Tables 5 A and 5 B).

- **Sales Tax** – Based on existing taxable retail sales in unincorporated Monterey County, per the California State Board of Equalization, and aggregate household income in the County, per the US Census American Community Survey, it has been estimated that the East Garrison households will spend approximately 11% of their annual income on taxable purchases. Annual income for the households is estimated based on unit value and certain assumptions regarding mortgage terms and the proportion of spending represented by expenditures on housing. (Tables 5 A, 5 B, and 5 C).
- **Proposition 172 Public Safety Sales Tax** – The half-cent Prop 172 sales tax is estimated based on taxable sales (discussed above), with a 9.13% share of this revenue assumed to be passed through to the 16 fire districts that serve unincorporated areas within the County. (Tables 5 A, 5 B, and 5 C).
- **Property Transfer Tax** – Transfer tax is calculated based on the County's rate of \$1.10 per \$1,000 in assessed value, and the assumption that the average turnover rate is once every 8 years for market rate homes and once every 16 years for deed-restricted for-sales homes. Rental units are not anticipated to generate transfers of property. (Tables 5 A, 5 B, and 5 D).
- **Other Taxes** – The Monterey County FY 2011/12 Budget's Other Taxes category was distributed based on a per resident equivalent revenue factor. (Tables 5 A and 5 B).
- **General Fund Service Costs** – Service costs for most on-going General and Road Fund departments have been estimated on a per resident equivalent basis, using expenditures in the FY 2011/12 Budget. The percent variable cost represents the portion of costs that is expected to change as a result of the development at East Garrison. The balance of expenditures is assumed to be a fixed cost of operation that will not increase due to the project. (Tables 6 A and 6 B).
- **Countywide versus Unincorporated Area Services** – Most County services are countywide services provided to the entire County including cities and unincorporated areas. For countywide services, resident equivalent factors are calculated based on a current service population that encompasses the entire County. Unincorporated areas services including Sheriff Administration and Enforcement and Resource Management Agency Building and Planning are focused on the unincorporated areas of the County. Resident equivalent factors for unincorporated area services are calculated using a service population for the unincorporated areas only. (Tables 6 A and 6 B).

- **Road Fund Maintenance – Regional** – Road Fund maintenance costs for regional infrastructure generated by additional use from East Garrison have been estimated based on existing countywide maintenance costs per resident equivalent. (Tables 6 A and 6 B).
- **Recreation Facility Maintenance and Programs** – The annual operating expense for the Gene Hoularis & Waldo Rodriguez Youth Center in Watsonville is assumed to roughly approximate the combined operating expense for the contemplated youth center and sports and recreation center facilities at East Garrison. The Watsonville youth center facility is approximately 11,000 square feet and includes a gymnasium, pool and ping-pong tables, arts and crafts area, snack bar, and a weight room. The youth center budget has been adjusted with an annual increase of 3% since 2005-06. (Tables 6 A and 6 B, Appendix A-4).
- **Sheriff-Coroner (Admin, Enforcement)** – Like most other County service costs, Sheriff-Coroner administration and enforcement have been estimated based on a resident equivalent factor. This service is provided to the unincorporated areas of the County. It is proposed that costs be covered by some form of special tax. (Tables 6 A and 10).
- **Infrastructure Maintenance** – Whitson Engineers estimated the costs of maintaining public infrastructure improvements related to the project including perimeter right-of-way, landscaping, the youth camp fence, drainage and storm water systems, parks and open spaces, and other miscellaneous items. These costs have been incorporated into the analysis. The analysis does not include the cost to maintain any private infrastructure. Private infrastructure maintenance is expected to be paid through homeowner association fees. (Table 10, Appendix A-5).
- **Monterey County Regional Fire District** – Per the formula specified pursuant to County Board of Supervisors Resolution No. 05-256, the Fire District will receive a 65.5% share of County property tax increment for purposes of providing fire protection to East Garrison. In addition, the Fire District receives its base allocation of 1% property taxes, and a portion of Prop 172 sales tax revenues.

Based on discussions with the Fire District, a new station with a two-person engine company will be required to serve the project with completion of Phase 2, and a three-person engine company with completion of Phase 3. Staffing and maintenance costs for the station, as well as equipment replacement costs, are based on estimates provided by the Fire District. While no new equipment is needed to serve Phase 1, it has been assumed that service costs are equivalent to revenues at the completion of this phase. The annual operations costs of the new station have been allocated entirely to the project. (Table 7)

- **Monterey County Free Library** – The Free Library will receive an allocation of base 1% property tax generated by the East Garrison project that will offset a portion of its costs.

It is anticipated that a library facility of approximately 4,000 square feet in size will be included within East Garrison. The County Librarian provided a cost estimate for the operation of the library facility. The annual operations cost has been entirely allocated to the project. (Table 8)

- **Monterey-Salinas Transit Service** – MST staff provided an estimate of annual revenues per resident, and of total annual operating costs. (Table 9)
- **Constant 2012 Dollars** – The analysis is in constant 2012 dollars. No inflation has been applied to revenue, costs, or property values.
- **Continuity of Legal and Institutional Constraints** – Certain revenue and cost estimating factors are based on Monterey County's 2011/2012 Budget. The projections assume that revenue sources and costs will remain constant throughout the build-out of the project.



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**Table 1**  
**Annual General and Road Fund Impacts**  
**East Garrison Fiscal Impact Analysis**  
**Monterey County Redevelopment Agency**

February 11, 2013

	Revenue / (Expense) with Buildout Through							
	Phase 1	%	Phase 2	%	Phase 3	%		
<b>Recurring General and Road Fund Revenues <sup>1</sup></b>								
Property Tax In-Lieu of MVLF	\$159,000	42%	\$329,000	47%	\$475,000	44%		
Property Tax	\$100,000	27%	\$135,000	19%	\$262,000	24%		
Local Sales Tax	\$42,000	11%	\$87,000	12%	\$126,000	12%		
Property Transfer Tax	\$26,000	7%	\$54,000	8%	\$78,000	7%		
Prop 172 Sales Tax	\$19,000	5%	\$40,000	6%	\$57,000	5%		
Other Taxes	\$16,000	4%	\$33,000	5%	\$50,000	5%		
Road Fund Gas Tax	\$14,000	4%	\$29,000	4%	\$43,000	4%		
	<b>\$376,000</b>	<b>100%</b>	<b>\$707,000</b>	<b>100%</b>	<b>\$1,091,000</b>	<b>100%</b>		
<b>Recurring General and Road Fund Expenses <sup>2</sup></b>								
Proposed CFD Expenses <sup>3</sup>		% no CFD	% CFD	% no CFD	% CFD	% no CFD	% CFD	
Public Infrastructure Maintenance	\$434,000	50%		\$556,000	38%	\$1,066,000	39%	
Sheriff-Coroner (Admin, Enforcement)	<u>\$219,000</u>	25%		<u>\$461,000</u>	32%	<u>\$685,000</u>	25%	
	\$653,000			\$1,017,000		\$1,751,000		
Other General and Public Works Fund Expenses								
Recreation Facility Maintenance and Programs (Youth Center)	\$0	0%	0%	\$0	0%	\$352,000	13%	35%
Administrative, Government, Public Safety, and Other	\$57,000	7%	27%	\$120,000	8%	\$178,000	6%	18%
Resource Mgmt Agency (Building, Planning, Development)	\$38,000	4%	18%	\$81,000	6%	\$119,000	4%	12%
Sheriff-Coroner (Coroner, Custody)	\$33,000	4%	16%	\$70,000	5%	\$104,000	4%	10%
Health	\$19,000	2%	9%	\$41,000	3%	\$61,000	2%	6%
County Administrative Office	\$18,000	2%	9%	\$38,000	3%	\$57,000	2%	6%
Road Fund Maintenance - Regional	\$16,000	2%	8%	\$34,000	2%	\$51,000	2%	5%
Social and Employment Services	\$15,000	2%	7%	\$31,000	2%	\$46,000	2%	5%
Resource Management Agency (Administration, Public Works)	\$10,000	1%	5%	\$20,000	1%	\$30,000	1%	3%
Parks (General Fund)	<u>\$4,000</u>	<u>0%</u>	<u>2%</u>	<u>\$8,000</u>	<u>1%</u>	<u>\$12,000</u>	<u>0%</u>	<u>1%</u>
	\$210,000	100%	100%	\$443,000	100%	\$1,010,000	100%	100%
<b>Total Expenses before CFD</b>	<b>\$863,000</b>			<b>\$1,460,000</b>		<b>\$2,761,000</b>		
<b>Total Expenses after CFD</b>	<b>\$210,000</b>			<b>\$443,000</b>		<b>\$1,010,000</b>		
<b>Net Annual General and Road Fund Rev (Exp) before CFD</b>	<b>(\$487,000)</b>			<b>(\$753,000)</b>		<b>(\$1,670,000)</b>		
<b>Net Annual General and Road Fund Rev (Exp) after CFD</b>	<b>\$166,000</b>			<b>\$264,000</b>		<b>\$81,000</b>		

<sup>1</sup> Tables 5 A to 5 D.

<sup>2</sup> Tables 6 A to 6 C, and 10.

<sup>3</sup> Existing CFD tax rate may need to be amended to fund these service cost amounts.

**Table 2**  
**Project Description**  
**East Garrison Fiscal Impact Analysis**  
**Monterey County Redevelopment Agency**

*February 11, 2013*

	<b>Cumulative Development Absorption</b>		
	<u>Phase 1</u>	<u>Phase 2</u>	<u>Phase 3</u>
<b>Residential Units</b>			
Single Family Detached (Market Rate)			
Garden	61	134	201
Grove	4	98	192
Bungalow	75	154	176
Village	71	140	140
Bluff	12	12	21
Courtyard	<u>50</u>	<u>50</u>	<u>50</u>
	273	588	780
Single Family Attached (Market Rate)			
Workforce II Condo	0	0	150
Condo/Lofts	20	40	62
Live / Work	23	30	56
Townhomes	<u>28</u>	<u>63</u>	<u>72</u>
	71	133	340
Affordable			
Townhomes (Moderate)	32	75	85
Apartments	<u>65</u>	<u>130</u>	<u>195</u>
	97	205	280
	<hr/> 441	<hr/> 926	<hr/> 1,400

Source: KMA UCP Modified Business Model Pro Forma; January 19, 2011 UCP East Garrison Business Model.

**Table 3**  
**Existing Population and Employment**  
**East Garrison Fiscal Impact Analysis**  
**Monterey County Redevelopment Agency**

*February 11, 2013*

<b>Demographic Measure</b>	<b>Monterey County</b>	<b>Unincorp. Area</b>
Population <sup>1</sup>	419,038	100,791
Employment <sup>2</sup>	172,748	30,272
Day and Nighttime Population <sup>3</sup>	591,786	131,063
Resident Equivalents <i>0.35 per employee</i>	479,500	111,386

<sup>1</sup> State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2010 and 2011. Sacramento, California, May 2011.

<sup>2</sup> The Nielsen Company, 2011.

<sup>3</sup> Total population plus total employment.

**Table 4  
Project Demographics  
East Garrison Fiscal Impact Analysis  
Monterey County Redevelopment Agency**

February 11, 2013

	Devel. Program			SF per Unit <sup>1</sup>	Density <sup>2</sup>	Phase 1			Phase 2			Phase 3		
	Ph. 1	Ph. 2	Ph. 3			Pop'n / Emplmt	Res. Equiv.	Day & Night <sup>3</sup>	Pop'n / Emplmt	Res. Equiv.	Day & Night <sup>3</sup>	Pop'n / Emplmt	Res. Equiv.	Day & Night <sup>3</sup>
<b>Residential Units</b>					<i>HH size</i>									
SF Detached (Mkt Rate)							1.00/res			1.00/res			1.00/res	
Garden	61	134	201	1,917	2.30	140	140	140	308	308	308	462	462	462
Grove	4	98	192	1,503	2.30	9	9	9	225	225	225	442	442	442
Bungalow	75	154	176	2,614	2.30	173	173	173	354	354	354	405	405	405
Village	71	140	140	2,962	2.30	163	163	163	322	322	322	322	322	322
Bluff	12	12	21	3,305	2.30	28	28	28	28	28	28	48	48	48
Courtyard	<u>50</u>	<u>50</u>	<u>50</u>	2,168	2.30	<u>115</u>	<u>115</u>	<u>115</u>	<u>115</u>	<u>115</u>	<u>115</u>	<u>115</u>	<u>115</u>	<u>115</u>
	273	588	780			628	628	628	1,352	1,352	1,352	1,794	1,794	1,794
SF Attached (Mkt Rate)														
Workforce II Condo	0	0	150	1,500	1.80	0	0	0	0	0	0	270	270	270
Condo/Lofts	20	40	62	1,450	1.80	36	36	36	72	72	72	112	112	112
Live / Work	23	30	56	1,256	1.80	41	41	41	54	54	54	101	101	101
Townhomes	<u>28</u>	<u>63</u>	<u>72</u>	1,823	1.80	<u>50</u>	<u>50</u>	<u>50</u>	<u>113</u>	<u>113</u>	<u>113</u>	<u>130</u>	<u>130</u>	<u>130</u>
	71	133	340			128	128	128	239	239	239	612	612	612
Affordable														
THs (Moderate)	32	75	85	1,200	1.80	58	58	58	135	135	135	153	153	153
Apartments	<u>65</u>	<u>130</u>	<u>195</u>	n/a	1.80	<u>117</u>	<u>117</u>	<u>117</u>	<u>234</u>	<u>234</u>	<u>234</u>	<u>351</u>	<u>351</u>	<u>351</u>
	97	205	280			175	175	175	369	369	369	504	504	504
						930	930	930	1,961	1,961	1,961	2,910	2,910	2,910
<b>Total</b>						<b>930</b>	<b>930</b>	<b>930</b>	<b>1,961</b>	<b>1,961</b>	<b>1,961</b>	<b>2,910</b>	<b>2,910</b>	<b>2,910</b>

<sup>1</sup> Per KMA UCP Modified Business Model Pro Forma; January 19, 2011 UCP East Garrison Business Model.

<sup>2</sup> Estimated by KMA.

<sup>3</sup> Residents plus employees.

