



Memorandum

Date:	March 26, 2020
To:	Fort Ord Reuse Authority Habitat Working Group
Cc:	Josh Metz
From:	Aaron Gabbe, Ph.D. Bernadette Clueit
Subject:	CFD Allocation Alternatives

This memorandum provides a brief overview of the four alternative strategies for allocating Community Facility District (CFD) fees to the local jurisdictions and entities for habitat management purposes, which have previously been presented to the Fort Ord Reuse Authority (FORA) Habitat Working Group (HWG) during HWG meetings on March 6 and March 13, 2020. The alternatives are provided as Attachment A to this memorandum and are summarized below.

The first three alternatives allocate CFD funds based on the acreage controlled by the relevant jurisdiction and differ significantly only in which jurisdictions are included in the distribution of funds.

- **Alternative 1.** CFD funds are allocated to the County and to the Cities only.
- **Alternative 2.** CFD funds are allocated to all jurisdictions.
- **Alternative 3.** CFD funds are allocated to the County, the Cities, the Universities, and the College. State Parks and Regional Parks are excluded.

The fourth alternative differs substantially from the first three, in that funds are allocated only to those jurisdictions which have made contributions to the CFD fees to date.

- **Alternative 4.** CFD funds are allocated to Monterey County, Seaside, and Monterey City as a percentage of total fee contribution to date.

It should be noted that CFD fees collected to date that are set aside for habitat management activities totals \$17,441,927. University of California Santa Cruz (UCSC) has already received disbursement totaling \$840,386 of the available habitat management funds. Therefore, under Alternative 1 and Alternative 4 (where UCSC is not included as a recipient of funds) the total amount available for allocation to the jurisdictions included in these alternatives is \$16,601,541.

Alternative 1 - Allocation based on Acreage
County and Cities Only

		HMA Mgmt Multiplier		DwR Multiplier (same as HMA)		Borderland Multiplier		Interim Mgmt Multiplier			
Total Funds to be allocated		70%		70%		18%		12%			
\$	16,601,541	\$ 11,621,079				\$ 2,988,277		\$ 1,992,185			
Jurisdiction	HMA acres	HMA Monitoring Allocation \$	Development with Reserve (DwR) acres	DwR Allocation \$	Borderland acres	Borderland Allocation \$	Interim Mgmt in Development Parcels acres	Interim Mgmt Allocation \$	Total Allocation \$	Percent	
Monterey County	1,571	\$ 8,760,420	277	\$ 1,544,644	100	\$ 1,989,441	693	\$ 975,872	\$ 13,270,377	80%	
Seaside	0	\$ -	0	\$ -	34	\$ 674,123	389	\$ 547,902	\$ 1,222,026	7%	
Marina	236	\$ 1,316,015	0	\$ -	0	\$ -	0	\$ -	\$ 1,316,015	8%	
Monterey City	0	\$ -	0	\$ -	0	\$ -	32	\$ 45,053	\$ 45,053	0.27%	
Del Rey Oaks	0	\$ -	0	\$ -	16	\$ 324,713	301	\$ 423,358	\$ 748,071	5%	
Total	1,807	\$ 10,076,434	277	\$ 1,544,644	150	\$ 2,988,277	1,415	\$ 1,992,185	\$ 16,601,541	100%	

Assumptions & Notes

- HMA Mgmt Allocation and DwR Allocation are all coming from the same pot of 70% of the money, so they are grouped together in the table.
- Borderland and interim management is 30% cost of baseline HCP management cost, calculations are based on MPC, which is the only jurisdiction we have data we can calculate costs from (baseline is management not including restoration and species monitoring)
- Borderlands acreage calculated from linear feet assuming a 100 ft wide area to be maintained.
- p. 4-1 of the HMP: "In general, landowners are expected to fund management of biological resources on reserve parcels".
- p. 4-3 of the HMP "Development with Reserve Areas: for development parcels that have habitat reserve areas within their boundaries, the management practices must be consistent with maintenance of the reserves".
- p. 4-3 of HMP: " Borderland Development Areas: Management requirements such as fire breaks and limitation to vehicle access are required along the the NRMA interface. Remaining portions of these parcels have no management restrictions"
- p. 4-3 of HMP: "Development lands have no management restrictions placed on them. Sensitive Bio resources within these areas must be identified and may be salvaged for restoration within reserve areas". Assume this cost will be covered by developers.
- Interim management cannot be defined at this time because the required activities are unknown.
- Be advised that \$840,386 of CFD Funds have been previously distributed to USCSC, therefore the total funds to be allocated is reduced by this amount.



