



## **AMBAG Board of Directors Agenda**

**Association of Monterey Bay Area Governments**

**P.O. Box 2453, Seaside, California 93955-2453**

**Phone: (831) 883-3750**

**Fax: (831) 883-3755**

**Email: [info@ambag.org](mailto:info@ambag.org)**

**DATE: February 11, 2026**

**Time: 6:00 PM**

**LOCATION: Monterey Bay Air Resources District, Board Room, 3rd Floor**

**24580 Silver Cloud Court**

**Monterey, CA 93940**

**To participate virtually, use the following link:**

**Para participar de forma virtual, utilice el siguiente enlace:**

**<https://us06web.zoom.us/j/87318996940?pwd=b8R6knMiT4N0WzFuc0XwAanehmavFy.1>**

**Or Telephone: US: +1 669 900 6833**

**Webinar ID: 873 1899 6940**

**Passcode: 859158**

*Members of the public who wish to address the AMBAG Board of Directors on an item to be considered at this meeting, can do so in person, virtually, or via email. Written public comment can be submitted at [info@ambag.org](mailto:info@ambag.org) or by emailing the Clerk of the Board at [aflores@ambag.org](mailto:aflores@ambag.org). The subject line should read "Public Comment for the February 11, 2026 Board of Directors Meeting." Written comments will be distributed to the AMBAG Board of Directors prior to the meeting.*

*Miembros del publico que desean dirigirse a la mesa directiva de AMBAG con respecto a cualquier asunto en esta agenda, pueden hacerlo en persona, de forma virtual o por correo electrónico. Los comentarios públicos por escrito pueden enviarse a [info@ambag.org](mailto:info@ambag.org) o al correo electrónico de la Secretaria, [aflores@ambag.org](mailto:aflores@ambag.org). El asunto del correo electrónico debe indicar: "Comentario público para la reunión de la mesa directiva del 11 de febrero de 2026". Los comentarios por escrito se distribuirán a los miembros de la mesa directiva de AMBAG antes de la reunión.*

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**AMBAG Board Member(s) Meeting Remotely:**

**Manu Koenig: 5200 Soquel Avenue, Santa Cruz, CA 95062**

**831-234-3922**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. "JUST" CAUSE ATTENDANCE**

**Recommended Action: INFORMATION**

- Maura Twomey, Executive Director

Receive oral report.

**4. ROLL CALL**

**5. ORAL COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA  
(A maximum of two minutes on any subject not on the agenda)**

**6. ORAL COMMUNICATIONS FROM THE BOARD ON ITEMS NOT ON THE AGENDA**

**7. COMMITTEE REPORTS**

**A. Executive/Finance Committee**

**Recommended Action: INFORMATION**

- 1<sup>st</sup> Vice President Sotelo

Receive oral report.

**B. Monterey Bay National Marine Sanctuary Advisory Council Meeting**

**Recommended Action: DIRECT**

- 1<sup>st</sup> Vice President Sotelo

The next scheduled meeting is on February 20, 2026. The agenda will be provided at the meeting.

**8. EXECUTIVE DIRECTOR'S REPORT**

**Recommended Action: INFORMATION**

- Maura Twomey, Executive Director

Receive a report from Maura Twomey, Executive Director.

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## 9. CONSENT AGENDA

### **Recommended Action: APPROVE**

**Note:** Actions listed for each item represents staff recommendation. The Board of Directors may, at its discretion, take any action on the items listed in the consent agenda.

