



# County of Monterey

**Item No.**

## Board Report

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

**Legistar File Number: A 26-053**

**March 10, 2026**

**Introduced:** 2/6/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** BoS Agreement

- a. Approve and authorize the Housing and Community Development Director or their designee to execute a Funding Agreement with Signal Hill, LLC, for \$81,788 to fund biological monitoring services, along with administrative costs, and a contingency fee, for a term beginning upon execution through March 31, 2031;
- b. Approve and authorize the Housing and Community Development Director or their designee to execute a Professional Services Agreement with EMC Planning Group, Inc., for \$72,351 (Base Budget \$62,914 and 15% Contingency Fee \$9,438) to provide biological monitoring services related to Coastal Development Permits (PLN100338 and PLN240077) for a term beginning upon execution through March 31, 2031; and
- c. Authorize the Housing and Community Development Director or their designee to execute future amendments to both Agreements where the amendments to not significantly alter the scope of work or increase the Agreements' amounts by more than 10% (\$8,179 and \$7,236, respectively).

### RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Housing and Community Development Director or their designee to execute a Funding Agreement with Signal Hill, LLC, for \$81,788 to fund biological monitoring services related to Coastal Development Permits (PLN100338 and PLN240077), along with administrative costs, and a contingency fee, for a term beginning upon execution through March 31, 2031;
- b. Approve and authorize the Housing and Community Development Director or their designee to execute a Professional Services Agreement with EMC Planning Group, Inc., for \$72,351 (Base Budget \$62,914 and 15% Contingency Fee \$9,438) to provide biological monitoring services related to Coastal Development Permits (PLN100338 and PLN240077) for a term beginning upon execution through March 31, 2031; and
- c. Authorize the Housing and Community Development Director or their designee to execute future amendments to both Agreements where the amendments to not significantly alter the scope of work or increase the Agreements' amounts by more than 10% (\$8,179 and \$7,236, respectively).

[DISTRICT 5]

### PROJECT INFORMATION:

**Property Owner:** Signal Hill, LLC (Massy Mehdipour)

**Agent:** None

**APN:** 008-261-007-000

**Zoning:** Low Density Residential, 1.5 acres per unit with Design Control Overlay (Coastal Zone)

**Flagged and Staked:** Yes

**Project Planner:** Mary Israel, [israelm@countyofmonterey.gov](mailto:israelm@countyofmonterey.gov), (831) 755-5183

SUMMARY:

On August 26, 2025, the Board of Supervisors approved a Coastal Development Permit for the Signal Hill LLC project. Conditions applied to the approval include a requirement for a biological monitor to oversee the restoration of the 1.67 acres on the property. The monitor is required to be provided under contract with the County.

This action proposes a Funding Agreement ("FA") between the applicant (Signal Hill LLC) and the County of Monterey ("County") wherein, the applicant agrees to pay the County for the costs of providing the monitoring services. This action also includes a Professional Services Agreement ("PSA") between the County and EMC Planning Group to provide the monitor required by the permit conditions. All funding for the services will be paid by the applicant through the FA.

DISCUSSION:

The Signal Hill, LLC project was approved by the Board of Supervisors in 2023. That approval included the "Reduced Project" alternative, described in the Project Environmental Impact Report (SCH No. 2015021054) which was certified with Board Resolution 23-236. The Board decision required subsequent review of a final design for a new home on the property. The new home was required to remain in the footprint of the demolished structure. Along with this approval, the Board adopted a Mitigation Monitoring and Reporting Plan (MMRP) (Board Resolution 23-237).

Subsequent review of the new home design was approved by the Board of Supervisors on August 26, 2025 (Resolution No. 25-334) (**Attachment 2**). That approval included a condition, carried forward from the 2023 approval, requiring a dune habitat restoration and a conservation scenic easement on 1.67 acres of the property. The condition requires that the dune habitat restoration be monitored by a biologist who is under contract with the County.

The proposed PSA with EMC Planning is a contract to provide the required biological monitoring services. The PSA is accompanied by a FA with the project applicant so that the applicant is providing funding to the County to pay for the services provided.

OTHER AGENCY INVOLVEMENT:

The Offices of the County Counsel and Auditor-Controller have reviewed the Funding Agreement and the Professional Services Agreement ("PSA") as to form and legality, and fiscal provisions, respectively.

FINANCING:

Pursuant to the terms of the FA between the Project Applicant, and the County, the biological monitoring services to be performed by the Contractor under the PSA, as well as the Project Contingency Fee and County Contract Administration Fee, will be paid by the Project Applicant upon approval of the FA. Separate fees for County staff costs associated with the Project will be paid by the Project Applicant in accordance with the County of Monterey Land Use Fee Schedule. The FA and the PSA are structured so that there is no cost to the County and no impact to the General Fund.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

The proposed agreements support the County's strategic goal of efficient and effective resource management and promote responsiveness, accountability, transparency, and strong customer service.

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

Prepared by: Kathleen Nielsen, Management Analyst II, 755-4832

Reviewed by: Mary Israel, Supervising Planner, 755-5183

Approved by: Craig Spencer, Director, HCD

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

Attachment 1 - Draft Funding Agreement

Attachment 2 - Resolution No. 25-334