**Table 5A  
General and Road Fund Revenue Assumptions  
East Garrison Fiscal Impact Analysis  
Monterey County Redevelopment Agency**

**February 11, 2013**

**Road Fund Revenues**

Road Fund Gas Tax	\$6,173,183	revenues in FY 2011/12 <sup>1</sup>
	<u>419,038</u>	Countywide residents <sup>2</sup>
	\$14.73	per resident

**General Fund Revenues**

Property Taxes		base calculated per AB 1x26 dissolution procedures <sup>3</sup>
	65.5%	fire district reallocation <sup>4</sup>
Property Tax In-Lieu of	\$30,968,541	property tax based revenues for 2004-05 <sup>5</sup>
Motor Vehicle License Fees	<u>\$37,618,889,454</u>	2004-05 Monterey County gross AV <sup>5</sup>
	\$0.823	Per \$1,000 in AV growth
Sales Tax		<u>Base Local Sales Tax</u>
	1%	County share of sales tax in unincorp. areas
	\$403,542,000	taxable retail sales in unincorp. Monterey County <sup>6</sup>
	<u>\$3,782,911,400</u>	agg. household income in unincorp. Monterey Cty. <sup>7</sup>
	10.7%	percent household spending on County taxable retail
	30 year	mortgage term <sup>8</sup>
	80%	down payment <sup>8</sup>
	6%	interest rate <sup>8</sup>
	30%	portion of income spent on housing <sup>8</sup>
		<u>Local Public Safety Fund (Prop 172)</u>
	\$0.005	statewide 1/2 cent sales tax <sup>9</sup>
	9.13%	share to unincorporated area Fire Districts <sup>10</sup>
Property Transfer Tax	\$1.10	per \$1,000 of AV at transfer <sup>11</sup>
		<u>Annual Turnover <sup>12</sup></u>
	12.50%	residential - market rate
	6.25%	residential - moderate
	0%	residential - very low / low
Other Taxes	\$1,899,197	revenues in FY 2011/12 <sup>1</sup>
	<u>111,386</u>	unincorp. resident equivalents <sup>2</sup>
	\$17.05	per resident equivalent

<sup>1</sup> Per County of Monterey Recommended Budget, Fiscal Year Ending June 30th 2012. See Appendix A-1.

<sup>2</sup> See Table 3. Gas taxes are allocated to counties in a variety of ways, the principal of which is in proportion to registered vehicles. It is assumed that population is directly related to registered vehicles.

<sup>3</sup> Appendix B-1a to B-1d.

<sup>4</sup> Per County Resolution No. 05-256, the County will distribute a 65.5% share of County property tax increment to the Fire District for purposes of providing fire protection to East Garrison. See Table 7.

<sup>5</sup> Estimated in accordance with SB 1096 based on data from the California State Controller's Office. Per SB 1096, growth of property tax in lieu of VLF is proportional to growth in AV since 2004/05. Before 2004/05, VLF was distributed in proportion to population.

<sup>6</sup> California State Board of Equalization, Taxable Sales in California During 2009.

<sup>7</sup> US Census, American Community Survey, 2005-2009 5-Year Estimates.

<sup>8</sup> KMA estimates based on current housing market conditions.

<sup>9</sup> Per California City Finance website - The Proposition 172 1/2 Cent Sales Tax: Background for League of California Cities 2005 Annual Conference Resolution #7.

<sup>10</sup> General fund payment of Prop. 172 revenue to fire protection service providers in unincorporated areas of the County, per County Budget Fiscal Year 2011/12.

<sup>11</sup> Monterey County Code of Ordinances, Chapter 5.32 - Documentary Transfer Tax.

<sup>12</sup> KMA assumption based on experience in similar projects.

**Table 5B  
Annual General and Road Fund Revenue  
East Garrison Fiscal Impact Analysis  
Monterey County Redevelopment Agency**

**February 11, 2013**

	Measure <sup>1</sup>	Total with Buildout Through		
		Phase 1	Phase 2	Phase 3
	<i>residents</i> <sup>2</sup>	930	1,961	2,910
	<i>res equivs</i> <sup>2</sup>	930	1,961	2,910
	<i>AV (\$1,000s)</i> <sup>3</sup>	\$193,646	\$399,949	\$577,411
<b>Road Fund Revenue</b>				
Road Fund Gas Tax	\$14.73 <i>per resident</i>	\$13,705	\$28,886	\$42,870
<b>General Fund Revenue</b>				
Property Tax				
Total County Share <sup>4</sup>	<i>see Appendix B-1c</i>	\$288,785	\$392,226	\$760,092
Fire District Reallocation	<i>65.5%</i>	(\$189,154)	(\$256,908)	(\$497,860)
		\$99,631	\$135,318	\$262,232
Property Tax In-Lieu of MVLFF	<i>\$0.823 per \$1,000 AV</i>	\$159,413	\$329,245	\$475,335
Local Sales Tax	<i>see Table 5 C</i>	\$42,175	\$86,965	\$125,796
Prop 172 Sales Tax	<i>see Table 5 C</i>	\$19,162	\$39,513	\$57,155
Property Transfer Tax	<i>see Table 5 D</i>	\$26,060	\$53,666	\$77,890
Other Taxes	<i>\$17.05 per res equiv</i>	\$15,862	\$33,433	\$49,617
		\$362,303	\$678,140	\$1,048,025
<b>Total Road and Gral Fund Revenue</b>		<b>\$376,008</b>	<b>\$707,026</b>	<b>\$1,090,895</b>

<sup>1</sup> Table 5 A.

<sup>2</sup> Table 4.

<sup>3</sup> Appendix B-2.

<sup>4</sup> Average share in the years between completion of the phase, and completion of the following phase. Average for Phase 3 is for the 10 years following phase completion. Appendix B-1a through B-1d contain detailed property tax calculations.



**Table 5C  
Sales Tax Revenue Estimate  
East Garrison Fiscal Impact Analysis  
Monterey County Redevelopment Agency**

*February 11, 2013*

	Measure <sup>1</sup>	Total with Buildout Through		
		Phase 1	Phase 2	Phase 3
<b>Household Income in For-Sale Homes</b>				
For-Sale Residential Assessed Values <sup>2</sup>		\$193,645,855	\$399,948,799	\$577,410,919
Annual Mortgage Spending on Housing	<i>30 yr 80% down 6% interest</i>	\$11,254,528	\$23,244,676	\$33,558,620
Total Annual Household Income	<i>30% hsg spending</i>	\$37,515,095	\$77,482,253	\$111,862,066
<b>Household Income in Rental Homes <sup>3</sup></b>				
		\$2,020,685	\$4,041,370	\$6,062,055
<b>Annual For-Sale and Rental Household Income</b>				
		\$39,535,780	\$81,523,623	\$117,924,121
<b>Retail Sales Tax</b>				
Spending on Taxable Retail Sales	<i>10.7% HH income</i>	\$4,217,479	\$8,696,531	\$12,579,553
Tax Amount	<i>1.0% County share</i>	\$42,175	\$86,965	\$125,796
<b>Public Safety Sales Tax (Prop 172)</b>				
Public Safety Sales Tax	<i>\$0.005 per \$1.00</i>	\$21,087	\$43,483	\$62,898
Share of Prop 172 Revenue to Fire Districts	<i>9.13%</i>	(\$1,925)	(\$3,970)	(\$5,743)
		\$19,162	\$39,513	\$57,155

<sup>1</sup> Table 5 A.

<sup>2</sup> Appendix B-2.

<sup>3</sup> Appendix B-3.

**Table 5D**  
**Transfer Tax Revenue Estimate**  
**East Garrison Fiscal Impact Analysis**  
**Monterey County Redevelopment Agency**

*February 11, 2013*

		<b>Total with Buildout Through</b>		
		<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>
<b>Assessed Value</b> <sup>1</sup>				
Market Rate		\$185,412,255	\$380,651,299	\$555,540,419
Moderate		\$8,233,600	\$19,297,500	\$21,870,500
Very Low / Low		\$0	\$0	\$0
		<b>\$193,645,855</b>	<b>\$399,948,799</b>	<b>\$577,410,919</b>
<b>Turnover</b> <sup>2</sup>				
Market Rate	<i>12.50% per yr</i>	\$23,176,532	\$47,581,412	\$69,442,552
Moderate	<i>6.25% per yr</i>	\$514,600	\$1,206,094	\$1,366,906
Very Low / Low	<i>0.00% per yr</i>	\$0	\$0	\$0
		<b>\$23,691,132</b>	<b>\$48,787,506</b>	<b>\$70,809,459</b>
<b>Transfer Tax</b> <sup>2</sup>	<i>\$1.10 per \$1,000</i>	\$26,060	\$53,666	\$77,890

<sup>1</sup> Appendix B-2.

<sup>2</sup> Table 5 A.

**Table 6A**  
**General and Road Fund Operating Expenses Assumptions <sup>1</sup>**  
**East Garrison Fiscal Impact Analysis**  
**Monterey County Redevelopment Agency**

**February 11, 2013**

**Road Fund Expenses**

Road Fund Maintenance - Regional	\$8,427,237 net expenses in 2011/12 <sup>2</sup>
	<u>479,500</u> Countywide resident equivalents <sup>3</sup>
	\$17.58 per resident equivalent

**General Fund Expenses**

Recreation Facility Maint. and Programs	Estimated operations cost for a sports and recreation center and youth center based on Watsonville youth center facility with sports and youth center functions. Appendix A-4.
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Administrative, Government, Public Safety, and Other	\$58,674,092 net expenses in 2011/12 <sup>2</sup>
	50% percent variable costs <sup>4</sup>
	<u>479,500</u> Countywide resident equivalents <sup>3</sup>
	\$61.18 per resident equivalent

County Administrative Office <sup>5</sup>	\$37,517,446 net expenses in 2011/12 <sup>2</sup>
	25% percent variable costs <sup>4</sup>
	<u>479,500</u> Countywide resident equivalents <sup>3</sup>
	\$19.56 per resident equivalent

Sheriff-Coroner (Coroner, Custody)	\$22,948,193 net expenses in 2011/12 <sup>2</sup>
	75% percent variable costs <sup>4</sup>
	<u>479,500</u> Countywide resident equivalents <sup>3</sup>
	\$35.89 per resident equivalent

Sheriff-Coroner (Admin and Enforcement)	\$26,203,074 net expenses in 2011/12 <sup>2</sup>
	<u>111,386</u> unincorp. County resident equivalents <sup>3</sup>
	\$235.25 per resident equivalent

Resource Mgmt Agency (Admin and PW)	\$6,612,610 net expenses in 2011/12 <sup>2</sup>
	75% percent variable costs <sup>4</sup>
	<u>479,500</u> Countywide resident equivalents <sup>3</sup>
	\$10.34 per resident equivalent

Resrc Mgmt Agency (Bldg, Planning, Devel)	\$6,098,686 net expenses in 2011/12 <sup>2</sup>
	75% percent variable costs <sup>4</sup>
	<u>111,386</u> unincorp. County resident equivalents <sup>3</sup>
	\$41.06 per resident equivalent

**Table 6A**  
**General and Road Fund Operating Expenses Assumptions <sup>1</sup>**  
**East Garrison Fiscal Impact Analysis**  
**Monterey County Redevelopment Agency**

**February 11, 2013**

**General Fund Expenses (continued)**

Health	<p>\$11,656,477 net expenses in 2011/12 <sup>2</sup>  75% percent variable costs <sup>4</sup>  <u>419,038</u> Countywide residents <sup>3</sup>  \$20.86 per resident</p>
Social and Employment Services	<p>\$8,901,994 net expenses in 2011/12 <sup>2</sup>  75% percent variable costs <sup>4</sup>  <u>419,038</u> Countywide residents <sup>3</sup>  \$15.93 per resident</p>
Parks (General Fund)	<p>\$1,666,898 net expenses in 2011/12 <sup>2</sup>  100% percent variable costs <sup>4</sup>  <u>419,038</u> Countywide residents <sup>3</sup>  \$3.98 per resident</p>

<sup>1</sup> For County service departments.

<sup>2</sup> Per County of Monterey Recommended Budget, Fiscal Year Ending June 30th 2012. See Appendix A-2.

<sup>3</sup> See Table 3.

<sup>4</sup> A portion of these expense categories is fixed, and does not vary regardless of the amount of development. The estimated percent of variable costs is based on the experiences of other jurisdictions.

<sup>5</sup> Excludes Fire District expenses, which are evaluated on Table 7.

**Table 6B  
Annual General and Road Fund Expenses  
East Garrison Fiscal Impact Analysis  
Monterey County Redevelopment Agency**

**February 11, 2013**

<b>Expenditure Category</b>	<b>Measure <sup>1</sup></b>	<b>Total with Buildout Through</b>		
		<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>
	<i>res equivs <sup>2</sup></i>	930	1,961	2,910
	<i>residents <sup>2</sup></i>	930	1,961	2,910
<b>Road Fund Expenditures</b>				
Road Fund Gas Tax	\$17.58 per res equiv	\$16,350	\$34,461	\$51,143
<b>General Fund Expenditures</b>				
Rec Facility Maint and Programs <sup>3</sup>	<i>based on Watsonville facility</i>	\$0	\$0	\$351,509
Admin, Govt, Pub Safety, Other	\$61.18 per res equiv	\$56,918	\$119,967	\$178,041
County Administrative Office	\$19.56 per res equiv	\$18,197	\$38,355	\$56,922
Sheriff-Coroner (Coroner, Custody)	\$35.89 per res equiv	\$33,392	\$70,381	\$104,451
Resrc Mgmt Agency (Admin, PW)	\$10.34 per res equiv	\$9,622	\$20,281	\$30,098
Resrc Mgmt Agcy (Bldg, Plng, Dev)	\$41.06 per res equiv	\$38,202	\$80,519	\$119,498
Health	\$20.86 per resident	\$19,409	\$40,908	\$60,711
Social and Employment Services	\$15.93 per resident	\$14,822	\$31,241	\$46,365
Parks (General Fund)	\$3.98 per resident	\$3,701	\$7,800	\$11,576
		<b>\$194,264</b>	<b>\$409,451</b>	<b>\$959,171</b>
<b>Total Road and Gral Fund Expenditure</b>		<b>\$210,614</b>	<b>\$443,912</b>	<b>\$1,010,314</b>

<sup>1</sup> See Table 6 A.

<sup>2</sup> See Table 4.

<sup>3</sup> Preliminary estimate of facility operations and maintenance expenses for sports and youth center based on expenses for the Gene Hoularis & Waldo Rodriguez Youth Center in Watsonville. See Appendix A-4. Operations and maintenance expenses have not been included for the contemplated day care center due to the preliminary and undetermined nature of this facility.

**Table 7**  
**Monterey County Regional Fire District <sup>1</sup> Impacts**  
**East Garrison Fiscal Impact Analysis**  
**Monterey County Redevelopment Agency**

*February 11, 2013*

		<b>Total with Buildout Through</b>		
		<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>
<b>Recurring Fire District Revenues</b>				
Per County Tax Sharing Agreement				
County General Fund Share of Tax Revenue <sup>2</sup>		\$289,000	\$392,000	\$760,000
Rev to Fire District Per Tax Sharing Agrmt <sup>3</sup>	65.5%	\$189,000	\$257,000	\$498,000
Share of 1% Property Taxes <sup>4</sup>		\$108,000	\$147,000	\$285,000
Allocation of Prop 172 Revenues				
Total Prop 172 Revenue to Fire Districts <sup>5</sup>		\$2,000	\$4,000	\$6,000
Monterey Regl Share of Prop 172 Revenue <sup>6</sup>	20.28%	\$0	\$1,000	\$1,000
		<b>\$297,000</b>	<b>\$405,000</b>	<b>\$784,000</b>
<b>Recurring Fire District Expenditures</b>				
Responding to Additional Calls <sup>7</sup>		\$297,000	\$0	\$0
New Station Staffing and Maintenance <sup>7</sup>		\$0	\$1,390,000	\$1,858,000
New Station Equipment Replacement Allowance <sup>8</sup>		\$0	\$35,000	\$35,000
Subtotal		\$297,000	\$1,425,000	\$1,893,000
Percent Allocated to Project		100%	100%	100%
		<b>\$297,000</b>	<b>\$1,425,000</b>	<b>\$1,893,000</b>
<b>Net Annual Monterey County Regional Fire District Operating Expense to be Funded with Special Tax</b>		<b>\$0</b>	<b>(\$1,020,000)</b>	<b>(\$1,109,000)</b>

<sup>1</sup> Formerly Salinas Rural Fire District.

