

# Attachment A

This page intentionally left blank.

ATTACHMENT A  
BACKGROUND OF ACTIVITIES - EAST GARRISON DEVELOPMENT

On October 4, 2005, the Board of Supervisors approved the East Garrison Specific Plan (Board of Supervisors Resolution No. 05-266) and a Combined Development Permit (PLN030204/East Garrison Partners, LLC – Board of Supervisors Resolution No. 05-267) which included a Vesting Tentative Subdivision Map for the subdivision of 244 acres into 1,400 dwelling units, 70 second units, 75,000 square feet of commercial buildings, 11,000 square feet of public buildings and 100,000 square feet of artist studio/public uses on a portion of the former Fort Ord, subject to 266 conditions of approval. As outlined in the East Garrison Specific Plan and the Combined Development Permit, development of East Garrison would occur in three phases: Phase 1 Neighborhood, Phase 2 Neighborhood and the Phase 3 Neighborhood, including the Historic and Arts District and a “Town Center” comprising some 34,000 square feet of commercial, retail and community uses.

The entire project was reviewed under CEQA, and on October 4, 2005 the Board of Supervisors approved and certified the Final Supplemental Environmental Impact Report for the project.

Also at that time, the County’s Redevelopment Agency entered into a Disposition and Development Agreement (“DDA”) and the County entered into a Development Agreement (“DA”) with East Garrison Partners I, LLC (“EGP”) relative to the financing and processing of the project.

On October 10, 2005 the Local Agency Formation Commission (LAFCO) approved Resolution No. 05-20 creating the East Garrison Community Services District (EGCSD). The boundaries of the District are co-terminus with the boundaries of the East Garrison development. On February 28, 2006 the Board of Supervisors approved a series of resolutions relating to the governance of the EGCSD, including appointing the Board of Supervisors to serve as the Board of Directors of the EGCSD.

On July 18, 2006, the Board of Supervisors approved the *Urban Services Agreement by and between the County of Monterey and the East Garrison Community Services District Relating to East Garrison* that defined the obligations of each entity with relation to ownership and maintenance of infrastructure relating to the build-out of the East Garrison development.

On June 28, 2007 the Board of Supervisors approved an *Agreement Concerning Maintenance, Repair, and Operation of Drainage and Flood Control Systems and Required Provisions of CC&Rs* by and among the County of Monterey, the Monterey County Water Resources Agency, and East Garrison Partners, LLC, the then-developer. The Agreement was recorded in the Office of the Monterey County Recorder at Document No. 2007051444. The Agreement specified each entity’s responsibility for implementation of certain portions of completed infrastructure in the East Garrison development described in the *Urban Services Agreement* dated July 18, 2006 between the County of Monterey and the East Garrison Community Services District (EGCSD).

On June 12, 2007, the Board of Supervisors approved the *Monterey County Subdivision Improvement Agreement between County and East Garrison Partners I, LLC Re. East Garrison*

*Phase I Onsite Improvements Plan and East Garrison Phase II Improvement Plans*, recorded June 28, 2007 at Document No. 2007051443. In accordance with this Agreement, the Subdivider prepared Improvement Plans which included street, storm drain, sewer, and water system improvements necessary for the development. These Improvement Plans were approved by RMA-Public Works and RMA-Building. The Subdivider applied for and received an Encroachment Permit for those portions to be constructed within the public road right-of-way; applied for and received a Grading Permit for the on-site improvements; and provided the financial securities and bonds required therefor.

During the recession, the East Garrison Project was acquired by UCP East Garrison LLC (“UCP”). On June 28, 2011 the Board of Supervisors approved a *First Implementation Agreement to the Disposition and Development Agreement* which transferred the rights and entitlements for the East Garrison development project to UCP East Garrison, LLC as the new Master Developer. UCP has been working to fulfill the terms of the DDA and DA since that time and has reached a point where it is ready to transfer certain Parcels for sale to affiliated entities for the actual construction and sale of homes.

On March 26, 2013, the Board of Supervisors accepted as complete portions of the Phase 1 infrastructure improvements, accepted the off-site improvements into the County’s maintained road system, and authorized release and reductions of the Subdivider’s bonds for these improvements. On the same date, the Board of Supervisors, acting as the Board of Directors of the East Garrison Community Services District (EGCSD), accepted the completed Phase 1 on-site storm drain improvements into the Community Services District maintenance system.