



Monterey County

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Board Report

Legistar File Number: SARDAG 16-001

May 17, 2016

Introduced: 4/29/2016

Current Status: Agenda Ready

Version: 1

Matter Type: Successor General

Acting as the Board of Directors of the Successor Agency to the Redevelopment Agency of the County of Monterey:

- a. Approve transfer of ownership of Assessor's Parcel No. 031-161-032 (L23.3.3.1 and L23.3.3.2) and Assessor's Parcel No. 031-161-040 (L23.3.2.2) (the "East Garrison II non-HMA parcels") located in the former Fort Ord to the County of Monterey;
- b. Find the action to be categorically exempt from CEQA; and
- c. Authorize the Chair of the Board to sign the Quitclaim Deed.

RECOMMENDATION:

It is recommended that the Board of Supervisors, acting as the Board of Directors of the Successor Agency to the Redevelopment Agency of the County of Monterey:

- a. Approve transfer of ownership of Assessor's Parcel No. 031-161-032 (L23.3.3.1 and L23.3.3.2) and Assessor's Parcel No. 031-161-040 (L23.3.2.2) (the "East Garrison II non-HMA parcels") located in the former Fort Ord to the County of Monterey;
- b. Find the action to be categorically exempt from CEQA; and
- c. Authorize the Chair of the Board to sign the Quitclaim Deed.

SUMMARY:

The recommended action will transfer ownership of two Successor Agency-owned properties in the former Fort Ord (APN 031-161-032 and APN 031-161-040) to the County of Monterey in accordance with the provisions of the Successor Agency's Long-Range Property Management Plan.

DISCUSSION:

The "East Garrison II" properties total approximately 152 acres in size and are located southwest of Reservation Road, south of the 1,400-unit housing development under construction at East Garrison I, and north of the BLM lands, now a National Monument. The properties were transferred to the Redevelopment Agency by FORA in 2010. The properties are undeveloped.

California Assembly Bill 1X 26, enacted on June 28, 2011 and upheld by the California Supreme Court on December 29, 2011, dissolved all California redevelopment agencies effective February 1, 2011 through amendments to the California Health and Safety Code (the "Amended Code").

Pursuant to Sections 34173, 34175, and 34176 of the Amended Code, and by operation of law, the Successor Agency to the Redevelopment Agency of the County of Monterey has assumed the rights, duties, and obligations pertaining to all functions of the Original Agency, and as such has assumed the rights, duties, and obligations pertaining to the Property. Under the Amended Code, all property owned by (now former) redevelopment agencies must be disposed of, either through sale or other disposition, in accordance with a Long Range Property Management Plan (LRPMP) to be approved by the California Department of Finance ("DOF").

On April 18, 2014 the Oversight Board of the Successor Agency to the Redevelopment Agency of the County of Monterey submitted its LRPMP to the DOF. The LRPMP states that these properties are proposed to be transferred to the County to be managed in accordance with the Base Reuse Plan and habitat plans.

On December 31, 2015 the DOF approved the disposition of the properties listed in the LRPMP in accordance with the Successor Agency's recommendations.

The properties are designated as "Planned Development Mixed Use" in the County General Plan and the FORA Base Reuse Plan. Originally, the East Garrison II Parcels were contemplated to be developed as an expansion to the East Garrison I Project, which is currently under construction. Future development of these parcels is severely constrained by the lack of water and residential unit allocation and other limitations related to the Reuse Plan. The parcels are also subject to certain requirements under the adopted HMP and the draft HCP related to habitat. In addition, the parcels are located adjacent to the new Fort Ord National Monument lands, and are subject to transfer restrictions in the deeds requiring prior approval by the USFWS.

The recommended action is categorically exempt from CEQA in accordance with *CEQA Guidelines* Section 15325, Transfers of Ownership of Interest in Land to Preserve Existing Natural Conditions and Historical Resources.

By separate action on this date, the Board of Supervisors of the County of Monterey will consider accepting and authorizing the recording of the Quitclaim Deed for the property.

OTHER AGENCY INVOLVEMENT:

County RMA has been involved in all discussions relating to the potential transfer of properties owned by the Successor Agency.

FINANCING:

This action will have no additional financial impact to the Successor Agency. The costs for associated County staff to prepare the reports and Quitclaim Deed is considered reimbursable under the allocated funding for Successor Agency wind-down Administration. The DOF has approved \$114,216 in FY2015-16B Redevelopment Obligation Payment Schedule (ROPS) for Administration under the Successor Agency Fund 406. There are sufficient funds in the FY 2015-16 Adopted Budget for the Successor Agency Fund 406-1070-8421-DEO029.

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Benny J. Young, PE, Interim Director of Public Works & Facilities

Approved by: Carl P. Holm, AICP, Director of Resource Management

Attachments: Attachment 1 - Vicinity Map
Attachment 2 - Property Maintenance Budget
Attachment 3 - Quitclaim Deed