<sup>2</sup> Table 5 A and 5 B.

<sup>3</sup> Per the formula specified pursuant to County Board of Supervisors Resolution No. 05-256, October 4, 2005, the County will distribute a 65.5% share of County property tax increment to the Fire District for purposes of providing fire protection to East Garrison.

<sup>4</sup> Property taxes are calculated in Appendix B-1a to B-1d. Average by phase shown in Appendix B-1c.

<sup>5</sup> Table 5 A and 5 C.

<sup>6</sup> Monterey County Regional Fire District receives a 20.28% share of Prop 172 revenue allocated to the 16 unincorporated area fire districts, per the Monterey County FY 2011-12 Recommended Budget.

<sup>7</sup> Per MCRFD, March 2012. Two-person engine company required with completion of Phase 2. Three-person engine company required with completion of Phase 3. While no new equip. is needed to serve Phase 1, it has been assumed that service costs are equivalent to revenues.

<sup>8</sup> Based on \$525,000 engine replaced every 15 years, per MCRFD, March 2012.

**Table 8**  
**Monterey County Free Library Impacts**  
**East Garrison Fiscal Impact Analysis**  
**Monterey County Redevelopment Agency**

*February 11, 2013*

	<b>Total with Buildout Through</b>		
	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>
<b>Recurring Library Revenues - Share of 1% Prop Tax <sup>1</sup></b>	\$41,000	\$56,000	\$108,000
<b>Recurring Library Expenditures - Branch Operation and Maintenance <sup>2</sup></b>	\$0	\$0	\$350,000
<b>Net Annual Library Operating Revenue (Expense)</b>	<b>\$41,000</b>	<b>\$56,000</b>	<b>(\$242,000)</b>

<sup>1</sup> Property taxes are calculated in Appendix B-1a to B-1d. Average by phase shown in Appendix B-1c.

<sup>2</sup> Cost to operate new branch in phase 3 has been provided by the Monterey County Free Libraries, April 2012.

**Table 9**  
**Monterey-Salinas Transit**  
**East Garrison Fiscal Impact Analysis**  
**Monterey County Redevelopment Agency**

*February 11, 2013*

		<b>Total with Buildout Through</b>		
		<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>
	<i>residents</i> <sup>1</sup>	930	1,961	2,910
<b>Recurring Monterey-Salinas Transit Service Revenues</b> <sup>2</sup>	\$31.00 per res	\$29,000	\$61,000	\$90,000
<b>Recurring Monterey-Salinas Transit Service Operating Expenses</b> <sup>3</sup>		\$100,000	\$100,000	\$100,000
<b>Net Annual Monterey Salinas Transit Operating Revenue (Expense)</b>		<b>(\$71,000)</b>	<b>(\$39,000)</b>	<b>(\$10,000)</b>

<sup>1</sup> See Table 4.

<sup>2</sup> Estimated sales tax revenues to MST per population, per Monterey-Salinas Transit Service staff, July 2012.

<sup>3</sup> Estimated annual operating expenditure per MST staff, July 2012.



**Table 10**  
**Proposed Annual Homeowner Exaction Expenditures**  
**East Garrison Fiscal Impact Analysis**  
**Monterey County Redevelopment Agency**

*February 11, 2013*

<u>Expenditure Category</u>		<u>Total with Buildout Through</u>		
		<u>Phase 1</u>	<u>Phase 2</u>	<u>Phase 3</u>
	<i>res equivs</i> <sup>1</sup>	930	1,961	2,910
Sheriff-Coroner (Admin, Enforcement)	\$235.25 / <i>res equiv</i> <sup>2</sup>	\$218,849	\$461,269	\$684,564
Perimeter ROW/Traffic Signal Maint <sup>3</sup>		\$58,086	\$109,916	\$128,029
Administration	20% <i>base</i>	\$11,617	\$21,983	\$25,606
Contingency	15% <i>subtotal</i>	<u>\$10,455</u>	<u>\$19,785</u>	<u>\$23,045</u>
		\$80,159	\$151,684	\$176,680
Landscaping (w/ detention basins, bluff) <sup>3</sup>		\$33,796	\$54,178	\$165,523
Administration	20% <i>base</i>	\$6,759	\$10,836	\$33,105
Contingency	15% <i>subtotal</i>	<u>\$6,083</u>	<u>\$9,752</u>	<u>\$29,794</u>
		\$46,638	\$74,766	\$228,422
Youth Camp Fence <sup>3</sup>		\$874	\$5,086	\$5,086
Administration	20% <i>base</i>	\$175	\$1,017	\$1,017
Contingency	15% <i>subtotal</i>	<u>\$157</u>	<u>\$915</u>	<u>\$915</u>
		\$1,206	\$7,019	\$7,019
Drainage / Storm Public Streets <sup>3</sup>		\$47,865	\$54,403	\$65,021
Administration	20% <i>base</i>	\$9,573	\$10,881	\$13,004
Contingency	15% <i>subtotal</i>	<u>\$8,616</u>	<u>\$9,793</u>	<u>\$11,704</u>
		\$66,054	\$75,076	\$89,729
Parks/Open Space <sup>3</sup>		\$159,176	\$159,176	\$375,363
Administration	20% <i>base</i>	\$31,835	\$31,835	\$75,073
Contingency	15% <i>subtotal</i>	<u>\$28,652</u>	<u>\$28,652</u>	<u>\$67,565</u>
		\$219,663	\$219,663	\$518,001
Miscellaneous <sup>3</sup>		\$14,672	\$20,196	\$33,425
Administration	20% <i>base</i>	\$2,934	\$4,039	\$6,685
Contingency	15% <i>subtotal</i>	<u>\$2,641</u>	<u>\$3,635</u>	<u>\$6,017</u>
		\$20,247	\$27,870	\$46,127
		<u>\$652,816</u>	<u>\$1,017,347</u>	<u>\$1,750,541</u>

<sup>1</sup> See Table 4.

<sup>2</sup> See Table 6 A.

<sup>3</sup> Per Whitson Engineers estimates. See Appendix A-5.

**Table 11**  
**Proposed Financing Mechanism Comparison - 2006 vs 2012**  
**East Garrison Fiscal Impact Analysis**  
**Monterey County Redevelopment Agency**

February 11, 2013

<u>Expense Category</u>	<u>Financing Mechanism</u>			<u>2012 Amount at Buildout</u>
	<u>2006 Plan</u>	<u>2012 Plan Submitted by UCP</u>	<u>2012 Plan Assumed in Fisc. Analysis</u>	
<b><u>Infrastructure Maintenance</u></b>				
Perim ROW/Traffic Signal Maintenance	HOA	CFD	CFD	\$177,000
Private Road ROW <sup>1</sup>	HOA	HOA	HOA	n/a
Perimeter Road Landscaping	HOA	CFD	CFD	\$53,000
Detention Basins	incl. in common area maint.	CFD	CFD	\$65,000
Bluff	not included	CFD	CFD	\$110,000
Youth Camp Fence	not included	CFD	CFD	\$7,000
Drainage and Stormwater Control				
Drainage Structures - Private ROW <sup>1</sup>	HOA	HOA	HOA	n/a
Drainage Strxrs/Culvert - Perim ROW	CFD	CFD	CFD	\$90,000
Parks/Open Space/Path Maintenance				
Community Parks	CFD	CFD	CFD	\$298,000
Neighborhood Parks <sup>1</sup>	CFD	HOA	HOA	n/a
Public Open Space <sup>1</sup>	CFD	HOA/CFD	HOA/CFD	\$220,000
Perimeter Walls/Entry Statements <sup>1</sup>	HOA	HOA	HOA	n/a
Multiuse Path <sup>1</sup>	CFD	HOA	HOA	n/a
Miscellaneous				
Minor Repairs	not included	CFD	CFD	\$8,000
Vector Control	not included	CFD	CFD	\$17,000
Light Maintenance and Supplies	not included	CFD	CFD	\$17,000
Maintenance Inspections	not included	CFD	CFD	\$4,000
Subtotal Infrastructure Maintenance				<u>\$1,066,000</u>
<b><u>General Fund Expenditures</u></b>				
Public Works Maint - Regnl (extg infrastr)	PW Fund	not included	PW Fund	\$51,000
Sheriff Administration and Enforcement	CFD	not included	Spical Tax	\$685,000
Rec Facility Maint and Progs (Youth Ctr)	General Fund	not included	General Fund	\$352,000
Other General Fund	General Fund	not included	General Fund	\$607,000
Subtotal General Fund				<u>\$1,695,000</u>
<b><u>Other Agency Expenditures</u></b>				
MST Transit Service	HOA	not included	TBD	\$10,000
Fire Protection	SRFD Prop Tax + Special Tax	not included	SRFD Prop Tax + Special Tax	\$1,893,000
Library Services	GF + Library Property Tax	not included	TBD + Library Property Tax	\$350,000
Subtotal Other Agencies				<u>\$2,253,000</u>
<b><u>HOA Total</u></b>	HOA	HOA	HOA	\$1,802,000
<b>Total All Expenses</b>				<u><u>\$6,816,000</u></u>

<sup>1</sup> All HOA expenses included in HOA total below.

Source: 16026.002/Fiscal Neutrality Financing Plan.xls; Whitson Engineers, April 2012.

**Appendix A: Fund Budget Inputs**

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Appendix A-1  
 General Fund Revenues  
 East Garrison Fiscal Impact Analysis  
 Monterey County Redevelopment Agency

February 11, 2013

Revenue Category	Total General Fund Revenue	Prog. Rev. Deducted from Svc. Costs <sup>1</sup>	Net Non- Program / Discretionary Revenue	Included Non-Program Revenue	Excl. Non- Prog. Rev. / Independent of Devel.
<b>Taxes</b>					
Current Property Taxes					
Secured	\$66,426,939				
Unsecured	\$3,487,530				
Supplemental	\$663,481				
	<u>\$70,577,950</u>				
Prior Property Taxes					
Secured	\$2,636,605				
Unsecured	\$26,142				
Supplemental	\$342,500				
	<u>\$3,005,247</u>				
Property Tax In-Lieu of VLF	\$38,674,618				
Sales and Use	\$6,009,306				
Transient Occupancy	\$13,401,300				
Other	\$1,899,197				
	<u>\$59,984,421</u>				
Total Taxes	\$133,567,618	\$340	\$133,567,278	\$133,567,278	
<b>Utility Frnchs (Lic, Prmts, Frnchs) <sup>2</sup></b>	\$4,984,838	\$0	\$4,984,838		\$4,984,838
<b>Licenses, Permits, Franchises</b>					
Animal Licenses	\$190,000				
Business Licenses	\$4,550,351				
Construction Permits	\$5,085,781				
Zoning Permits	\$935,563				
Other Licenses and Permits	\$339,000				
	<u>\$11,100,695</u>	\$11,100,695	\$0		\$0
<b>Fines, Forfeitures, and Penalties</b>					
Vehicle Code Fines	\$1,381,720				
Other Court Fines	\$185,961				
Forfeitures and Penalties	\$5,863,610				
Penalties, Costs on Delinquent Taxes	\$1,614,859				
	<u>\$9,046,150</u>	\$7,597,641	\$1,448,509		\$1,448,509
<b>Use of Money &amp; Property</b>					
Investment Income	\$1,212,648				
Rents and Concessions	\$833,222				
	<u>\$2,045,870</u>	\$1,094,710	\$951,160		\$951,160

Appendix A-1  
 General Fund Revenues  
 East Garrison Fiscal Impact Analysis  
 Monterey County Redevelopment Agency

February 11, 2013

Revenue Category	Total General Fund Revenue	Prog. Rev. Deducted from Svc. Costs <sup>1</sup>	Net Non- Program / Discretionary Revenue	Included Non-Program Revenue	Excl. Non- Prog. Rev. / Independent of Devel.
<b>Intergovernmental Revenues</b>					
Vehicle License Fee	\$11,960,717				
Other In-Lieu Taxes	\$1,734,595				
State Aid - Pub. Assistance Admin.	\$40,881,748				
State Aid - Pub. Assistance Progs.	\$12,199,922				
Realignment - Social Services	\$13,225,012				
California Children's Services	\$11,013,136				
State Aid - Mental Health	\$21,567,965				
Realignment - Mental Health	\$6,251,101				
Tuberculosis Control	\$157,116				
State Aid - Health Programs	\$6,250,393				
Tobacco Program (Prop 99)	\$150,000				
Realignment - Health	\$2,639,500				
State Aid - Agriculture	\$4,524,137				
State Veterans' Affairs	\$67,590				
Homeowners Property Tax Relief	\$438,920				
Public Safety - Sales Tax	\$25,123,200				
Other State Aid	\$7,999,842				
SB 90 Reimbursements	\$2,354,996				
Peace Officer Training (Post)	\$50,000				
Federal - In-Lieu Taxes	\$812,663				
Federal Aid - Pub. Assistance Admin.	\$32,478,851				
Federal Aid - Pub. Assistance Progs.	\$49,886,224				
Federal Aid Other	\$35,666,941				
Aid - Other Governmental Agencies	\$3,453,101				
	\$290,887,670	\$249,633,615	\$41,254,055	\$25,123,200	\$16,130,855
<b>Charges for Services</b>					
Assessment and Tax Collection Fees	\$2,584,502				
Auditing and Accounting Fees	\$66,000				
Communication Services	\$6,574,021				
Election Services	\$1,450,000				
Legal Services	\$419,300				
Planning and Engineering Services	\$757,986				
Agricultural Services	\$1,836,849				
Civil Process Services	\$3,786,029				
Estate Fees	\$147,187				
Humane Service	\$110,500				
Law Enforcement Services	\$3,053,996				
Recording Fees	\$1,968,875				
Health Fees	\$25,632,967				
Mental Health Fees	\$1,042,895				
Children's Services	\$15,000				
Institutional Care and Services	\$1,665,506				
Educational Services	\$2,500				
Park and Recreation Services	\$2,440,707				
Other Services	\$10,883,531				
	\$64,438,351	\$63,859,616	\$578,735		\$578,735
<b>Miscellaneous Revenues</b>					
Other Taxable Sales	\$68,900				
Tobacco Settlement	\$4,065,440				
Miscellaneous Revenues	\$1,306,345				
	\$5,440,685	\$767,945	\$4,672,740		\$4,672,740

Appendix A-1  
 General Fund Revenues  
 East Garrison Fiscal Impact Analysis  
 Monterey County Redevelopment Agency

February 11, 2013

Revenue Category	Total General Fund Revenue	Prog. Rev. Deducted from Svc. Costs <sup>1</sup>	Net Non- Program / Discretionary Revenue	Included Non-Program Revenue	Excl. Non- Prog. Rev. / Independent of Devel.
<b>Other Financing Sources</b>					
Operating Transfers In	\$279,081				
Premium on Debt Issuance	\$400,000				
	\$679,081	\$679,081	\$0		\$0
<b>Special Items</b>					
Contributions	\$189,000				
	\$189,000	\$189,000	\$0		\$0
Correction <sup>2</sup>		\$83,960	(\$83,960)		(\$83,960)
<b>Total Monterey County Revenues</b>	<b>\$522,379,958</b>	<b>\$335,006,603</b>	<b>\$189,773,024</b>	<b>\$158,690,478</b>	<b>\$31,082,546</b>

<sup>1</sup> See Table A-2.

