



County of Monterey

Item No.37

Board Report

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

Legistar File Number: A 26-196

June 09, 2026

Introduced: 5/18/2026

Current Status: Housing & Community
Development - Consent

Version: 1

Matter Type: BoS Agreement

- a. Approve and authorize the Housing and Community Development Director or designee to execute Amendment No.2 to Professional Services Agreement (PSA) A-16313 with Denise Duffy and Associates, Inc., to provide planning and environmental services for the East Garrison Specific Plan and Combined Development Permit Amendment (PLN030204-AMD2, as extended by PLN030204-AMD2-EXT1) to extend the Agreement two years to June 30, 2028, without change to the scope of work, other terms of the Agreement, or to the Agreement amount of \$309,298;
- b. Approve and authorize the Housing and Community Development Director or designee to execute Amendment No. 2 to Funding Agreement (FA) A-16313 with UCP East Garrison, LLC, the Master Developer for the East Garrison Project to provide funding for the Project to extend the Agreement two years to June 30, 2028, without change to the scope of work, , other terms of the Agreement, or to the Agreement amount of \$402,088;
- c. Authorize the Housing and Community Development Director or designee to execute future amendments where the amendments do not significantly alter the scope of work or change the approved Agreement amount by more than 10% (\$30,930 for PSA, \$40,209 for FA), subject to review by County Counsel.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Housing and Community Development Director or designee to execute Amendment No.2 to Professional Services Agreement (PSA) A-16313 with Denise Duffy and Associates, Inc., to provide planning and environmental services for the East Garrison Specific Plan and Combined Development Permit Amendment (PLN030204-AMD2, as extended by PLN030204-AMD2-EXT1) to extend the Agreement two years to June 30, 2028, without change to the scope of work, other terms of the Agreement, or to the Agreement amount of \$309,298;
- b. Approve and authorize the Housing and Community Development Director or designee to execute Amendment No. 2 to Funding Agreement (FA) A-16313 with UCP East Garrison, LLC, the Master Developer for the East Garrison Project to provide funding for the Project to extend the Agreement two years to June 30, 2028, without change to the scope of work, , other terms of the Agreement, or to the Agreement amount of \$402,088;
- c. Authorize the Housing and Community Development Director or designee to execute future amendments where the amendments do not significantly alter the scope of work or change the approved Agreement amount by more than 10% (\$30,930 for PSA, \$40,209 for FA), subject to review by County Counsel.

SUMMARY:

On June 25, 2024, the final phase of the East Garrison Project (“Project”) was approved by the Board of Supervisors (“Board”), and on June 30, 2024, the Funding and Professional Services Agreements (“FA” and “PSA”) expired upon their own terms. On May 13, 2025, FA and PSA A-16313 were approved by the Board for renewal and amendment to extend the term date to June 30, 2026. The Agreements were executed May 18, 2025, and May 20, 2025, respectively.

DISCUSSION:

As a result of the approval of the renewal and amendment on May 13, 2025, condition compliance monitoring was required. Denise Duffy and Associates, Inc., (DD&A) previously provided planning support and conducted the environmental review of the Project (PLN040203-AMD2). With the goal of streamlining compliance, County staff are continuing DD&A’s involvement to meet condition compliance requirements.

Approval and authorization to extend the terms of the Agreements two years will provide additional time to meet Project compliance and move forward toward Project completion.

OTHER AGENCY INVOLVEMENT:

The Offices of the County Counsel and the Auditor-Controller have reviewed Amendments No.2 to the FA and PSA as to form and legality, and fiscal provisions, respectively.

FINANCING:

There are no costs to the General Fund because of this action. Staff costs to manage the contracts and professional services provided by DD&A will be funded by the Project Applicant through the FA in the amount of \$402,087.40. Staff time for processing the environmental review will be charged at the billing rate established by the Department’s fee article.

BOARD OF SUPERVISORS STRATEGIC:

Amendments No. 2 to the FA and PSA support the Board’s Strategic Initiative for Well-Being and Quality of Life and Sustainable Infrastructure for the Present and Future by facilitating the construction of the remaining rental housing, parks, and open space at East Garrison.

- Well-Being and Quality of Life
- Sustainable Infrastructure for the Present and Future
- Safe and Resilient Communities
- Diverse and Thriving Economy

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Approved by: Melanie Beretti, Chief of Planning

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

- Attachment 1 - Amendment No. 2 to FA
- Attachment 2 - Amendment No. 2 to PSA
- Attachment 3 - Executed FA and A-1
- Attachment 4 - Executed PSA and A-1

