



Monterey County Board of Supervisors

Board Order

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A motion was made by Supervisor Wendy Root Askew, seconded by Supervisor Mary L. Adams, as amended to the conditions, to:

Adopt Resolution No.: 24-324	<ol style="list-style-type: none">1. Amend the Combined Development Permit (Board of Supervisor's Resolution 05-267) to allow the redistribution of allowed development resulting in the East Garrison Final Phase consisting of: a mixed-use Town Center building with 30,000 square feet of commercial space on the first floor and 66 affordable rental apartment units above, 61 Residential Medium units, 79 Residential High units, and 119 Live/Work Rowhouses;2. Approve a Vesting Tentative Map for the East Garrison Final Phase to allow the re-subdivision of 20.25 acres consisting of Phase 1 Final Map Parcels T1.1 - T1.8, Phase 2 Final Map Parcels M2.10 and M2.11, and Phase 3 Final Map Parcels M3.1 - M3.6, resulting in 140 single family residential parcels, 119 Live/Work parcels, two Town Center parcels, approximately 2.85 acres in Open Space parcels, and approximately 3.35 acres in right of way parcels; and3. Adopt a Mitigation Monitoring and Reporting Plan; and
Adopt Resolution No.: 24-325	<ol style="list-style-type: none">1. Consent and agree to the First Amendment to the Amended and Restated First Implementation Agreement between the Successor Agency to the Redevelopment Agency of the County of Monterey and UCP East Garrison, LLC amending the Disposition and Development Agreement; and2. Acknowledge that the Successor Agency to the Redevelopment Agency of the County of Monterey is approving a First Amendment to

	<p>the Completion Guaranty provided by Casa Acquisition Corp. for the East Garrison Phase Three very low and low-income rental affordable housing units, extending the completion date by four years guaranteeing a new completion date for Phase Three affordable units by no later than March 31, 2030 and increasing the surety bond by \$2,625,000 for a total amount of \$20,125,000.; and Condition of Approval evaluation, by an independent vendor, the parking issues are to be addressed and resolve the safety of Sherman.</p>
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- a. Consider an Addendum, together with the Final Subsequent Environmental Impact Report (“FSEIR”) (SCH#2003081086) for the East Garrison Specific Plan Project (Resolution No. 05-264) pursuant to CEQA Guidelines Section 15164;
- b. Adopt a resolution amending the East Garrison Specific Plan, including Appendix A - East Garrison Pattern Book (Resolution No. 05-266);
- c. Adopt a resolution to:
 - 1. Amend the Combined Development Permit (Board of Supervisor’s Resolution 05-267) to allow the redistribution of allowed development resulting in the East Garrison Final Phase consisting of: a mixed-use Town Center building with 30,000 square feet of commercial space on the first floor and 66 affordable rental apartment units above, 61 Residential Medium units, 79 Residential High units, and 119 Live/Work Rowhouses;
 - 2. Approve a Vesting Tentative Map for the East Garrison Final Phase to allow the re-subdivision of 20.25 acres consisting of Phase 1 Final Map Parcels T1.1 - T1.8, Phase 2 Final Map Parcels M2.10 and M2.11, and Phase 3 Final Map Parcels M3.1 - M3.6, resulting in 140 single family residential parcels, 119 Live/Work parcels, two Town Center parcels, approximately 2.85 acres in Open Space parcels, and approximately 3.35 acres in right of way parcels; and
 - 3. Adopt a Mitigation Monitoring and Reporting Plan; and
- d. Adopt a resolution authorizing the Chair of the Board of Supervisors to:
 - 1. Consent and agree to the First Amendment to the Amended and Restated First Implementation Agreement between the Successor Agency to the Redevelopment Agency of the County of Monterey and UCP East Garrison, LLC amending the Disposition and Development Agreement; and
 - 2. Acknowledge that the Successor Agency to the Redevelopment Agency of the County of Monterey is approving a First Amendment to the Completion Guaranty provided by Casa Acquisition Corp. for the East Garrison Phase Three very low and low-income rental affordable housing units, extending the completion date by four years guaranteeing a new completion date for Phase Three affordable units by no later than March 31, 2030 and increasing the surety bond by \$2,625,000 for a total amount of \$20,125,000.;

and Condition of Approval evaluation, by an independent vendor, the parking issues are to be addressed and resolve the safety of Sherman.

PASSED AND ADOPTED on this 25th day of June 2024, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, Askew, and Adams

NOES: None

ABSENT: None

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting June 25, 2024.

Dated: September 16, 2024

File ID: RES 24-118

Agenda Item No.: 8

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California



Emmanuel H. Santos, Deputy