<sup>2</sup> Independent of subject development per auditor controller staff in 2006 analysis.

<sup>3</sup> Assessor-County Clerk-Recorder revenue total in Monterey County Budget does not match sum of individual revenue categories.

Source: County of Monterey Recommended Budget, Fiscal Year Ending June 30th 2012.

**Appendix A-2**  
**General Fund Expenditures**  
**East Garrison Fiscal Impact Analysis**  
**County of Monterey, California**

Expenditure Item / Budget Department	GF - Recommd. 2011/12 Budget											Total Program- Related Revenue	Net GF 2011/12 Expense	Primary Service Area		
		Taxes	Licenses, Permits, Franchises	Fines, Forfeitsr., Penalties	Use of Money & Property	Charges for Intergovt.	Services	Misc.	Other Financing Sources	Special Items	Fund Balance				Cancelln. of Reserve	
<b>Admin. Govt. Public Safety, Other</b>																
Board of Supervisors	\$3,021,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,021,690	Countywide	
Equal Opportunity Office	\$544,467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$544,467	Countywide	
Auditor Controller	(\$663,501)	\$0	\$0	\$0	\$210,000	\$50,000	\$369,514	\$0	\$400,000	\$0	\$0	\$0	\$0	\$1,029,514	(\$1,693,015)	Countywide
Treasurer-Tax Collector	\$6,872,310	\$340	\$110	\$171,850	\$0	\$0	\$4,862,536	\$368,194	\$0	\$0	\$0	\$0	\$0	\$5,403,030	\$1,469,280	Countywide
Assessor-County Clerk-Recorder	\$7,053,798	\$0	\$140,000	\$0	\$0	\$0	\$3,134,628	\$61,800	\$0	\$0	\$0	\$0	\$0	\$3,420,388	\$3,633,410	Countywide
County Counsel	\$3,179,960	\$0	\$0	\$0	\$0	\$0	\$399,200	\$0	\$0	\$0	\$0	\$0	\$0	\$399,200	\$2,780,760	Countywide
Clerk of the Board	\$681,708	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$681,708	Countywide
Elections	\$5,130,616	\$0	\$0	\$0	\$0	\$688,529	\$1,450,000	\$7,500	\$0	\$0	\$0	\$0	\$0	\$2,146,029	\$2,984,587	Countywide
Emergency Communications	\$9,589,447	\$0	\$0	\$0	\$0	(\$8,471)	\$5,723,228	\$0	\$0	\$0	\$0	\$0	\$0	\$5,714,757	\$3,874,690	Countywide
Information Technology	\$1,935,184	\$0	\$0	\$0	\$0	\$0	\$1,809,059	\$126,125	\$0	\$0	\$0	\$0	\$0	\$1,935,184	\$0	Countywide
District Attorney <sup>1</sup>	\$17,924,887	\$0	\$0	\$2,837,538	\$0	\$1,745,535	\$193,500	\$15,000	\$0	\$0	\$0	\$0	\$0	\$4,791,573	\$13,133,314	Countywide
Child Support Services	\$10,868,440	\$0	\$0	\$0	\$0	\$11,284,235	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,284,235	(\$415,795)	Countywide
Public Defender	\$9,226,259	\$0	\$0	\$0	\$0	\$250,000	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$270,000	\$8,956,259	Countywide
Probation <sup>1</sup>	\$32,507,968	\$0	\$0	\$6,572	\$0	\$11,046,798	\$1,734,479	\$2,000	\$15,381	\$0	\$0	\$0	\$0	\$12,805,230	\$19,702,738	Countywide
Agricultural Commissioner	\$9,269,923	\$0	\$310,000	\$10,000	\$0	\$4,389,578	\$1,836,849	\$1,100	\$0	\$0	\$0	\$0	\$0	\$6,547,527	\$2,722,396	Agriculture
Cooperative Extension Service	\$589,770	\$0	\$0	\$0	\$0	\$135,059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,059	\$454,711	Agriculture
<i>Total Admin, Govt, Pub Safety, Other</i>	<i>\$117,732,926</i>	<i>\$340</i>	<i>\$450,110</i>	<i>\$3,025,960</i>	<i>\$210,000</i>	<i>\$29,581,264</i>	<i>\$21,532,993</i>	<i>\$581,719</i>	<i>\$415,381</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$55,881,727</i>	<i>\$61,851,199</i>		
<i>Countywide</i>	<i>\$107,873,233</i>	<i>\$340</i>	<i>\$140,110</i>	<i>\$3,015,960</i>	<i>\$210,000</i>	<i>\$25,056,627</i>	<i>\$19,696,144</i>	<i>\$580,619</i>	<i>\$415,381</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$49,199,141</i>	<i>\$58,674,092</i>		
<i>Agriculture/Independent of Project</i>	<i>\$9,859,693</i>	<i>\$0</i>	<i>\$310,000</i>	<i>\$10,000</i>	<i>\$0</i>	<i>\$4,524,637</i>	<i>\$1,836,849</i>	<i>\$1,100</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$6,682,586</i>	<i>\$3,177,107</i>		
<b>County Administrative Office</b>																
<b>Departmental</b>																
<b>Administration</b>																
Administration & Finance	\$1,099,096	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,099,096	Countywide	
Budget & Analysis	\$1,318,627	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,318,627	Countywide	
Contracts/Purchasing	\$814,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$814,928	Countywide	
	\$3,232,651	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,232,651		
<b>Human Resources</b>																
Employee Relations	\$238,177	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$238,177	Countywide	
Human Resources	\$1,749,047	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,749,047	Countywide	
Human Resources/Training	\$2,500	\$0	\$0	\$0	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$2,500	\$0	Countywide	
Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Countywide	
Risk Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Countywide	
Employee Benefits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Countywide	
	\$1,989,724	\$0	\$0	\$0	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$2,500	\$1,987,224		
<b>Intergovtl. &amp; Legislative Affairs</b>																
Intergovtl. & Legislative Affairs	\$991,977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$991,977	Countywide	
Office of Emergency Services	\$1,103,949	\$0	\$0	\$0	\$0	\$520,623	\$0	\$0	\$0	\$0	\$0	\$0	\$520,623	\$583,326	Countywide	
	\$2,095,926	\$0	\$0	\$0	\$0	\$520,623	\$0	\$0	\$0	\$0	\$0	\$0	\$520,623	\$1,575,303		
Subtotal CAO Departmental	\$7,318,301	\$0	\$0	\$0	\$0	\$520,623	\$2,500	\$0	\$0	\$0	\$0	\$0	\$523,123	\$6,795,178		
<b>Non-Departmental</b>																
Contributions - Prop 172 / Fire <sup>1</sup>	\$2,101,635	\$0	\$0	\$0	\$0	(\$21,429)	\$0	\$0	\$0	\$0	\$0	\$0	(\$21,429)	\$2,123,064	Unincorp.	
Contributions - Other Agencies	\$325,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325,381	Countywide	
Grand Jury	\$153,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,600	Countywide	
Trial Courts	\$9,168,331	\$0	\$0	\$4,285,515	\$15,000	\$0	\$100,100	\$95,000	\$0	\$0	\$0	\$0	\$0	\$4,495,615	\$4,672,716	Countywide
Contingencies	\$5,216,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,216,967	Countywide	
County Memberships	\$50,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,902	Countywide	
Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Countywide	
Med. Care Svc./Nativd. Med. Ctr.	\$6,200,000	\$0	\$0	\$0	\$0	\$1,668,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,668,000	\$4,532,000	Countywide	
Other Financing Uses	\$14,185,182	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,185,182	Countywide	
Other General Expenditures	\$18,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,083	Countywide	
Cluster Loans	\$108,962	\$0	\$0	\$0	\$1,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,488	\$107,474	Countywide	
Development Set-Aside	\$1,459,963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,459,963	Countywide	
Subtotal CAO Non-Departmental	\$38,989,006	\$0	\$0	\$4,285,515	\$16,488	\$1,646,571	\$100,100	\$95,000	\$0	\$0	\$0	\$0	\$6,143,674	\$32,845,332		
<i>Total County Admin. Office</i>	<i>\$46,307,307</i>	<i>\$0</i>	<i>\$0</i>	<i>\$4,285,515</i>	<i>\$16,488</i>	<i>\$2,167,194</i>	<i>\$102,600</i>	<i>\$95,000</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$6,666,797</i>	<i>\$39,640,510</i>		
<i>Countywide</i>	<i>\$44,205,672</i>	<i>\$0</i>	<i>\$0</i>	<i>\$4,285,515</i>	<i>\$16,488</i>	<i>\$2,188,623</i>	<i>\$102,600</i>	<i>\$95,000</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$6,688,226</i>	<i>\$37,517,446</i>		
<i>Unincorporated (Fire)</i>	<i>\$2,101,635</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>(\$21,429)</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>(\$21,429)</i>	<i>\$2,123,064</i>		

Appendix A-2  
 General Fund Expenditures  
 East Garrison Fiscal Impact Analysis  
 County of Monterey, California

Expenditure Item / Budget Department	GF - Recomm. 2011/12 Budget	Taxes	Licenses, Permits, Franchises	Fines, Forfeits., Penalties	Use of Money & Property	Charges for Intergovt.	Charges for Services	Misc.	Other Financing Sources	Special Items	Fund Balance	Cancelln. of Reserve	Total Program- Related Revenue	Net GF 2011/12 Expense	Primary Service Area
<b>Sheriff-Coroner</b>															
<b>Admin &amp; Enforcement</b>															
Alarm Unit	\$74,654	\$0	\$170,000	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$270,000	(\$195,346)	Unincorp.
Fiscal Division	\$891,099	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$891,099	Unincorp.
Civil Unit	\$625,916	\$0	\$0	\$0	\$0	\$0	\$245,780	\$0	\$0	\$0	\$0	\$0	\$245,780	\$380,136	Unincorp.
Professional Standards Division	\$538,149	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$538,149	Unincorp.
IT System Support Unit	\$1,297,461	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,297,461	Unincorp.
Records Unit	\$1,197,613	\$0	\$0	\$0	\$0	\$0	\$115,000	\$0	\$0	\$0	\$0	\$0	\$115,000	\$1,082,613	Unincorp.
Warrants Unit	\$772,964	\$0	\$0	\$0	\$0	\$0	\$786,734	\$0	\$0	\$0	\$0	\$0	\$786,734	(\$13,770)	Unincorp.
Training Division	\$402,795	\$0	\$0	\$0	\$0	\$35,000	\$0	\$500	\$0	\$0	\$0	\$0	\$35,500	\$367,295	Unincorp.
Crime Prevention Specialists	\$2,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,250	Unincorp.
Enforcement Operations Admin	\$739,914	\$0	\$0	\$0	\$0	\$4,898,099	\$407,250	\$5,000	\$0	\$0	\$0	\$0	\$5,310,349	(\$4,570,435)	Unincorp.
Vehicle Maintenance Unit	\$1,536,877	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,536,877	Unincorp.
Investigations Division	\$1,816,334	\$0	\$0	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000	\$1,796,334	Unincorp.
Narcotics Division	\$741,073	\$0	\$0	\$0	\$0	\$442,762	\$0	\$30,000	\$0	\$0	\$0	\$0	\$472,762	\$268,311	Unincorp.
Central Patrol Station	\$8,121,189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,121,189	Unincorp.
Coastal Patrol Station	\$4,476,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,476,852	Unincorp.
South County Patrol Station	\$3,779,813	\$0	\$0	\$0	\$0	\$11,000	\$0	\$0	\$0	\$0	\$0	\$0	\$11,000	\$3,768,813	Unincorp.
Special Operations Division	\$1,421,143	\$0	\$0	\$0	\$0	\$670,418	\$0	\$0	\$0	\$0	\$0	\$0	\$670,418	\$750,725	Unincorp.
SO Administration	\$5,006,131	\$0	\$18,000	\$10,000	\$0	\$0	\$0	\$10,300	\$0	\$0	\$0	\$0	\$38,300	\$4,967,831	Unincorp.
Crime Lab/Property Room	\$714,994	\$0	\$0	\$0	\$0	\$0	\$432,336	\$0	\$0	\$0	\$0	\$0	\$432,336	\$282,658	Unincorp.
SO Human Resources	\$70,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,453	Unincorp.
Gang Task Force	\$383,579	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$383,579	Unincorp.
	\$34,611,253	\$0	\$188,000	\$10,000	\$0	\$6,077,279	\$2,087,100	\$45,800	\$0	\$0	\$0	\$0	\$8,408,179	\$26,203,074	
<b>Coroner</b>	\$1,857,075	\$0	\$0	\$0	\$12,000	\$25,000	\$90,800	\$30,000	\$0	\$0	\$0	\$0	\$157,800	\$1,699,275	Countywide
<b>Custody</b>															
Custody Administration	\$4,129,050	\$0	\$0	\$0	\$0	\$7,497,368	\$584,100	\$0	\$0	\$0	\$0	\$0	\$8,081,468	(\$3,952,418)	Countywide
Court Services	\$3,508,953	\$0	\$0	\$0	\$0	\$0	\$3,914,236	\$0	\$0	\$0	\$0	\$0	\$3,914,236	(\$405,283)	Countywide
Transportation Unit	\$1,536,253	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$50,000	\$1,486,253	Countywide
Work Alternative Programs	\$347,386	\$0	\$0	\$0	\$0	\$0	\$440,000	\$0	\$0	\$0	\$0	\$0	\$440,000	(\$92,614)	Countywide
Inmate Medical Services	\$5,062,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,062,307	Countywide
Jail Operations	\$17,135,609	\$0	\$0	\$0	\$0	\$632,463	\$0	\$0	\$0	\$0	\$0	\$0	\$632,463	\$16,503,146	Countywide
Inmate Welfare Programs	\$930,278	\$0	\$0	\$0	\$0	\$0	\$1,044,806	\$0	\$0	\$0	\$0	\$0	\$1,044,806	(\$114,528)	Countywide
Support Services Unit	\$2,762,055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,762,055	Countywide
	\$35,411,891	\$0	\$0	\$0	\$0	\$8,129,831	\$6,033,142	\$0	\$0	\$0	\$0	\$0	\$14,162,973	\$21,248,918	
<i>Total Sheriff-Coroner <sup>1</sup></i>	\$71,880,219	\$0	\$188,000	\$10,000	\$12,000	\$1,798,025	\$8,211,042	\$75,800	\$0	\$0	\$0	\$0	\$10,294,867	\$49,151,267	
<i>Countywide (Coroner, Custody)</i>	\$37,268,966	\$0	\$0	\$0	\$12,000	\$1,030,247	\$6,123,942	\$30,000	\$0	\$0	\$0	\$0	\$7,196,189	\$22,948,193	
<i>Unincorporated (Admin, Enforcement)</i>	\$34,611,253	\$0	\$188,000	\$10,000	\$0	\$767,778	\$2,087,100	\$45,800	\$0	\$0	\$0	\$0	\$3,098,678	\$26,203,074	



