



County of Monterey

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

Board Report

File #: 15-0163, **Version:** 1

- a. Approve the Final Map for the second phase (Phase 2) of the East Garrison Standard Subdivision, which creates 373 residential parcels, 9 open space/park parcels, 13 townhome parcels, 2 apartment parcels and 2 remainder parcels to be developed in approved future phases; and the Subdivision Improvement Agreement.
 - b. Authorize the Chair of the Board of Supervisors to execute the Subdivision Improvement Agreement;
 - c. Direct the Clerk of the Board to submit the Final Map and the Subdivision Improvement Agreement to the County Recorder for filing, subject to the collection of applicable recording fees, and submit the tax bond, Tax Clearance Estimate from the County Assessor, and the Subdivision Title Guarantee as required by the County Recorder's Office.
- (Final Map - PLN030204/Union Community Partners, LLC, Fort Ord Master Plan, East Garrison Specific Plan)

PROJECT INFORMATION:

Planning File Number: PLN030204

Owner: UCP East Garrison, LLC

Project Location: East Garrison Track 0, Former Fort Ord, south of Reservation Road, northeast of the intersection of West Camp Street and Watkins Gate Road

APN: 031-161-003-000, 031-161-004-000, 031-161-020-000, and 031-161-024-000

Agent: Jim Fletcher, Division President, UCP East Garrison, LLC

Plan Area: Fort Ord Master Plan, East Garrison Specific Plan

Flagged and Staked: No

CEQA Action: Statutorily Exempt per CEQA Guidelines Section 15268 (b)(3)

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve the Final Map for the second phase (Phase 2) of the East Garrison Standard Subdivision, which creates 373 single family residential parcels, 9 open space/park parcels, 13 townhome parcels, 2 apartment parcels and 2 remainder parcels to be developed in approved future phases; and the Subdivision Improvement Agreement.
- b. Authorize the Chair of the Board of Supervisors to execute the Subdivision Improvement Agreement;
- c. Direct the Clerk of the Board to submit the Final Map and the Subdivision Improvement Agreement to the County Recorder for filing subject to the collection of applicable recording fees, and submit the tax bond, Tax Clearance Estimate from the County Assessor, and the Subdivision Title Guarantee as required by the County Recorder's Office.

SUMMARY/DISCUSSION:

Attachment A provides the detailed background for the East Garrison development project.

UCP East Garrison, LLC is filing multiple final maps related to the approved Vesting Tentative Map consistent with Section 66456.1 of the Subdivision Map Act. The Phase 2 Final Map will create 373 residential parcels, 9 open space/park parcels, 13 townhome parcels, 2 apartment parcels and 2 remainder parcels. The final map and infrastructure improvement plans are in substantial compliance with the approved Vesting Tentative Map. All project conditions of approval requiring compliance prior to the recordation of the Phase 2 final map have been

met.

The Subdivision Improvement Agreement (attached) sets forth the terms and conditions for implementing the required subdivision infrastructure improvements. The Agreement has been reviewed and approved as to form by the Office of the County Counsel. The developer has provided all required bonds and securities to guarantee funding to complete the required improvements. The developer has submitted a tax clearance estimate and tax bond in accordance with Government Code Section 66493 and the Final Map Guarantee in accordance with Government Code Section 66465 (Subdivision Map Act).

The infrastructure improvements to be constructed include all on-site utilities, storm drains, and paved private streets together with sidewalks, street lights, and street landscaping. The improvements will also include portions of West Camp Street and Watkins Gate Road, including Class 2 bicycle lanes, for dedication as public rights-of-way and maintenance by the County as part of the County road system.

The developer has scheduled to begin construction of the Phase 2 infrastructure improvements approximately March 16, 2015, and anticipates completion of the improvements about twelve months thereafter.

Affordable housing requirements of 20 percent inclusionary units and 10 percent workforce units will be met through construction of a 65-unit affordable rental apartment complex, and 32 units of affordable (workforce) “Town Home” units.

Recreation requirements of the Monterey County Subdivision Ordinance (Section 19.12.010) will be met by providing open space parcels, including parcels for development of active park areas and passive open space areas, including the 6-acre public “Lincoln Park”, and two 1-acre neighborhood “pocket” parks.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project and have cleared their recommended conditions for recording of the final map:

- Environmental Health Bureau
- RMA-Public Works
- RMA-Environmental Services
- Water Resources Agency
- Parks Department
- Monterey Regional Fire District
- Monterey County Sheriff’s Office
- Monterey County Agricultural Commissioner

The Marina Coast Water District approved its own Phase 2 Subdivision Agreement with the developer for design, bonding, and construction of the subdivision water and sewer systems, including a reclaimed water irrigation system.

FINANCING:

There is no impact to the General Fund as a result of approving the recommended actions.

The Disposition and Development Agreement (DDA) between the Developers and the Successor Agency to the former Redevelopment Agency of the County of Monterey sets forth financial agreement relative to the sale of land to the Developers, and the program to provide funding for the construction of infrastructure and finance services to support the East Garrison project. The DDA requires that this financing program be “revenue

neutral” to all County Funds.

The Board of Supervisors approved the formation of the East Garrison Public Facilities District and the East Garrison Community Services District to enable the financing of infrastructure construction and on-going services, and has implemented special taxes on the new development to fund these programs.

Costs associated with administering the East Garrison development are budgeted in Fund 182, Unit 8431 (East Garrison Developer Reimbursements). The Board of Supervisors approved a Project Reimbursement Agreement among the County, the Redevelopment Agency, and the Developer relating to administrative staff and consulting costs during the project implementation. Funds received under this reimbursement agreement will be deposited into the same fund.

Prepared by: Anna V. Quenga, Associate Planner ext. 5175

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192

Carl Holm, Acting Director, Resource Management Agency

cc: Front Counter Copy; Jacqueline Onciano RMA Services Manager; Union Community Partners, LLC, Applicant/Owner; Jim Fletcher, Division President, Union Community Partners, LLC, Agent; Interested Parties; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Project File PLN030204.

The following attachments are on file with the Clerk of the Board:

Attachment A	Background Discussion
Attachment B	Cover Memorandum to the Clerk of the Board
Attachment C	Vicinity Map
Attachment D	Final Map
Attachment E	Subdivision Title Guarantee
Attachment F	Tax Clearance Estimate and Tax Bond
Attachment G	Subdivision Improvement Agreement
Attachment H	Subdivision Bonds