



County of Monterey Planning Commission

Item No.2

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

Agenda Item No.2

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PLN030204-AMD2-EXT1 - UCP EAST GARRISON, LLC

Hearing to consider an extension to the expiration of the East Garrison Specific Plan Combined Development Permit and Final Phase Vesting Tentative Map for a period of six years, to June 25, 2032, pursuant to Government Code section 66452(e).

Proposed CEQA action: Consider previously certified Subsequent Environmental Impact Report and Addenda.

RECOMMENDATIONS:

It is recommended that the Planning Commission adopt a resolution to:

- a. Consider the previously certified Final Subsequent Environmental Impact Report (SEIR) (SCH#2003081086) for the East Garrison Specific Plan Project (Resolution No. 05-264) and the Addenda pursuant to CEQA Guidelines Section 15164; and
- b. Approve an extension to the expiration of the Vesting Tentative Map for the East Garrison Final Phase to allow the resubdivision of 20.25 acres consisting of Phase 1 Final Map Parcels T1.1 - T1.8, Phase 2 Final Map Parcels M2.10 and M2.11, and Phase 3 Final Map Parcels M3.1 - M3.6, resulting in 140 single family residential parcels, 119 Live/Work parcels, two Town Center Parcels, approximately 2.85 acres in Open Space parcels, and approximately 3.35 acres in right of way parcels and the Amended Combined Development Permit (Board of Supervisor's Resolution 05-267) to allow the redistribution of allowed development resulting in the East Garrison Final Phase consisting of: a mixed-use Town Center building with 30,000 square feet of commercial space on the first floor and 66 Affordable Housing apartment units above, 61 Residential Medium units, 79 Residential High units, and 119 Live/Work Rowhouses for the period of six years, to June 25, 2032, pursuant to Government Code Section 66452.6(e).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

PROJECT INFORMATION:

Property Owner: UCP East Garrison LLC

Agent: Cody Phillips

Project Location: Two miles east of the City of Marina and 5.5 miles southwest of the City of Salinas along Reservation Road. The properties are located south of the intersection of Reservation Road and East Garrison Drive, Marina, Fort Ord Master Plan, East Garrison Specific Plan area.

APNs: Multiple

Zoning: SP-D (Specific Plan with Design Control Overlay District)

Plan Area: Fort Ord Master Plan

Flagged and Staked: N/A

Project Planner: Mary Israel,

israelm@countyofmonterey.gov, (831)755-5183

SUMMARY

East Garrison Specific Plan (EGSP) Project was approved in 2005 and Final Maps for Phases 1, 2, and 3 have been recorded. An Amendment to the Mitigation Monitoring and Reporting Plan was approved by County in 2020. On June 25, 2024, County Board of Supervisors approved a second amendment which altered the location of rental affordable housing units and redesigned portions of recorded Final Maps and approving a final phase vesting tentative map (VTM). Title 19 and the Subdivision Map Act (SMA) set the normal expiration of this VTM for June 24, 2026. Since the final phase VTM was approved, the applicant has been actively working on condition compliance. They submitted a timely request for an extension of 6 years until the final phase Final Map must be recorded, as more time is needed to complete condition compliance for that milestone. Staff recommend the Planning Commission grant the extension of six years.

DISCUSSION:

Original Project Approvals (PLN030204)

The EGSP Project included a VTM for the subdivision of 244 acres into parcels to create up to 1,400 dwelling units with up to 70 second units on the same lot as a residential unit, 75,000 square feet of commercial buildings, 11,000 square feet of public buildings, and 100,000 square feet of artist studio/public uses in 25 renovated buildings; Use Permit for tree removal, Use Permit to allow development on slopes over 30 percent, Use Permit for signs, and Design Approval (October 4, 2005 by Resolution Nos. 05-266, 05-267); the Project included General Plan Amendment and amendment to Title 21 to incorporate new regulations allowing Mixed Use Zoning and the Specific Plan Area (Resolution No. 05-265, Ordinance No. 05000). The property is south of Reservation Road and north of Watkins Gate Road at the East Garrison gate (Assessor's Parcel Numbers were 031-011-038-000, 031-161-003-000, -004, 005, and 006-000), in the Greater Monterey Peninsula Plan area.

Pursuant to California Environmental Quality Act (CEQA), the Board also certified and adopted the Final Subsequent Environmental Impact Report and a Statement of Overriding Considerations for the EGSP and related actions (Resolution No. 05-264). Related actions on October 5, 2005 included that the Board enacted an ordinance to approve the East Garrison Development Agreement (Ordinance No. 05001) and consented and agreed to a Disposition and Development Agreement (DDA) by Resolution No. 05-273. By Resolution No. 05-269, the Board transferred the County's interest in the Track Zero portion of the EG site to the Redevelopment Agency of the County of Monterey, and directed the Fort Ord Reuse Authority to transfer the East Garrison site to the Redevelopment Agency. Finally, on that date, by Resolution No. 05-268, the Board approved allocation of 470 acre-feet per year ("AFY") of water from the County's 560 AFY water allotment (also referred to as "FORA water allocation") for the former Fort Ord.