**Appendix A-2  
General Fund Expenditures  
East Garrison Fiscal Impact Analysis  
County of Monterey, California**

Expenditure Item / Budget Department	GF - Recommd. 2011/12 Budget	Taxes	Licenses, Permits, Franchises	Fines, Forfeits., Penalties	Use of Money & Property	Intergovt.	Charges for Services	Misc.	Other Financing Sources	Special Items	Fund Balance	Cancelln. of Reserve	Total Program- Related Revenue	Net GF 2011/12 Expense	Primary Service Area
<b>Resource Management Agency</b>															
RMA Administration	\$274,946	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$274,946	Countywide
Building Services	\$5,208,769	\$0	\$3,057,781	\$0	\$0	\$0	\$120,045	\$11,300	\$0	\$0	\$0	\$0	\$3,189,126	\$2,019,643	Unincorp.
Planning Services	\$5,224,565	\$0	\$935,563	\$0	\$0	\$0	\$224,431	\$201	\$0	\$0	\$0	\$0	\$1,160,195	\$4,064,370	Unincorp.
<b>Public Works</b>															
Architectural Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Countywide
County Disposal Sites	\$279,375	\$0	\$0	\$0	\$375	\$0	\$0	\$0	\$37,000	\$0	\$0	\$0	\$37,375	\$242,000	Countywide
Admin Facilities	\$2,979,859	\$0	\$0	\$15,000	\$0	\$0	\$105,068	\$0	\$0	\$0	\$0	\$0	\$120,068	\$2,859,791	Countywide
Courier	(\$2,063)	\$0	\$0	\$0	\$0	\$0	\$2,193	\$0	\$0	\$0	\$0	\$0	\$2,193	(\$4,256)	Countywide
Mail	(\$3,159)	\$0	\$0	\$0	\$0	\$0	\$392	\$0	\$0	\$0	\$0	\$0	\$392	(\$3,551)	Countywide
Grounds	\$504,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$504,995	Countywide
Utilities	\$1,895,185	\$0	\$0	\$0	\$0	\$0	\$262,285	\$0	\$0	\$0	\$0	\$0	\$262,285	\$1,632,900	Countywide
Real Property	\$120,738	\$0	\$0	\$0	\$139,326	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,326	(\$18,588)	Countywide
Fleet Administration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Countywide
Shuttle	\$123,879	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$50,000	\$73,879	Countywide
Vehicle Replacement Program	\$826,639	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$826,639	Countywide
Litter & Environmental Control	\$565,678	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$565,678	Countywide
Development Services	\$619,374	\$0	\$0	\$0	\$0	\$0	\$119,885	\$0	\$0	\$0	\$0	\$0	\$119,885	\$499,489	Unincorp.
	\$7,910,500	\$0	\$0	\$15,000	\$139,701	\$0	\$539,823	\$0	\$37,000	\$0	\$0	\$0	\$731,524	\$7,178,976	
Redevelopment and Housing Office	\$226,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,700	\$0	\$0	\$0	\$226,700	\$0	Countywide
<i>Total Resource Mgmt. Agency</i>	<i>\$18,845,480</i>	<i>\$0</i>	<i>\$3,993,344</i>	<i>\$15,000</i>	<i>\$139,701</i>	<i>\$0</i>	<i>\$884,299</i>	<i>\$11,501</i>	<i>\$263,700</i>	<i>\$0</i>	<i>\$0</i>	<i>\$826,639</i>	<i>\$6,134,184</i>	<i>\$12,711,296</i>	
<i>Countywide</i>	<i>\$7,792,772</i>	<i>\$0</i>	<i>\$0</i>	<i>\$15,000</i>	<i>\$139,701</i>	<i>\$0</i>	<i>\$419,938</i>	<i>\$0</i>	<i>\$263,700</i>	<i>\$0</i>	<i>\$0</i>	<i>\$341,823</i>	<i>\$1,180,162</i>	<i>\$6,612,610</i>	
<i>Unincorporated</i>	<i>\$11,052,708</i>	<i>\$0</i>	<i>\$3,993,344</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$464,361</i>	<i>\$11,501</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$484,816</i>	<i>\$4,954,022</i>	<i>\$6,098,686</i>	
<b>Health</b>															
Animal Services	\$1,694,011	\$0	\$201,000	\$0	\$0	\$0	\$411,773	\$200	\$0	\$32,000	\$0	\$0	\$644,973	\$1,049,038	Countywide
Behavioral Health	\$58,457,204	\$0	\$0	\$242,766	\$0	\$55,178,639	\$1,040,677	\$0	\$0	\$0	\$0	\$0	\$56,462,082	\$1,995,122	Countywide
Clinic Services	\$26,558,781	\$0	\$0	\$0	\$8,721	\$0	\$24,272,776	\$0	\$0	\$0	\$0	\$0	\$24,281,497	\$2,277,284	Countywide
Emergency Medical Services	\$1,129,109	\$0	\$0	\$0	\$0	\$0	\$1,129,109	\$0	\$0	\$0	\$0	\$0	\$1,129,109	\$0	Countywide
Environmental Health	\$8,350,115	\$0	\$6,268,241	\$0	\$0	\$520,031	\$771,487	\$3,100	\$0	\$0	\$0	\$0	\$7,562,859	\$787,256	Countywide
Public Guardian / Administrator	\$1,256,169	\$0	\$0	\$0	\$35,000	\$0	\$347,187	\$0	\$0	\$0	\$0	\$0	\$382,187	\$873,982	Countywide
Public Health	\$24,821,749	\$0	\$0	\$0	\$0	\$19,043,848	\$1,229,870	\$0	\$0	\$0	\$0	\$0	\$20,273,718	\$4,548,031	Countywide
Health Administration	\$300,764	\$0	\$0	\$0	\$0	\$0	\$157,500	\$0	\$0	\$0	\$0	\$0	\$157,500	\$143,264	Countywide
Correction (to match total to detail)	\$0	\$0	\$0	\$17,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,500	(\$17,500)	Countywide
	\$122,567,902	\$0	\$6,469,241	\$260,266	\$43,721	\$74,742,518	\$29,360,379	\$3,300	\$0	\$32,000	\$0	\$0	\$110,911,425	\$11,656,477	
<b>Social and Employment Svcs.</b>															
Social Svcs. Operations & Admin.	\$75,719,219	\$0	\$0	\$0	\$0	\$73,790,200	\$1,256,761	\$0	\$0	\$0	\$0	\$0	\$75,046,961	\$672,258	Countywide
Entitlement Programs	\$71,981,107	\$0	\$0	\$0	\$0	\$64,454,697	\$0	\$0	\$0	\$0	\$0	\$0	\$64,454,697	\$7,526,410	Countywide
Other Community Programs	\$3,352,655	\$0	\$0	\$0	\$0	\$2,807,127	\$0	\$0	\$0	\$157,000	\$0	\$0	\$2,964,127	\$388,528	Countywide
Military and Veterans' Affairs Office	\$653,223	\$0	\$0	\$0	\$0	\$267,590	\$70,835	\$0	\$0	\$0	\$0	\$0	\$338,425	\$314,798	Countywide
	\$151,706,204	\$0	\$0	\$0	\$0	\$141,319,614	\$1,327,596	\$0	\$0	\$157,000	\$0	\$0	\$142,804,210	\$8,901,994	
<b>Parks (General Fund)</b>	<b>\$4,806,930</b>	<b>\$0</b>	<b>\$0</b>	<b>\$900</b>	<b>\$672,800</b>	<b>\$25,000</b>	<b>\$2,440,707</b>	<b>\$625</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,140,032</b>	<b>\$1,666,898</b>	<b>Countywide</b>
<b>Total Monterey Co. Expenditures</b>	<b>\$533,846,968</b>	<b>\$340</b>	<b>\$11,100,695</b>	<b>\$7,597,641</b>	<b>\$1,094,710</b>	<b>\$249,633,615</b>	<b>\$63,859,616</b>	<b>\$767,945</b>	<b>\$679,081</b>	<b>\$189,000</b>	<b>\$0</b>	<b>\$826,639</b>	<b>\$335,833,242</b>	<b>\$185,579,641</b>	

<sup>1</sup> A portion of intergovernmental revenues reported in the County Budget are Public Safety Sales Tax revenues. These are reported as discretionary revenue, rather than expenditure offsets, in this report.

Source: County of Monterey Recommended Budget, Fiscal Year Ending June 30th 2012

**Appendix A-3  
 Summary of Road Fund Budget  
 East Garrison Fiscal Impact Analysis  
 Monterey County Redevelopment Agency**

*February 11, 2013*

	<b>Fund 002 Recommended FY 2011/12 Budget</b>	<b>Notes</b>
<b>Road Fund (Fund 002) Revenues</b>		
Gas Tax	\$6,173,183	assumed to grow based on population
Intergovernmental		
Federal Aid - Construction	\$14,183,396	
Federal Aid - Forest Reserve Revenue	\$15,069	
State Aid - Construction Capital Grants	\$5,669,190	
State Aid - Construction Operating Grants	\$6,802,933	
Aid - Other Governmental Agencies	<u>\$29,250</u>	
	\$26,699,838	deducted from service costs
Cost Recovery Revenues		
Charges for Services	\$2,717,167	
Other Taxable Sales	\$3,279	
Miscellaneous Revenues	\$20,346	
Licenses, Permits, and Franchises	<u>\$1,074,519</u>	
	\$3,815,311	deducted from service costs
Operating Transfers In	\$2,150,000	independent of subject development
Use of Money and Property	\$104,054	independent of subject development
<b>Total Road Fund Revenues</b>	<b><u>\$38,942,386</u></b>	
<b>Road Fund (Fund 002) Expenses</b>		
	<b>\$38,942,386</b>	
(Less) State & Federal Funding	(\$26,699,838)	
(Less) Other Cost Recovery Revenues	(\$3,815,311)	
<b>Net Road Fund Cost</b>	<b><u>\$8,427,237</u></b>	

Source: County of Monterey Recommended Budget, Fiscal Year Ending June 30th 2012

**Appendix A-4**  
**Rec Facility Maintenance and Programs - Watsonville Sports and Youth Center**  
**East Garrison Fiscal Impact Analysis**  
**Monterey County Redevelopment Agency**

*February 11, 2013*

<u>Watsonville Youth / Sports Center Expenses <sup>1</sup></u>	<u>Watsonville Budget</u>		<u>Expense Category</u>
	<u>2005-06</u>	<u>2011-12</u>	
Regular Salaries & Wages	\$88,181	\$101,666	Program
Overtime	\$0	\$0	Program
Temporary & Casual Wages	\$50,334	\$58,031	Program
Empl Share Retire	\$8,537	\$9,842	Program
Retirement Plan charges	\$6,173	\$7,117	Program
Group Health Insurance	\$17,538	\$20,220	Program
Social Security	\$7,475	\$8,618	Program
Alt 457 Deferred Comp	\$654	\$754	Program
Electricity & Gas	\$11,700	\$13,489	Facility
Advertising	\$2,500	\$2,882	Program
Travel & Susistence	\$100	\$115	Program
Rep & Maint Buildings	\$3,100	\$3,574	Facility
Trips & Tours	\$1,500	\$1,729	Program
Class Instructors	\$0	\$0	Program
Special Events	\$2,623	\$3,024	Program
Dues and Subscriptions	\$125	\$144	Program
Printing Binding, Duplication	\$50	\$58	Program
Personnel Training	\$1,400	\$1,614	Program
Other Contract Services	\$150	\$173	Facility
Office & computer supplies	\$2,000	\$2,306	Facility
Janitorial Supplies	\$1,900	\$2,191	Facility
Youth / Adult sports supplies	\$2,250	\$2,594	Facility
Special Events Supplies	\$6,472	\$7,462	Facility
Specialized Dept Materials	\$3,179	\$3,665	Facility
Specialized dept Materials	\$7,900	\$9,108	Facility
<b>Total Budget</b>	<b>\$225,841</b>	<b>\$260,377</b>	
Subtotal - Programs and Staffing	\$187,190	\$215,815	
Subtotal - Facility Maint. and Supplies Expenses	\$38,651	\$44,562	
Administration @15%	\$33,876	\$39,057	
Contingency @20%	\$45,168	\$52,075	
<b>Total Budget + Admin &amp; Contingency Factor</b>	<b>\$304,885</b>	<b>\$351,509</b>	

<sup>1</sup> Preliminary estimate of facility operations and maintenance expenses for sports and youth center based on expenses for the Gene Hoularis & Waldo Rodriguez Youth Center in Watsonville. The Watsonville Youth Center consists of approximately 11,000 square feet and includes a gymnasium, pool and ping pong tables, arts and crafts area, snack bar, and a weight room. The operation and maintenance cost for the Watsonville facility is used to approximate the total cost for the youth and sports center to be constructed at East Garrison. The estimate includes allowances of 15% and 20% for administration and contingency, respectively, in addition to the Watsonville facility operating budget.

<sup>2</sup> Per City of Watsonville 2005-2007 Parks and Community Services budget for the Gene Hoularis & Waldo Rodriguez Youth Center.

<sup>3</sup> Budget adjusted based on an annual increase of 3% since 2005-06.

**Appendix A-5  
Improvement Maintenance Expense Detail  
East Garrison Fiscal Impact Analysis  
Monterey County Redevelopment Agency**

*February 11, 2013*

		<b>Estimated Cost With Buildout Through</b>		
		<b>Phase I</b>	<b>Phase II</b>	<b>Phase III</b>
<b>Perimeter ROW/Traffic Signal Maintenance</b>				
Street Sweeping (incl. bicycle lane sweeping)		\$7,879	\$15,916	\$20,031
Asphalt Concrete Pavement Overlay		\$19,320	\$38,686	\$48,558
Asphalt Slurry/Striping		\$6,900	\$13,816	\$17,342
Concrete - Curb and Gutter Repair		\$500	\$1,255	\$1,671
Concrete - Sidewalk Repair		\$981	\$2,806	\$2,970
Street Lights		\$8,267	\$18,301	\$18,301
Street Signs		\$195	\$410	\$430
Traffic Signals		<u>\$14,044</u>	<u>\$18,726</u>	<u>\$18,726</u>
		\$58,086	\$109,916	\$128,029
<b>Landscaping</b>				
Perimeter Road		\$12,502	\$32,884	\$38,587
Detention Basins		\$21,294	\$21,294	\$47,376
Bluff		<u>\$0</u>	<u>\$0</u>	<u>\$79,560</u>
		\$33,796	\$54,178	\$165,523
Youth Camp Fence		\$874	\$5,086	\$5,086
<b>Public Streets Drainage/Stormwater Control</b>				
Drainage Structures		\$725	\$1,100	\$1,725
Storm Drain Culvert		\$9,100	\$10,263	\$15,256
Storm Drain Equipment		\$28,040	\$28,040	\$28,040
Storm Drain Maintenance (Inspections/Cleaning)		<u>\$10,000</u>	<u>\$15,000</u>	<u>\$20,000</u>
		\$47,865	\$54,403	\$65,021
<b>Parks/Open Space</b>				
Public Open Space		\$159,176	\$159,176	\$159,176
Community Park		<u>\$0</u>	<u>\$0</u>	<u>\$216,187</u>
		\$159,176	\$159,176	\$375,363
<b>Miscellaneous</b>				
Minor Repairs		\$3,000	\$4,200	\$6,000
Vector Control		\$2,472	\$3,796	\$12,225
Light Maintenance and Supplies		\$6,000	\$9,000	\$12,000
Maintenance Inspections		<u>\$3,200</u>	<u>\$3,200</u>	<u>\$3,200</u>
		\$14,672	\$20,196	\$33,425
Subtotal		<u>\$314,469</u>	<u>\$402,955</u>	<u>\$772,447</u>
Administration	20%	\$62,894	\$80,591	\$154,489
Contingency	15%	\$56,604	\$72,532	\$139,040
Total		<u>\$433,967</u>	<u>\$556,078</u>	<u>\$1,065,977</u>

Source: Whitson Engineers, July 2012.

