



County of Monterey

Item No.45

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 23-376

May 16, 2023

Introduced: 5/5/2023

Current Status: Housing & Community
Development - Consent

Version: 1

Matter Type: General Agenda Item

- a. Approve and authorize the Housing and Community Development Director to execute a Professional Services Agreement with Denise Duffy & Associates, Inc., to provide planning and environmental services for the East Garrison Specific Plan and Combined Development Permit Amendment (PLN030204) in an amount not to exceed \$184,843 effective upon execution of the agreement and ending June 30, 2024;
- b. Approve and authorize the Housing and Community Development Director to execute a Funding Agreement with UCP East Garrison, LLC, the Master Developer for the East Garrison Project, inclusive of contingency and optional task funding, for the not to exceed amount of \$240,295.90 effective upon execution and ending June 30, 2024;
- c. Authorize the Housing and Community Development Director, or designee, to execute future amendments to the Agreements where the amendments do not significantly alter the scope of work or change the approved Agreement amount by more than 10%, subject to review by County Counsel.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Housing and Community Development Director to execute a Professional Services Agreement between Denise Duffy & Associates, Inc., to provide planning and environmental services for the East Garrison Specific Plan and Combined Development Permit Amendment (PLN030204) in an amount not to exceed \$184,843 for a term starting with execution of the agreement and ending June 30, 2024;
- b. Approve and authorize the Housing and Community Development Director to execute a Funding Agreement with UCP East Garrison, LLC, the Master Developer for the East Garrison Project, inclusive of contingency and optional task funding, for the not to exceed amount of \$240,295.90 and for a term to begin upon execution of the agreement and ending June 30, 2024;
- c. Authorize the Housing and Community Development Director, or designee, to execute future amendments to the Agreements where the amendments do not significantly alter the scope of work or change the approved Agreement amount by more than 10%, subject to review by County Counsel.

SUMMARY/DISCUSSION:

At the January 24, 2023, Board of Supervisors' meeting, the Board directed Housing & Community Development (HCD) staff to assign a high priority to the final phase of housing of the East Garrison Project. The Master Developer, UCP East Garrison, LLC (part of Century Communities), is contemplating modifications to the specific plan that would co-locate the Phase 3 Affordable Rental

Apartment Project within the Town Center as well as modify the housing unit type mix and locations.

To expedite the processing of the East Garrison Final Phase Proposal and provide little or no impact to current planning projects, it is necessary to engage the services of an outside consultant. HCD has an established on-call list of consultants as well as a separate available-to-the-public list of consultants who specialize in environmental documentation. Denise Duffy & Associates, Inc., ("DD&A") is on both lists as a qualified consultant, has extensive experience working on the former Fort Ord, and has been chosen to provide the necessary services to expedite this project.

Without an outside consultant HCD services would be impacted.

Considering all aspects of this project, including construction of housing, staff recommends entering into a Professional Services Agreement with DD&A and a Funding Agreement with UCP East Garrison, LLC to complete the East Garrison Final Phase Concept Proposal in a timely manner.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel and the Auditor-Controller's Office have reviewed and approved the Professional Services Agreement with DD&A and the Funding Agreement with Century Communities, respectively.

FINANCING:

This project has no impact to the General Fund as funding is provided through a Funding Agreement to be reimbursed with funds from UCP East Garrison, LLC. The County will manage the Agreement with DD&A.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The East Garrison Project supports the Board of Supervisors' Strategic Initiatives for Administration, Economic Development, and Human Services.

- X Economic Development
- X Administration
- X Health & Human Services
- Infrastructure
- Public Safety

Prepared by: Kathy Nielsen, Management Analyst II and Melanie Beretti, AICP, Principal Planner, x5285

Reviewed by: Lori Woodle, Finance Manager I, x6682

Approved by: Craig W. Spencer, Interim Director, HCD, x5233 *CS*

The following attachment is on file with the Clerk of the Board:

Attachment 1 - Funding Agreement