



Monterey County Board of Supervisors

Board Order

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A motion was made by Supervisor Luis A. Alejo, seconded by Supervisor Kate Daniels to:

Adopt Resolution No.: 25-078	Eden Housing, Inc. – 132 Residential Units
Adopt Resolution No.: 25-079	Eden Housing, Inc. – Lease Disposition & Development Agreement

- a. Find that the project development approval qualifies for an exemption pursuant to CEQA Guidelines section 15183, is consistent with the development density established by the general plan, and there are no project-specific significant effects which are peculiar to the project or project site;
- b. Find that the project development qualifies for a Class 32 Categorical Exemption pursuant to CEQA Guidelines section 15332 and no exceptions under section 15300.2 apply;
- c. Adopt a resolution (Attachment B) to approve the development of 132 residential units of affordable housing in four buildings with two amenity facilities and other associated site improvements on the area subject to the Lease Disposition and Development Agreement (Attachment C1);
- e. Find that the Lease Disposition and Development Agreement, which facilitates the project approval, qualifies for an exemption pursuant to CEQA Guidelines section 15183, is consistent with the development density established by the general plan, and there are no project-specific significant effects which are peculiar to the project or project site;
- d. Find that the Lease Disposition and Development Agreement and the project that it facilitates qualifies for a Class 32 Categorical Exemption pursuant to CEQA Guidelines section 15332, and no exceptions under section 15300.2 apply; and
- e. Adopt a resolution (Attachment C) to:
 - i. Approve and execute the Lease Disposition and Development Agreement (Attachment C1) between the County of Monterey and Eden Housing Inc.;
 - ii. Approve the Regulatory Agreement and Declaration of Restrictive Covenants (Attachment C1 Exhibit H) substantially in the form set forth as Exhibit H to the Lease Disposition and Development Agreement between the County of Monterey and Eden Housing Inc., authorize the Director of Housing and Community Development negotiate and execute the Regulatory Agreement and Declaration of Restrictive Covenants including modifications as may be required by Approved Security Interest Holders prior to close of escrow, subject to review and approval as to form by County Counsel; and
 - iii. Approve the Ground Lease Agreement (Attachment C1 Exhibit E) for one-dollar per year rent and for a term of 99 years substantially in the form set forth as Exhibit E to the Lease Disposition and Development Agreement between the County of Monterey and Eden Housing Inc., authorize the Director of Housing and Community Development negotiate and execute the Ground Lease Agreement including

modifications as may be required by Approved Security Interest Holders prior to close of escrow, subject to review and approval as to form by County Counsel;

iv. Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

Staff recommends approval of the Proposed Project subject to 20 conditions, which are fully set forth in Attachment B1 Exhibit 1. Staff further recommends approval of the Lease Disposition and Development Agreement and substantially to form regulatory and lease agreements, which are fully set forth in Attachment C1.

The project shall have a compliant general contractor.

PASSED AND ADOPTED on this 11th day of March 2025, by roll call vote:

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

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 March 11, 2025.

Dated: March 12, 2025
File ID: RES 25-041
Agenda Item No.: 11

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



Emmanuel H. Santos, Deputy