Prepared by: Keyser Marston Associates, Inc.

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**Appendix B: Property Tax Inputs**

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**Appendix B-1 FORA Extension  
Tax Increment Projection Pre-Dissolution  
East Garrison Fiscal Impact Analysis  
Monterey County Redevelopment Agency**

(\$000's Omitted)

Project Year Fiscal Year	NPV @6%	Assumed Termination of FORA													
		12 2011-12	13 2012-13	14 2013-14	15 2014-15	16 2015-16	17 2016-17	18 2017-18	19 2018-19	20 2019-20	21 2020-21	22 2021-22	23 2022-23	24 2023-24	
<b>1 Assessed Value</b>		\$22,669	22,669	22,669	22,669	58,718	134,332	265,982	383,506	519,687	642,233	746,260	786,730	828,957	
AV Growth @ 3%		0	0	0	680	1,762	4,030	7,979	11,505	15,591	19,267	22,388	23,602	24,869	
East Garrison <sup>1</sup>		0	0	0	35,368	73,853	127,620	109,545	124,675	106,956	84,760	18,082	18,625	0	
Total Assessed Value		22,669	22,669	22,669	58,718	134,332	265,982	383,506	519,687	642,233	746,260	786,730	828,957	853,826	
Less: Base Value		(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	
<b>2 Incremental Value</b>		22,586	22,586	22,586	58,635	134,249	265,899	383,423	519,604	642,150	746,177	786,647	828,874	853,743	
<b>3 Gross Tax Revenue at 1%</b>	106,396	226	226	226	586	1,342	2,659	3,834	5,196	6,422	7,462	7,866	8,289	8,537	
County Admin Fee at 1%	(1,064)	(2)	(2)	(2)	(6)	(13)	(27)	(38)	(52)	(64)	(75)	(79)	(83)	(85)	
Housing Set-Aside at 20%	(21,279)	(45)	(45)	(45)	(117)	(268)	(532)	(767)	(1,039)	(1,284)	(1,492)	(1,573)	(1,658)	(1,707)	
Net TI After Housing Set-Aside	84,053	178	178	178	463	1,061	2,101	3,029	4,105	5,073	5,895	6,215	6,548	6,745	
<b>4 Pass Through Payments</b>															
A. Schools and Community Colleges <sup>2</sup>															
Monterey Peninsula USD															
Tier 1 at 25%	0.1361	(11,587)	(25)	(25)	(25)	(64)	(146)	(290)	(418)	(566)	(699)	(813)	(857)	(903)	(930)
Tier 2 at 21%	0.1144	(9,408)	0	0	0	(33)	(102)	(223)	(330)	(455)	(567)	(662)	(699)	(738)	(760)
Tier 3 at 14%	0.0762	(447)	0	0	0	0	0	0	0	0	0	0	0	0	0
		(21,443)	(25)	(25)	(25)	(97)	(248)	(512)	(748)	(1,021)	(1,266)	(1,475)	(1,556)	(1,640)	(1,690)
Monterey Peninsula Comm Coll															
Tier 1 at 25%	0.0147	(1,251)	(3)	(3)	(3)	(7)	(16)	(31)	(45)	(61)	(76)	(88)	(93)	(97)	(100)
Tier 2 at 21%	0.0123	(1,016)	0	0	0	(4)	(11)	(24)	(36)	(49)	(61)	(71)	(75)	(80)	(82)
Tier 3 at 14%	0.0082	(48)	0	0	0	0	0	0	0	0	0	0	0	0	0
		(2,316)	(3)	(3)	(3)	(10)	(27)	(55)	(81)	(110)	(137)	(159)	(168)	(177)	(183)
Total Schools			(27)	(27)	(27)	(107)	(275)	(567)	(828)	(1,131)	(1,403)	(1,634)	(1,724)	(1,817)	(1,873)
B. Non-School Pass Throughs <sup>3</sup>	(39,883)														
FORA 35%	(21,476)	(54)	(54)	(54)	(127)	(280)	(546)	(784)	(1,059)	(1,307)	(1,517)	(1,599)	(1,685)	(1,735)	
County 25%	(15,340)	(38)	(38)	(38)	(90)	(200)	(390)	(560)	(757)	(934)	(1,084)	(1,142)	(1,203)	(1,239)	
County Library 0.0043	(263)	(1)	(1)	(1)	(2)	(3)	(7)	(10)	(13)	(16)	(19)	(20)	(21)	(21)	
MCWRA District 0.0002	(15)	(0)	(0)	(0)	(0)	(0)	(0)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	
County Office of Education 0.0067	(411)	(1)	(1)	(1)	(2)	(5)	(10)	(15)	(20)	(25)	(29)	(31)	(32)	(33)	
Mtry Peninsula Regl Park 0.0024	(150)	(0)	(0)	(0)	(1)	(2)	(4)	(5)	(7)	(9)	(11)	(11)	(12)	(12)	
N Salinas Valley Mosquito Abtmt 0.0013	(77)	(0)	(0)	(0)	(0)	(1)	(2)	(3)	(4)	(5)	(5)	(6)	(6)	(6)	
Moss Landing Harbor 0.0003	(20)	(0)	(0)	(0)	(0)	(0)	(1)	(1)	(1)	(1)	(1)	(2)	(2)	(2)	
Salinas Rural Fire 0.0114	(696)	(2)	(2)	(2)	(4)	(9)	(18)	(25)	(34)	(42)	(49)	(52)	(55)	(56)	
ERAF 0.0234	(1,434)	(4)	(4)	(4)	(8)	(19)	(36)	(52)	(71)	(87)	(101)	(107)	(113)	(116)	
	(39,883)	(100)	(100)	(100)	(235)	(519)	(1,014)	(1,455)	(1,967)	(2,427)	(2,818)	(2,970)	(3,129)	(3,222)	
<b>5 Net Non-Housing TI After Pass Thru</b>	20,412	51	51	51	121	266	519	745	1,007	1,243	1,443	1,521	1,602	1,650	

<sup>1</sup> Home plus lot sales per KMA tax increment estimate (UCP Pro forma 1 11 Sensitivities 4 13 11.xls; TI tab) and value of retail space.

<sup>2</sup> Schools and Community College allocation based on percents shown (25%, 21%, 14%) times the school share of 1% property tax calculated after deduction of the housing set-aside.

<sup>3</sup> Calculated on net tax revenue after school pass throughs. FORA allocation is 35%, Monterey County 25%, and Other Taxing Agencies 5%, distributed to each in accordance with its share of 1% property taxes to Other Taxing Agencies.

Actual taxable values, tax increment, and the timing of the tax increment may vary from the amounts contained in this projection.

Prepared by: Keyser Marston Associates, Inc.

Filename: \\Sf-fs2\wp\16\16026\012\Updated fiscal 02 11 13; B-1 FORA TI; 2/12/

**Appendix B-1 FORA Extension  
Tax Increment Projection Pre-Dissolution  
East Garrison Fiscal Impact Analysis  
Monterey County Redevelopment Agency Page 2 of 3**

(\$000's Omitted)

	Project Year Fiscal Year	Plan Effective Limit											35	36	37
		25	26	27	28	29	30	31	32	33	34				
		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	
<b>1 Assessed Value</b>		853,826	879,440	905,824	932,998	960,988	989,818	1,019,512	1,050,098	1,081,601	1,114,049	1,147,470	1,181,894	1,217,351	
AV Growth @ 3%		25,615	26,383	27,175	27,990	28,830	29,695	30,585	31,503	32,448	33,421	34,424	35,457	36,521	
East Garrison <sup>1</sup>		0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Assessed Value		879,440	905,824	932,998	960,988	989,818	1,019,512	1,050,098	1,081,601	1,114,049	1,147,470	1,181,894	1,217,351	1,253,872	
Less: Base Value		(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	
<b>2 Incremental Value</b>		879,357	905,740	932,915	960,905	989,735	1,019,429	1,050,015	1,081,518	1,113,966	1,147,387	1,181,811	1,217,268	1,253,789	
<b>3 Gross Tax Revenue at 1%</b>		8,794	9,057	9,329	9,609	9,897	10,194	10,500	10,815	11,140	11,474	11,818	12,173	12,538	
County Admin Fee at 1%		(88)	(91)	(93)	(96)	(99)	(102)	(105)	(108)	(111)	(115)	(118)	(122)	(125)	
Housing Set-Aside at 20%		(1,759)	(1,811)	(1,866)	(1,922)	(1,979)	(2,039)	(2,100)	(2,163)	(2,228)	(2,295)	(2,364)	(2,435)	(2,508)	
Net TI After Housing Set-Aside		6,947	7,155	7,370	7,591	7,819	8,053	8,295	8,544	8,800	9,064	9,336	9,616	9,905	
<b>4 Pass Through Payments</b>															
<b>A. Schools and Community Colleges <sup>2</sup></b>															
Monterey Peninsula USD															
Tier 1 at 25%	0.1361	(958)	(986)	(1,016)	(1,046)	(1,078)	(1,110)	(1,144)	(1,178)	(1,213)	(1,250)	(1,287)	(1,326)	(1,365)	
Tier 2 at 21%	0.1144	(784)	(808)	(833)	(858)	(885)	(912)	(940)	(969)	(998)	(1,029)	(1,060)	(1,093)	(1,126)	
Tier 3 at 14%	0.0762	0	0	0	0	0	0	0	0	0	0	(21)	(43)	(65)	
		(1,741)	(1,794)	(1,849)	(1,905)	(1,963)	(2,022)	(2,083)	(2,147)	(2,212)	(2,279)	(2,369)	(2,461)	(2,557)	
Monterey Peninsula Comm Coll															
Tier 1 at 25%	0.0147	(103)	(107)	(110)	(113)	(116)	(120)	(123)	(127)	(131)	(135)	(139)	(143)	(147)	
Tier 2 at 21%	0.0123	(85)	(87)	(90)	(93)	(96)	(98)	(102)	(105)	(108)	(111)	(115)	(118)	(122)	
Tier 3 at 14%	0.0082	0	0	0	0	0	0	0	0	0	0	(2)	(5)	(7)	
		(188)	(194)	(200)	(206)	(212)	(218)	(225)	(232)	(239)	(246)	(256)	(266)	(276)	
Total Schools		(1,930)	(1,988)	(2,048)	(2,111)	(2,175)	(2,241)	(2,308)	(2,378)	(2,450)	(2,525)	(2,624)	(2,727)	(2,833)	
<b>B. Non-School Pass Throughs <sup>3</sup></b>															
FORA	35%	(1,787)	(1,840)	(1,895)	(1,952)	(2,010)	(2,070)	(2,132)	(2,196)	(2,261)	(2,329)	(2,391)	(2,454)	(2,519)	
County	25%	(1,276)	(1,314)	(1,354)	(1,394)	(1,436)	(1,479)	(1,523)	(1,568)	(1,615)	(1,664)	(1,708)	(1,753)	(1,799)	
County Library	0.0043	(22)	(23)	(23)	(24)	(25)	(25)	(26)	(27)	(28)	(29)	(29)	(30)	(31)	
MCWRA District	0.0002	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(2)	(2)	(2)	(2)	(2)	(2)	
County Office of Education	0.0067	(34)	(35)	(36)	(37)	(39)	(40)	(41)	(42)	(43)	(45)	(46)	(47)	(48)	
Mtry Peninsula Regl Park	0.0024	(12)	(13)	(13)	(14)	(14)	(14)	(15)	(15)	(16)	(16)	(17)	(17)	(18)	
N Salinas Valley Mosquito Abtmt	0.0013	(6)	(7)	(7)	(7)	(7)	(7)	(8)	(8)	(8)	(8)	(9)	(9)	(9)	
Moss Landing Harbor	0.0003	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	
Salinas Rural Fire	0.0114	(58)	(60)	(61)	(63)	(65)	(67)	(69)	(71)	(73)	(76)	(78)	(80)	(82)	
ERAF	0.0234	(119)	(123)	(127)	(130)	(134)	(138)	(142)	(147)	(151)	(156)	(160)	(164)	(168)	
		(3,318)	(3,418)	(3,520)	(3,625)	(3,733)	(3,845)	(3,960)	(4,078)	(4,200)	(4,325)	(4,440)	(4,557)	(4,678)	
<b>5 Net Non-Housing TI After Pass Thru</b>		1,699	1,750	1,802	1,856	1,911	1,968	2,027	2,088	2,150	2,214	2,272	2,332	2,394	

<sup>1</sup> Home plus lot sales per KMA tax increment estimate (UCP Pro forma 1 11 Sensitivities 4 13 11.xls; TI tab).

<sup>2</sup> Schools and Community College allocation based on percents shown (25%, 21%, 14%) times the school share of 1% property tax calculated after deduction of the housing set-aside.

<sup>3</sup> Calculated on net tax revenue after school pass throughs. FORA allocation is 35%, Monterey County 25%, and Other Taxing Agencies 5%, distributed to each in accordance with its share of 1% property taxes to Other Taxing Agencies.

Actual taxable values, tax increment, and the timing of the tax increment may vary from the amounts contained in this projection.

Prepared by: Keyser Marston Associates, Inc.