Alternative 2 - Allocation by Acreage
All Jurisdictions Included

		HMA Mgmt Multiplier		DwR Multiplier (same as HMA)		Borderland Multiplier		Interim Mgmt Multiplier					
Total Funds to be allocated		70%		70%		18%		12%					
\$	17,441,927	\$ 12,209,349				\$ 3,139,547		\$ 2,093,031					
Jurisdiction	HMA acres	HMA Monitoring Allocation \$	Development with Reserve (DwR) acres	DwR Allocation \$	Borderland acres	Borderland Allocation \$	Interim Mgmt in Development Parcels acres	Interim Mgmt Allocation \$	Total Allocation \$	Funds Already Received \$	Net Allocation \$	Percent	
Monterey County	1,571	\$ 4,925,754	277	\$ 868,513	100	\$ 1,547,714	693	\$ 704,936	\$ 8,046,918	\$ -	\$ 8,046,918	46%	
Seaside	0	\$ -	0	\$ -	34	\$ 524,444	389	\$ 395,786	\$ 920,230	\$ -	\$ 920,230	5%	
Marina	236	\$ 739,961	0	\$ -	0	\$ -	0	\$ -	\$ 739,961	\$ -	\$ 739,961	4%	
Monterey City	0	\$ -	0	\$ -	0	\$ -	32	\$ 32,545	\$ 32,545	\$ -	\$ 32,545	0.19%	
Del Rey Oaks	0	\$ -	0	\$ -	16	\$ 252,615	301	\$ 305,819	\$ 558,435	\$ -	\$ 558,435	3%	
CSUMB	0	\$ -	0	\$ -	6	\$ 92,507	333	\$ 338,668	\$ 431,175	\$ -	\$ 431,175	2%	
University of California	598	\$ 1,874,985	8	\$ 25,083	0	\$ -	0	\$ -	\$ 1,900,068	\$ 840,386	\$ 1,059,682	11%	
Monterey Peninsula College	206	\$ 645,898	0	\$ -	47	\$ 722,267	310	\$ 315,277	\$ 1,683,441	\$ -	\$ 1,683,441	10%	
Monterey Peninsula Regional Parks	19	\$ 59,573	0	\$ -	0	\$ -	0	\$ -	\$ 59,573	\$ -	\$ 59,573	0.34%	
State Parks	837	\$ 2,624,352	142	\$ 445,230	0	\$ -	0	\$ -	\$ 3,069,582	\$ -	\$ 3,069,582	18%	
Total	3,467	\$ 10,870,522	427	\$ 1,338,827	203	\$ 3,139,547	2,058	\$ 2,093,031	\$ 17,441,927	\$ 840,386	\$ 16,601,541	100%	

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Alternative 3 - Allocation by Acreage
State Parks and Regional Parks Excluded

