

Board of Supervisors  
County of Monterey, State of California

**Resolution No. 25-146**

The Board of Supervisors, Acting as the )  
Board of Directors of the Successor )  
Agency to the Redevelopment Agency )  
of the County of Monterey: )

a. Find that the transfer of a .60 acre )  
vacant parcel located at 13993 Sherman )  
Boulevard, East Garrison, identified as )  
Assessor’s Parcel Number (APN) 031- )  
164-130 (‘subject property’), is exempt )  
surplus land pursuant to Government )  
Code section 54221(f)(1)(D); )

b. Find that the transfer of the subject )  
property is categorically exempt from )  
the California Environmental Quality )  
Act (CEQA) pursuant to CEQA )  
Guidelines section 15061; and )

c. Approve and authorize the Chair of )  
the Board to execute a Grant Deed )  
between the County of Monterey and )  
the Successor Agency to the )  
Redevelopment Agency of the County )  
of Monterey for the conveyance of a .60 )  
acre vacant parcel located at 13993 )  
Sherman Boulevard, East Garrison, )  
identified as Assessor’s Parcel Number )  
(APN) 031-164-130, for the proposed )  
East Garrison Library and Sheriff Field )  
Office. )

**CEQA ACTION:** Find that the subject )  
property transfer is categorically exempt )  
from the California Environmental )  
Quality Act (CEQA) pursuant to CEQA )  
Guidelines section 15061. )

WHEREAS, as part of the dissolution of the former Fort Ord Army base, several parcels at East Garrison (known as East Garrison Track 0) were transferred to the Successor Agency to the Redevelopment Agency of the County of Monterey (Successor Agency);

**WHEREAS**, the East Garrison Development and Disposition Agreement (DDA), included provisions for the construction of a 4,000 square foot Library and Sheriff Field Office as part of the East Garrison Town Center. The East Garrison Specific Plan identifies that the proposed Library/Sheriff Field Office is to be located at 13993 Sherman Boulevard adjacent to Town Center, identified as Assessor's Parcel Number (APN) 031-164-130 (subject property);

**WHEREAS**, the DDA requires the Successor Agency and developer to construct a town center, including the library, at the time of the third (final) phase of development. The East Garrison developer, Century Communities, have begun plans for the development of the last tranche of residential housing and the town center;

**WHEREAS**, the Public Works, Facilities and Park Department (PWFP) commenced work in September 2023 and completed the initial site analysis in late 2023. In June 2024 the schematic design was completed and in December 2024 the design development was completed as well, following consultation with Successor Agency staff, Monterey County Free Libraries (MCFL), the Monterey Sheriff's Department and the East Garrison Community. The public bid process is the last step of the design phase of the Library and Sherriff Field Office construction project and is anticipated to complete by February 2026.;

**WHEREAS**, California Surplus Lands Act section 54221(f)(1)(D) provides an exemption for property transfers in which the property being transferred is retained for the agency's use. As the Successor Agency is transferring ownership to the County, for the County's use of the subject property for a future Library, the proposed subject property transfer can be considered exempt;

**WHEREAS**, the subject property does not contain any of the characteristics included in Government Code section 54221(f)(2);

**WHEREAS**, CEQA Section 15061(b)(3), provides a common-sense categorical exemption for projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. As the activity of acquiring real property does not have a significant effect on the environment, the proposed acquisition of the subject property can be considered categorically exempt;

**WHEREAS**, the recommended action supports the Board of Supervisors' Administration and Infrastructure Strategic Initiatives by providing land for the construction of a Library and sheriff field office; and

**WHEREAS**, approval of this action will transfer ownership of APN 031-164-130 (subject property), from the Successor Agency to the County in accordance with the provisions of the DDA.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Monterey County Board of Supervisors Acting as the Board of Directors of the Successor Agency to the Redevelopment Agency of the County of Monterey hereby approves the following:

- a. Find that the transfer of a .60 acre vacant parcel located at 13993 Sherman Boulevard, East Garrison, identified as Assessor's Parcel Number (APN) 031-164-130 ('subject property'), is exempt surplus land pursuant to Government Code section 54221(f)(1)(D);
- b. Find that the transfer of the subject property is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061; and
- c. Approve and authorize the Chair of the Board to execute a Grant Deed between the County of Monterey and the Successor Agency to the Redevelopment Agency of the County of Monterey for the conveyance of a .60 acre vacant parcel located at 13993 Sherman Boulevard, East Garrison, identified as Assessor's Parcel Number (APN) 031-164-130, for the proposed East Garrison Library and Sheriff Field Office.

PASSED AND ADOPTED on this 6<sup>th</sup> day of May 2025, by roll call vote:

AYES: Directors Church, Lopez, Askew, and Daniels

NOES: None

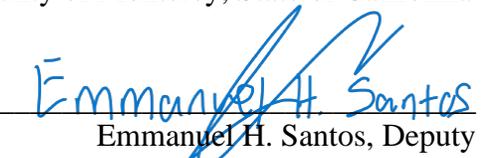
ABSENT: Director Alejo

Motion Passed 4 to 0

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 on May 6, 2025.

Dated: May 6, 2025  
File ID: SARDA A 25-002  
Agenda Item No. 1

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

  
Emmanuel H. Santos, Deputy