Filename: \\Sf-fs2\wp\1616026\012\Updated fiscal 02 11 13; B-1 FORA TI; 2/12/

**Appendix B-1 FORA Extension  
Tax Increment Projection Pre-Dissolution  
East Garrison Fiscal Impact Analysis  
Monterey County Redevelopment Agency Page 3 of 3**

(\$000's Omitted)

TI Limit 6/30/49

Project Year	38	39	40	41	42	43	44	45	46	47	48	49
Fiscal Year	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49
<b>1 Assessed Value</b>	1,253,872	1,291,488	1,330,232	1,370,139	1,411,244	1,453,581	1,497,188	1,542,104	1,588,367	1,636,018	1,685,099	1,735,652
AV Growth @ 3%	37,616	38,745	39,907	41,104	42,337	43,607	44,916	46,263	47,651	49,081	50,553	52,070
East Garrison <sup>1</sup>	0	0	0	0	0	0	0	0	0	0	0	0
Total Assessed Value	1,291,488	1,330,232	1,370,139	1,411,244	1,453,581	1,497,188	1,542,104	1,588,367	1,636,018	1,685,099	1,735,652	1,787,721
Less: Base Value	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)
<b>2 Incremental Value</b>	1,291,405	1,330,149	1,370,056	1,411,161	1,453,498	1,497,105	1,542,021	1,588,284	1,635,935	1,685,016	1,735,569	1,787,638
<b>3 Gross Tax Revenue at 1%</b>	12,914	13,301	13,701	14,112	14,535	14,971	15,420	15,883	16,359	16,850	17,356	17,876
County Admin Fee at 1%	(129)	(133)	(137)	(141)	(145)	(150)	(154)	(159)	(164)	(169)	(174)	(179)
Housing Set-Aside at 20%	(2,583)	(2,660)	(2,740)	(2,822)	(2,907)	(2,994)	(3,084)	(3,177)	(3,272)	(3,370)	(3,471)	(3,575)
Net TI After Housing Set-Aside	10,202	10,508	10,823	11,148	11,483	11,827	12,182	12,547	12,924	13,312	13,711	14,122
<b>4 Pass Through Payments</b>												
<b>A. Schools and Community Colleges <sup>2</sup></b>												
Monterey Peninsula USD												
Tier 1 at 25%	0.1361	(1,406)	(1,449)	(1,492)	(1,537)	(1,583)	(1,630)	(1,679)	(1,730)	(1,782)	(1,835)	(1,890)
Tier 2 at 21%	0.1144	(1,161)	(1,196)	(1,233)	(1,270)	(1,309)	(1,349)	(1,390)	(1,432)	(1,476)	(1,521)	(1,567)
Tier 3 at 14%	0.0762	(88)	(111)	(136)	(161)	(187)	(213)	(241)	(269)	(298)	(328)	(359)
		(2,655)	(2,756)	(2,861)	(2,968)	(3,079)	(3,193)	(3,310)	(3,431)	(3,556)	(3,684)	(3,816)
Monterey Peninsula Comm Coll												
Tier 1 at 25%	0.0147	(152)	(156)	(161)	(166)	(171)	(176)	(181)	(187)	(192)	(198)	(204)
Tier 2 at 21%	0.0123	(125)	(129)	(133)	(137)	(141)	(146)	(150)	(155)	(159)	(164)	(169)
Tier 3 at 14%	0.0082	(9)	(12)	(15)	(17)	(20)	(23)	(26)	(29)	(32)	(35)	(39)
		(287)	(298)	(309)	(321)	(332)	(345)	(357)	(371)	(384)	(398)	(412)
Total Schools		(2,942)	(3,054)	(3,170)	(3,289)	(3,411)	(3,537)	(3,668)	(3,802)	(3,940)	(4,082)	(4,228)
<b>B. Non-School Pass Throughs <sup>3</sup></b>												
FORA 35%	(2,586)	(2,656)	(2,727)	(2,800)	(2,876)	(2,954)	(3,034)	(3,117)	(3,202)	(3,289)	(3,380)	(3,473)
County 25%	(1,847)	(1,897)	(1,948)	(2,000)	(2,054)	(2,110)	(2,167)	(2,226)	(2,287)	(2,350)	(2,414)	(2,481)
County Library 0.0043	(32)	(33)	(33)	(34)	(35)	(36)	(37)	(38)	(39)	(40)	(41)	(43)
MCWRA District 0.0002	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)
County Office of Education 0.0067	(50)	(51)	(52)	(54)	(55)	(57)	(58)	(60)	(61)	(63)	(65)	(67)
Mtry Peninsula Regl Park 0.0024	(18)	(19)	(19)	(20)	(20)	(21)	(21)	(22)	(22)	(23)	(24)	(24)
N Salinas Valley Mosquito Abtmt 0.0013	(9)	(10)	(10)	(10)	(10)	(11)	(11)	(11)	(12)	(12)	(12)	(13)
Moss Landing Harbor 0.0003	(2)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)
Salinas Rural Fire 0.0114	(84)	(86)	(88)	(91)	(93)	(96)	(98)	(101)	(104)	(107)	(110)	(113)
ERAF 0.0234	(173)	(177)	(182)	(187)	(192)	(197)	(203)	(208)	(214)	(220)	(226)	(232)
	(4,803)	(4,932)	(5,064)	(5,200)	(5,341)	(5,486)	(5,635)	(5,788)	(5,946)	(6,109)	(6,277)	(6,449)
<b>5 Net Non-Housing TI After Pass Thru</b>	2,457	2,523	2,590	2,659	2,731	2,804	2,880	2,958	3,038	3,121	3,206	3,294

<sup>1</sup> Home plus lot sales per KMA tax increment estimate (UCP Pro forma 1 11 Sensitivities 4 13 11.xls; TI tab).

<sup>2</sup> Schools and Community College allocation based on percents shown (25%, 21%, 14%) times the school share of 1% property tax calculated after deduction of the housing set-aside.

<sup>3</sup> Calculated on net tax revenue after school pass throughs. FORA allocation is 35%, Monterey County 25%, and Other Taxing Agencies 5%, distributed to each in accordance with its share of 1% property taxes to Other Taxing Agencies.

Actual taxable values, tax increment, and the timing of the tax increment may vary from the amounts contained in this projection.

Prepared by: Keyser Marston Associates, Inc.

Filename: \\Sf-fs2\wp\1616026\012Updated fiscal 02 11 13; B-1 FORA TI; 2/12/



**Appendix B-2 FORA Extension**  
**Local Jurisdiction Share of 1% Property Tax - Tax Rate Area 096-060**  
**East Garrison Fiscal Impact Analysis**  
**Monterey County Redevelopment Agency**

*February 11, 2013*

<b>Tax Code</b>	<b>Agency</b>	<b>Increment Factor <sup>1</sup></b>	<b>Retained Post-ERAF <sup>2</sup></b>	<b>Post-ERAF Allocation</b>
19000	Monterey County-Wide	0.249437	0.599135	0.149447
19500	County Library	0.028250	0.750604	0.021205
37000	MCWRA District	0.001730	0.689403	0.001193
24300	Fort Ord RDA	0.000000	0.000000	0.000000
25300	Monterey County Office of Education	0.033151	1.000000	0.033151
27400	Monterey Peninsula Unified School District	0.544537	1.000000	0.544537
27900	Monterey Peninsula Community College	0.058807	1.000000	0.058807
46000	Monterey Peninsula Regional Park	0.014413	0.839290	0.012097
47300	North Salinas Valley Mosquito Abatement	0.010378	0.600286	0.006230
47400	Moss Landing Harbor	0.002594	0.632796	0.001641
41500	Salinas Rural Fire	0.056703	0.989704	0.056119
		1.000000		0.884426

<sup>1</sup> Monterey County Auditor-Controller.

<sup>2</sup> KMA property tax allocation calculations. ERAF shifts are not applied on a TRA level in Monterey County. Countywide shifts were used to estimate the post-ERAF property tax allocation for TRA 096-060.



**Appendix B-3 FORA Extension  
Disposition of Property Tax Post Dissolution  
East Garrison Fiscal Impact Analysis  
Monterey County Redevelopment Agency**

**February 11, 2013**

(Dollars in \$1,000's)

	Phase I Complete		Phase II Complete		Phase III Complete			10th Year after Phase III Complete																			
	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33					
	2011-12	2012-13	2013-14	2014-15	2015-16	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	2030-31	2031-32	2032-33					
<b>Pass-Through Limit (continued)</b>																											
Adjusted Pass-Through Payment																											
Monterey County	(\$8)	(\$9)	(\$9)	(\$27)	(\$65)	(\$131)	(\$190)	(\$258)	(\$319)	(\$372)	(\$392)	(\$413)	(\$474)	(\$701)	(\$722)	(\$744)	(\$766)	(\$790)	(\$813)	(\$838)	(\$863)	(\$889)					
County Library	(\$1)	(\$1)	(\$1)	(\$2)	(\$3)	(\$7)	(\$10)	(\$13)	(\$16)	(\$19)	(\$20)	(\$21)	(\$22)	(\$23)	(\$23)	(\$24)	(\$25)	(\$25)	(\$26)	(\$26)	(\$27)	(\$28)					
MCWRA District	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$2)	(\$2)					
County Office of Education	(\$1)	(\$1)	(\$1)	(\$2)	(\$5)	(\$10)	(\$15)	(\$20)	(\$25)	(\$29)	(\$31)	(\$32)	(\$33)	(\$34)	(\$35)	(\$36)	(\$37)	(\$39)	(\$40)	(\$41)	(\$42)	(\$43)					
Monterey Peninsula USD	(\$25)	(\$25)	(\$25)	(\$97)	(\$236)	(\$477)	(\$692)	(\$940)	(\$1,164)	(\$1,354)	(\$1,428)	(\$1,505)	(\$1,690)	(\$1,741)	(\$1,794)	(\$1,849)	(\$1,905)	(\$1,963)	(\$2,022)	(\$2,083)	(\$2,147)	(\$2,212)					
Monterey Peninsula Comm Coll	(\$3)	(\$3)	(\$3)	(\$10)	(\$25)	(\$52)	(\$75)	(\$102)	(\$126)	(\$146)	(\$154)	(\$163)	(\$183)	(\$188)	(\$194)	(\$200)	(\$206)	(\$212)	(\$218)	(\$225)	(\$232)	(\$239)					
Mtry Peninsula Regl Park	(\$0)	(\$0)	(\$0)	(\$1)	(\$2)	(\$4)	(\$5)	(\$7)	(\$9)	(\$11)	(\$11)	(\$12)	(\$12)	(\$13)	(\$13)	(\$13)	(\$14)	(\$14)	(\$15)	(\$15)	(\$15)	(\$16)					
N Salinas Valley Mosquito Abtmt	(\$0)	(\$0)	(\$0)	(\$0)	(\$1)	(\$2)	(\$3)	(\$4)	(\$5)	(\$5)	(\$6)	(\$6)	(\$6)	(\$7)	(\$7)	(\$7)	(\$7)	(\$7)	(\$8)	(\$8)	(\$8)	(\$8)					
Moss Landing Harbor	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)					
Salinas Rural Fire	(\$2)	(\$2)	(\$2)	(\$4)	(\$9)	(\$18)	(\$25)	(\$34)	(\$42)	(\$49)	(\$52)	(\$55)	(\$56)	(\$58)	(\$60)	(\$61)	(\$63)	(\$65)	(\$67)	(\$69)	(\$71)	(\$73)					
ERAF	(\$4)	(\$4)	(\$4)	(\$8)	(\$19)	(\$36)	(\$52)	(\$71)	(\$87)	(\$101)	(\$107)	(\$113)	(\$116)	(\$119)	(\$123)	(\$127)	(\$130)	(\$134)	(\$138)	(\$142)	(\$147)	(\$151)					
FORA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
	(\$43)	(\$43)	(\$44)	(\$152)	(\$366)	(\$737)	(\$1,068)	(\$1,451)	(\$1,796)	(\$2,089)	(\$2,203)	(\$2,322)	(\$2,595)	(\$2,886)	(\$2,973)	(\$3,063)	(\$3,156)	(\$3,251)	(\$3,350)	(\$3,451)	(\$3,555)	(\$3,662)					
<b>Additional Payment</b>																											
Monterey County	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
County Library	(\$1)	(\$1)	(\$1)	(\$2)	(\$6)	(\$12)	(\$17)	(\$24)	(\$29)	(\$34)	(\$36)	(\$38)	(\$46)	(\$78)	(\$80)	(\$82)	(\$85)	(\$87)	(\$90)	(\$93)	(\$96)	(\$98)					
MCWRA District	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$1)	(\$1)	(\$1)	(\$2)	(\$2)	(\$2)	(\$3)	(\$4)	(\$4)	(\$5)	(\$5)	(\$5)	(\$5)	(\$5)	(\$5)	(\$5)	(\$6)					
County Office of Education	(\$1)	(\$1)	(\$1)	(\$3)	(\$9)	(\$19)	(\$27)	(\$37)	(\$46)	(\$53)	(\$56)	(\$59)	(\$72)	(\$121)	(\$125)	(\$129)	(\$133)	(\$137)	(\$141)	(\$145)	(\$149)	(\$154)					
Monterey Peninsula USD	(\$5)	(\$7)	(\$7)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$37)	(\$814)	(\$838)	(\$862)	(\$888)	(\$914)	(\$941)	(\$969)	(\$998)	(\$1,028)	(\$1,058)					
Monterey Peninsula Comm Coll	(\$1)	(\$1)	(\$1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$4)	(\$88)	(\$90)	(\$93)	(\$96)	(\$99)	(\$102)	(\$105)	(\$108)	(\$111)	(\$114)					
Mtry Peninsula Regl Park	(\$0)	(\$0)	(\$0)	(\$1)	(\$3)	(\$7)	(\$10)	(\$13)	(\$17)	(\$19)	(\$21)	(\$22)	(\$26)	(\$44)	(\$46)	(\$47)	(\$48)	(\$50)	(\$51)	(\$53)	(\$55)	(\$56)					
N Salinas Valley Mosquito Abtmt	(\$0)	(\$0)	(\$0)	(\$1)	(\$2)	(\$3)	(\$5)	(\$7)	(\$9)	(\$10)	(\$11)	(\$11)	(\$14)	(\$23)	(\$23)	(\$24)	(\$25)	(\$26)	(\$26)	(\$27)	(\$28)	(\$29)					
Moss Landing Harbor	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$1)	(\$1)	(\$2)	(\$2)	(\$3)	(\$3)	(\$3)	(\$4)	(\$6)	(\$6)	(\$6)	(\$7)	(\$7)	(\$7)	(\$7)	(\$7)	(\$8)					
Salinas Rural Fire	(\$1)	(\$1)	(\$1)	(\$6)	(\$15)	(\$31)	(\$46)	(\$63)	(\$78)	(\$90)	(\$95)	(\$100)	(\$122)	(\$205)	(\$212)	(\$218)	(\$225)	(\$231)	(\$238)	(\$245)	(\$253)	(\$260)					
ERAF	(\$3)	(\$3)	(\$3)	(\$12)	(\$31)	(\$65)	(\$94)	(\$129)	(\$160)	(\$186)	(\$196)	(\$207)	(\$251)	(\$423)	(\$436)	(\$449)	(\$462)	(\$476)	(\$491)	(\$506)	(\$521)	(\$536)					
FORA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
	(\$12)	(\$14)	(\$14)	(\$26)	(\$67)	(\$139)	(\$202)	(\$276)	(\$342)	(\$398)	(\$420)	(\$443)	(\$578)	(\$1,806)	(\$1,860)	(\$1,916)	(\$1,973)	(\$2,032)	(\$2,093)	(\$2,155)	(\$2,220)	(\$2,286)					
<b>Total Trust Fund Allocation</b>																											
Monterey County	(\$8)	(\$9)	(\$9)	(\$27)	(\$65)	(\$131)	(\$190)	(\$258)	(\$319)	(\$372)	(\$392)	(\$413)	(\$474)	(\$701)	(\$722)	(\$744)	(\$766)	(\$790)	(\$813)	(\$838)	(\$863)	(\$889)					
County Library	(\$1)	(\$1)	(\$1)	(\$4)	(\$9)	(\$19)	(\$27)	(\$37)	(\$45)	(\$53)	(\$56)	(\$59)	(\$67)	(\$99)	(\$102)	(\$106)	(\$109)	(\$112)	(\$115)	(\$119)	(\$122)	(\$126)					
MCWRA District	(\$0)	(\$0)	(\$0)	(\$0)	(\$1)	(\$1)	(\$2)	(\$2)	(\$3)	(\$3)	(\$3)	(\$3)	(\$4)	(\$6)	(\$6)	(\$6)	(\$6)	(\$6)	(\$6)	(\$7)	(\$7)	(\$7)					
County Office of Education	(\$2)	(\$2)	(\$2)	(\$6)	(\$14)	(\$29)	(\$42)	(\$57)	(\$71)	(\$82)	(\$87)	(\$92)	(\$105)	(\$156)	(\$160)	(\$165)	(\$170)	(\$175)	(\$180)	(\$186)	(\$191)	(\$197)					
Monterey Peninsula USD	(\$30)	(\$31)	(\$31)	(\$97)	(\$236)	(\$477)	(\$692)	(\$940)	(\$1,164)	(\$1,354)	(\$1,428)	(\$1,505)	(\$1,727)	(\$2,555)	(\$2,632)	(\$2,711)	(\$2,793)	(\$2,877)	(\$2,963)	(\$3,053)	(\$3,145)	(\$3,239)					
Monterey Peninsula Comm Coll	(\$3)	(\$3)	(\$3)	(\$10)	(\$25)	(\$52)	(\$75)	(\$102)	(\$126)	(\$146)	(\$154)	(\$163)	(\$187)	(\$276)	(\$284)	(\$293)	(\$302)	(\$311)	(\$320)	(\$330)	(\$340)	(\$350)					
Mtry Peninsula Regl Park	(\$1)	(\$1)	(\$1)	(\$2)	(\$5)	(\$11)	(\$15)	(\$21)	(\$26)	(\$30)	(\$32)	(\$33)	(\$38)	(\$57)	(\$58)	(\$60)	(\$62)	(\$64)	(\$66)	(\$68)	(\$70)	(\$72)					
N Salinas Valley Mosquito Abtmt	(\$0)	(\$0)	(\$0)	(\$1)	(\$3)	(\$5)	(\$8)	(\$11)	(\$13)	(\$15)	(\$16)	(\$17)	(\$20)	(\$29)	(\$30)	(\$31)	(\$32)	(\$33)	(\$34)	(\$35)	(\$36)	(\$37)					
Moss Landing Harbor	(\$0)	(\$0)	(\$0)	(\$0)	(\$1)	(\$1)	(\$2)	(\$3)	(\$4)	(\$4)	(\$4)	(\$5)	(\$5)	(\$8)	(\$8)	(\$8)	(\$8)	(\$9)	(\$9)	(\$9)	(\$9)	(\$10)					
Salinas Rural Fire	(\$3)	(\$3)	(\$3)	(\$10)	(\$24)	(\$49)	(\$71)	(\$97)	(\$120)	(\$140)	(\$147)	(\$155)	(\$178)	(\$263)	(\$271)	(\$279)	(\$288)	(\$296)	(\$305)	(\$315)	(\$324)	(\$334)					
ERAF	(\$6)	(\$7)	(\$7)	(\$21)	(\$50)	(\$101)	(\$147)	(\$200)	(\$247)	(\$287)	(\$303)	(\$319)	(\$367)	(\$542)	(\$559)	(\$575)	(\$593)	(\$611)	(\$629)	(\$648)	(\$667)	(\$687)					
FORA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
	(\$55)	(\$57)	(\$58)	(\$178)	(\$433)	(\$876)	(\$1,270)	(\$1,727)	(\$2,138)	(\$2,487)	(\$2,623)	(\$2,764)	(\$3,172)	(\$4,692)	(\$4,834)	(\$4,979)	(\$5,129)	(\$5,283)	(\$5,442)	(\$5,606)	(\$5,775)	(\$5,948)					
<b>Average Allocations by Phase</b>																											
Monterey County									End Phase I to II									End Phase II to III									10 Years After End Phase III
County Library									(\$289)									(\$392)									(\$760)
Salinas Rural Fire									(\$41)									(\$56)									(\$108)
									(\$108)									(\$147)									(\$285)