The County has issued approval and recorded agreements related to the EGSP since the actions of project adoption. The list of major County approvals and recorded agreements is organized and listed on the County's Current Major Project webpage, under East Garrison:

<https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/current-major-projects>

Consistent with Government Code Section (GCS) 66456.1 of the Subdivision Map Act and the EGSP, UCP East Garrison, LLC has filed final maps for Phases 1, 2 and 3. East Garrison Phase 1 Final Map was recorded on June 28, 2007 in Vol. 24 Cities and Towns, Page 7. East Garrison Phase 2 Final Map was recorded on March 19, 2015 in Vol. 24 Cities and Towns, Page 41. In December 2017, the Board of Supervisors approved the East Garrison Phase 3 Final Map with the understanding that it was the last map recordation to complete the project related to the approved EGSP VTM. The Phase 3 Final Map was recorded on December 26, 2017 in Vol. 24 Cities and Towns, Page 54.

First Amendment to Project Approvals (PLN030204-AMD1)

On February 11, 2020 by Resolution No. 20-037, the Board of Supervisors amended the Combined Development Permit (PLN030204-AMD1) and adopted an addendum to the EGSP Final Subsequent EIR. The actions were to amend Condition of Approval No. 184 (related to specificity of funding allocation for fees collected by Monterey Bay Air Resources District to mitigate Reactive Organic Gas and Nitrogen Oxide air quality impacts from the Approved Project) and to approve an agreement between the County of Monterey and Monterey Bay Air Resources District.

Second Amendment to Project Approvals (PLN030204-AMD2)

On June 25, 2024 by Resolution No. 24-324, with recommendation by the Planning Commission pursuant to Government Code Sections 65453, 65454 and 65456, the Board of Supervisors approved a second amendment to PLN030204 consisting of an EGSP Amendment to modify Section 3 - Land Use, Section 4 - Infrastructure, Appendix A - East Garrison Pattern Phase 1 Final Map; Vesting Tentative Map for Parcels T1.1 - T1.8 of the Phase 1 Final Map, Parcels M2.10 and M2.11 of the Phase 2 Final and Parcels M3.1 - M3.6 of the Phase 3 Final Map; and approved an amendment to the Combined Development Permit to relocate the Phase 3 Rental Affordable Housing “Artspace units” to the Town Center above the commercial space, allow compact single family dwellings on the former Rental Affordable Housing Development parcels, and allow 254 two to three-story compact homes and rowhouses within the town center. As a “Phase 4 VTM” with amendments to recorded Final Maps, the EG Final Phase VTM was vested on June 25, 2024. Therefore, this final phase of the EGSP (PLN030204-AMD2) is set to expire June 25, 2026. The Amended Combined Development Permit is also set to expire on that date.

On November 17, 2025, the agent for the owner requested an extension of PLN030204-AMD2 for six additional years and projected the expiration date to become June 25, 2032 (**Exhibit B**). Staff considered the subdivider’s written request and considered the Subdivision Map Act and Title 19 (County’s subdivision ordinance). The maximum length of time for which the County is authorized to grant a discretionary time extension under GCS 66452.6(e) is six years.

Pursuant to Title 19, section 19.05.065, the Planning Commission is the appropriate authority to decide on extensions to approved VTMs. Staff recommend that the Commission approve the extension of the expiration of the map for the period of six years, to June 25, 2032, in compliance with the current Subdivision Map Act. Staff also recommend that the Combined Development Permit be

extended for a period of six years in alignment with the VTM extension and PLN030204-AMD2 remain the operative permit for condition compliance.

Additional detailed project background and history can be accessed via County's Legistar by searching for "RES 24-118" (<https://monterey.legistar.com>).

CEQA:

A Subsequent Environmental Impact Report (SEIR) was certified for the EGSP and related actions on October 5, 2005 (SCH# 2003081086, **Exhibit C**). An Addendum was considered on February 11, 2020 for modification to Condition No. 184 of the Approved Project. County subsequently considered with the First Amendment to the Development Agreement to extend the agreement for 15 years and establish fees to replace the Fort Ord Reuse Authority's Community Facilities District fees. On June 25, 2024, an Addendum was considered for the PLN030204-AMD2 project. This proposed extension to the approval will not change the project or any of the circumstances under which the project was considered. Pursuant to CEQA Guidelines section 15162, staff recommend that the Planning Commission consider the previously certified SEIR and Addenda prior to approving the extension to the expiration date for the project.

OTHER AGENCY INVOLVEMENT:

County Counsel has reviewed the resolution as to form.

Prepared by: Mary Israel, Supervising Planner

Reviewed and Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Draft Resolution

Exhibit B - Letter from Applicant dated November 17, 2025

Exhibit C - (hyperlink to HCD webpage) EGSP SEIR and (hyperlink to HCD webpage #2)

PLN030204-AMD2 Addendum

cc: Front Counter Copy; County Counsel, Mary Israel, Project Planner; Melanie Beretti, Chief of Planning; UCP East Garrison LLC, Owner; Interested Parties; East Garrison residents; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); LandWatch (Director); Project File PLN030204-AMD2.