		HMA Mgmt Multiplier		DwR Multiplier (same as HMA)		Borderland Multiplier		Interim Mgmt Multiplier					
Total Funds to be allocated		70%		70%		18%		12%					
\$	17,441,927	\$ 12,209,349				\$ 3,139,547		\$ 2,093,031					
Jurisdiction	HMA acres	HMA Monitoring Allocation \$	Development with Reserve (DwR) acres	DwR Allocation \$	Borderland acres	Borderland Allocation \$	Interim Mgmt in Development Parcels acres	Interim Mgmt Allocation \$	Total Allocation \$	Funds Already Received \$	Net Allocation \$	Percent	
Monterey County	1,571	\$ 6,623,235	277	\$ 1,167,814	100	\$ 1,547,714	693	\$ 704,936	\$ 10,043,699	\$ -	\$ 10,043,699	58%	
Seaside	0	\$ -	0	\$ -	34	\$ 524,444	389	\$ 395,786	\$ 920,230	\$ -	\$ 920,230	5%	
Marina	236	\$ 994,961	0	\$ -	0	\$ -	0	\$ -	\$ 994,961	\$ -	\$ 994,961	6%	
Monterey City	0	\$ -	0	\$ -	0	\$ -	32	\$ 32,545	\$ 32,545	\$ -	\$ 32,545	0.19%	
Del Rey Oaks	0	\$ -	0	\$ -	16	\$ 252,615	301	\$ 305,819	\$ 558,435	\$ -	\$ 558,435	3%	
CSUMB	0	\$ -	0	\$ -	6	\$ 92,507	333	\$ 338,668	\$ 431,175	\$ -	\$ 431,175	2%	
University of California	598	\$ 2,521,129	8	\$ 33,727	0	\$ -	0	\$ -	\$ 2,554,857	\$ 840,386	\$ 1,714,471	15%	
Monterey Peninsula College	206	\$ 868,483	0	\$ -	47	\$ 722,267	310	\$ 315,277	\$ 1,906,026	\$ -	\$ 1,906,026	11%	
Total	2,611	\$ 11,007,807	285	\$ 1,201,542	203	\$ 3,139,547	2,058	\$ 2,093,031	\$ 17,441,927	\$ 840,386	\$ 16,601,541	100%	

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Alternative 4 - Allocation by CFD Contribution

				CFD Funds for Habitat Mgmt	
				0.302	
Total Funds to be allocated					
\$	16,601,541				
Jurisdiction	Contributions to CFD thru 18-19	Contributions to CFD FY 19-20	Total Contribution to Date	Total Allocation	Percent
	\$	\$	\$		
Monterey County	\$ 22,278,699	\$ 2,539,569	\$ 24,818,268	\$ 6,966,317	42%
Seaside	\$ 10,084,195	\$ -	\$ 10,084,195	\$ 2,830,564	17%
Marina	\$ 23,836,552	\$ 405,792	\$ 24,242,344	\$ 6,804,660	41%
Monterey City	\$ -	\$ -	\$ -	\$ -	0%
Del Rey Oaks	\$ -	\$ -	\$ -	\$ -	0%
State Parks	\$ -	\$ -	\$ -	\$ -	0%
University of California	\$ -	\$ -	\$ -	\$ -	0%
Monterey Peninsula College	\$ -	\$ -	\$ -	\$ -	0%
Monterey Peninsula Regional Parks	\$ -	\$ -	\$ -	\$ -	0%
CSUMB	\$ -	\$ -	\$ -	\$ -	0%
Total	\$ 56,199,445	\$ 2,945,361	\$ 59,145,561	\$ 16,601,541	100%

Assumptions & Notes

1. Be advised that \$840,386 of CFD Funds have been previously distributed to UCSC, therefore the total funds to be allocated is reduced by this amount.



Summary of CFD Alternatives

Jurisdiction/Entity	Alternative 1		Alternative 2		Alternative 3		Alternative 4	
	Allocation	Percent	Net Allocation	Percent	Net Allocation	Percent	Allocation	Percent
Monterey County	\$13,270,377	79.9%	\$8,046,918	46.1%	\$10,043,699	57.6%	\$6,966,317	42.0%
Seaside	\$1,222,026	7.4%	\$920,230	5.3%	\$920,230	5.3%	\$2,830,564	17.1%
Marina	\$1,316,015	7.9%	\$739,961	4.2%	\$994,961	5.7%	\$6,804,660	41.0%
Monterey City	\$45,053	0.3%	\$32,545	0.2%	\$32,545	0.2%		
Del Rey Oaks	\$748,071	4.5%	\$558,435	3.2%	\$558,435	3.2%		
CSUMB			\$431,175	2.5%	\$431,175	2.5%		
University of California			\$1,059,682	10.9%	\$1,714,471	14.6%		
Monterey Peninsula College			\$1,683,441	9.7%	\$1,906,026	10.9%		
Monterey Peninsula Regional Parks			\$59,573	0.3%				
State Parks			\$3,069,582	17.6%				
	\$16,601,541	100%	\$16,601,541	100%	\$16,601,541	100%	\$16,601,541	100%

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