<sup>1</sup> Appendix B-1a.

<sup>2</sup> Greater of 3% of property tax and EG's share of \$250,000 for the Fort Ord Agencies (include Castroville / Pajaro and Boronda).

<sup>3</sup> Estimates based on expected share of gross tax increment that each admin cost will represent.

<sup>4</sup> Based on available tax increment, per DDA agreement. Assumes T1 available pre-dissolution. See Appendix B-1d.

<sup>5</sup> Administration associated with managing the DDA. See Appendix B-1d.

<sup>6</sup> 1% property tax allocation per Appendix B-1b.

**Appendix B-4 FORA Extension  
Development Agreement Payment Estimate  
East Garrison Fiscal Impact Analysis  
Monterey County Redevelopment Agency**

(\$000's Omitted)								Phase I Complete		Phase II Complete	
Project Yr			12	13	14	15	16	17	18	19	20
Fiscal Yr			2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
			<i>5 yr gwth</i>								
<b>Available Pre-Dissolution Tax Increment <sup>1</sup></b>											
Non-Housing			\$51	\$51	\$51	\$121	\$266	\$519	\$745	\$1,007	\$1,243
Housing			\$45	\$45	\$45	\$117	\$268	\$532	\$767	\$1,039	\$1,284
			<b>\$97</b>	<b>\$97</b>	<b>\$97</b>	<b>\$238</b>	<b>\$535</b>	<b>\$1,051</b>	<b>\$1,512</b>	<b>\$2,046</b>	<b>\$2,527</b>
<b>Administrative Costs <sup>2</sup></b>	<i>\$0.3 M</i>	<i>3%</i>	348	358	369	380	391	403	415	428	441
<b>Available after Administrative</b>											
Non-Housing			0	0	0	0	71	320	541	797	1,026
Housing			0	0	0	0	72	328	556	822	1,060
			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>143</b>	<b>648</b>	<b>1,097</b>	<b>1,619</b>	<b>2,087</b>
<b>Housing Obligation \$9.5 Million <sup>2</sup></b>	<i>\$9.5 M</i>	<i>3%</i>	11,013	11,343	11,684	12,034	12,395	12,767	13,150	13,545	13,951
Annual Payment			0	0	0	0	143	648	1,097	1,619	2,087
Cumulative Payment				0	0	0	143	791	1,888	3,507	5,593
From Non-Housing			0	0	0	0	71	320	541	797	1,026
From Housing			0	0	0	0	72	328	556	822	1,060
<b>Mandatory Public Facilities \$5.5 <sup>2</sup></b>	<i>\$5.5 M</i>	<i>3%</i>	6,376	6,567	6,764	6,967	7,176	7,392	7,613	7,842	8,077
Annual Payment - Non-Housing			0	0	0	0	0	0	0	0	0
Cumulative Payment - Non-Housing				0	0	0	0	0	0	0	0
<b>Historic District \$5.0 M <sup>2</sup></b>	<i>\$5.0 M</i>	<i>3%</i>	5,796	5,970	6,149	6,334	6,524	6,720	6,921	7,129	7,343
Annual Payment - Non-Housing			0	0	0	0	0	0	0	0	0
Cumulative Payment - Non-Housing				0	0	0	0	0	0	0	0
<b>Other Public Facilities \$5.5 <sup>2</sup></b>	<i>\$5.5 M</i>	<i>3%</i>	6,376	6,567	6,764	6,967	7,176	7,392	7,613	7,842	8,077
Annual Payment - Non-Housing			0	0	0	0	0	0	0	0	0
Cumulative Payment - Non-Housing				0	0	0	0	0	0	0	0
<b>Total Obligation after Administrative</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>143</b>	<b>648</b>	<b>1,097</b>	<b>1,619</b>	<b>2,087</b>

<sup>1</sup> TI that would have been available before dissolution, while obligation exists. See Appendix B-1a.

<sup>2</sup> Per DDA.

Actual taxable values, tax increment, and the timing of the tax increment may vary from the amounts contained in this projection.

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**Appendix B-4 FORA Extension  
Development Agreement Payment Estimate  
East Garrison Fiscal Impact Analysis  
Monterey County Redevelopment Agency**

(\$000's Omitted)			Phase III Complete								
Project Yr	21	22	23	24	25	26	27	28	29		
Fiscal Yr	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29		
<b>Available Pre-Dissolution Tax Increment <sup>1</sup></b>											
Non-Housing	\$1,443	\$1,521	\$1,602	\$1,650	\$1,699	\$1,750	\$1,802	\$1,856	\$1,911		
Housing	\$1,492	\$1,573	\$1,658	\$1,707	\$0	\$0	\$0	\$0	\$0		
	\$2,935	\$3,094	\$3,260	\$3,357	\$1,699	\$1,750	\$1,802	\$1,856	\$1,911		
<b>Administrative Costs <sup>2</sup></b>	<i>\$0.3 M</i>	<i>3%</i>	454	467	481	496	511	526	542	558	575
<b>Available after Administrative</b>											
Non-Housing	1,220	1,291	1,365	1,406	1,188	1,224	1,260	1,298	1,336		
Housing	1,262	1,336	1,413	1,455	0	0	0	0	0		
	2,481	2,627	2,778	2,861	1,188	1,224	1,260	1,298	1,336		
<b>Housing Obligation \$9.5 Million <sup>2</sup></b>	<i>\$9.5 M</i>	<i>3%</i>	14,370	14,801	15,245	15,702	0	0	0	0	0
Annual Payment	2,481	2,627	2,778	2,223	0	0	0	0	0		
Cumulative Payment	8,075	10,701	13,479	15,702	15,702	15,702	15,702	15,702	15,702		
From Non-Housing	1,220	1,291	1,365	1,092	0	0	0	0	0		
From Housing	1,262	1,336	1,413	1,130	0	0	0	0	0		
<b>Mandatory Public Facilities \$5.5 <sup>2</sup></b>	<i>\$5.5 M</i>	<i>3%</i>	8,319	8,569	8,826	9,091	9,363	9,644	9,934	10,232	10,539
Annual Payment - Non-Housing	0	0	0	314	1,188	1,224	1,260	1,298	1,336		
Cumulative Payment - Non-Housing	0	0	0	314	1,502	2,726	3,986	5,283	6,620		
<b>Historic District \$5.0 M <sup>2</sup></b>	<i>\$5.0 M</i>	<i>3%</i>	7,563	7,790	8,024	8,264	8,512	8,768	9,031	9,301	9,581
Annual Payment - Non-Housing	0	0	0	0	0	0	0	0	0		
Cumulative Payment - Non-Housing	0	0	0	0	0	0	0	0	0		
<b>Other Public Facilities \$5.5 <sup>2</sup></b>	<i>\$5.5 M</i>	<i>3%</i>	8,319	8,569	8,826	9,091	9,363	9,644	9,934	10,232	10,539
Annual Payment - Non-Housing	0	0	0	0	0	0	0	0	0		
Cumulative Payment - Non-Housing	0	0	0	0	0	0	0	0	0		
<b>Total Obligation after Administrative</b>			2,481	2,627	2,778	2,537	1,188	1,224	1,260	1,298	1,336

<sup>1</sup> TI that would have been available before dissolution, while obligation exists. See Appendix B-1a.

<sup>2</sup> Per DDA.

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**Appendix B-4 FORA Extension  
Development Agreement Payment Estimate  
East Garrison Fiscal Impact Analysis  
Monterey County Redevelopment Agency**

(\$000's Omitted)

	Project Yr	30	31	32	33	34	35	36	37	38
	Fiscal Yr	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
<b>Available Pre-Dissolution Tax Increment <sup>1</sup></b>										
Non-Housing		\$1,968	\$2,027	\$2,088	\$2,150	\$2,214	\$2,272	\$2,332	\$2,394	\$2,457
Housing		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		<u>\$1,968</u>	<u>\$2,027</u>	<u>\$2,088</u>	<u>\$2,150</u>	<u>\$2,214</u>	<u>\$2,272</u>	<u>\$2,332</u>	<u>\$2,394</u>	<u>\$2,457</u>
<b>Administrative Costs <sup>2</sup></b>	<i>\$0.3 M 3%</i>	592	610	628	647	666	686	707	728	750
<b>Available after Administrative</b>										
Non-Housing		1,376	1,417	1,460	1,503	1,548	1,586	1,625	1,666	1,707
Housing		0	0	0	0	0	0	0	0	0
		<u>1,376</u>	<u>1,417</u>	<u>1,460</u>	<u>1,503</u>	<u>1,548</u>	<u>1,586</u>	<u>1,625</u>	<u>1,666</u>	<u>1,707</u>
<b>Housing Obligation \$9.5 Million <sup>2</sup></b>	<i>\$9.5 M 3%</i>	0	0	0	0	0	0	0	0	0
Annual Payment		0	0	0	0	0	0	0	0	0
Cumulative Payment		15,702	15,702	15,702	15,702	15,702	15,702	15,702	15,702	15,702
From Non-Housing		0	0	0	0	0	0	0	0	0
From Housing		0	0	0	0	0	0	0	0	0
<b>Mandatory Public Facilities \$5.5 <sup>2</sup></b>	<i>\$5.5 M 3%</i>	10,855	11,180	11,516	11,861	0	0	0	0	0
Annual Payment - Non-Housing		1,376	1,417	1,460	989	0	0	0	0	0
Cumulative Payment - Non-Housing		7,996	9,413	10,873	11,861	11,861	11,861	11,861	11,861	11,861
<b>Historic District \$5.0 M <sup>2</sup></b>	<i>\$5.0 M 3%</i>	9,868	10,164	10,469	10,783	11,106	11,440	11,783	12,136	12,500
Annual Payment - Non-Housing		0	0	0	514	1,548	1,586	1,625	1,666	1,707
Cumulative Payment - Non-Housing		0	0	0	514	2,062	3,648	5,274	6,939	8,646
<b>Other Public Facilities \$5.5 <sup>2</sup></b>	<i>\$5.5 M 3%</i>	10,855	11,180	11,516	11,861	12,217	12,584	12,961	13,350	13,750
Annual Payment - Non-Housing		0	0	0	0	0	0	0	0	0
Cumulative Payment - Non-Housing		0	0	0	0	0	0	0	0	0
<b>Total Obligation after Administrative</b>		<u>1,376</u>	<u>1,417</u>	<u>1,460</u>	<u>1,503</u>	<u>1,548</u>	<u>1,586</u>	<u>1,625</u>	<u>1,666</u>	<u>1,707</u>

<sup>1</sup> TI that would have been available before dissolution, while obligation exists. See Appendix B-1a.

<sup>2</sup> Per DDA.

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