#### **A. Draft Minutes of the January 14, 2026 AMBAG Board of Directors Meeting**

- Ana Flores, Clerk of the Board

Approve the draft minutes of the January 14, 2026 AMBAG Board of Directors meeting. (Page 5)

#### **B. AMBAG Regional Clearinghouse Monthly Newsletter**

- Regina Valentine, Senior Planner

Accept the clearinghouse monthly newsletter. (Page 11)

#### **C. AMBAG Sustainability Programs Update**

- Amaury Berteaud, Director of Sustainability Programs

Accept the AMBAG Sustainability Program update. (Page 17)

#### **D. Formal Amendment No. 10 to the Monterey Bay Metropolitan Transportation Improvement Program (MTIP): FFY 2024-25 to FFY 2027-28**

- Will Condon, Associate Planner

Approve Formal Amendment No. 10 to the Monterey Bay Metropolitan Transportation Improvement Program (MTIP): FFY 2024-25 to FFY 2027-28 by adopting Resolution No. 2026-1. (Page 21)

#### **E. Disposal of Surplus Property**

- Gina Schmidt, GIS Coordinator

Approve disposal of surplus property for computer workstations, laptops, monitors and other peripheral items (mice, keyboards, hubs, cables, phones) that have become obsolete due to ongoing unrepairable issues, operating system failure and scheduled replacement of items per our equipment guidelines. (Page 29)

#### **F. AMBAG Line of Credit Renewal and Extension**

- Jessica Agee, Director of Finance & Administration

Approve request for renewal of \$100,000 line of credit and extend the maturity date of the loan. (Page 31)

#### **G. Financial Update Report**

- Jessica Agee, Director of Finance & Administration

Accept the financial update report which provides an update on AMBAG's current financial position and accompanying financial statements. (Page 35)

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**10. ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION AND POSSIBLE ACTION**

**11. PLANNING**

**A. Regional Early Action Planning Grants 2.0 Program Update**

**Recommended Action: INFORMATION**

- Paul Hierling, Principal Planner

Staff will provide an update on the Regional Early Action Planning Grants of 2021 (REAP 2.0) program. (Page 41)

**12. PROGRAMS**

**A. Update on the Central California Rural Regional Energy Network**

**Recommended Action: INFORMATION**

- Amaury Berteaud, Director of Sustainability Programs

AMBAG staff will be providing the Board with a presentation on the Central California Rural Regional Energy Network. (Page 47)

**13. ADJOURNMENT**

**Reference Items:**

- A. 2026 Calendar of Meetings (Page 51)
- B. Acronym Guide (Page 53)

**Next Meeting:**

**Date: March 11, 2026**

**Location: MBARD Board Room, 24580 Silver Cloud Court, Monterey, CA 93940**

**Executive/Finance Committee Meeting: 5:00 PM**

**Board of Directors Meeting: 6:00 PM**

*If requested, the agenda or materials shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132), and the federal rules and regulations adopted in implementation thereof. If you have a request for disability-related modification or accommodation, including auxiliary aids or services, contact Ana Flores, AMBAG, 831-883-3750, or email [aflores@ambag.org](mailto:aflores@ambag.org) at least 48 hours prior to the meeting date.*

*Si se solicita, la agenda y materiales estarán disponibles en formatos alternativos apropiados para personas con discapacidad, requerido por Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC, Sec. 12132) y las normas y reglamentos federales adoptados para su implementación. Si necesita alguna modificación o adaptación relacionada con una discapacidad, incluyendo ayudas o servicios auxiliares, comuníquese con Ana Flores, AMBAG, al 831-883-3750 o envíe un correo electrónico a [aflores@ambag.org](mailto:aflores@ambag.org) con al menos 48 horas de anticipación a la fecha de la reunión de la junta directiva.*

**DRAFT MINUTES OF THE PROCEEDINGS  
OF THE BOARD OF DIRECTORS OF THE  
ASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS**

**January 14, 2026**

**1. CALL TO ORDER**

The Board of Directors of the Association of Monterey Bay Area Governments, 1<sup>st</sup> Vice President McCarthy presiding, convened at 6:03 p.m. January 14, 2026 at the MBARD Board Room, 24580 Silver Cloud Court, Monterey, CA 93940.

**2. PLEDGE OF ALLEGIANCE**

**3. “JUST” CAUSE ATTENDANCE**

None.

**4. ROLL CALL**

<b><u>AMBAG Board of Directors</u></b>			
<b>PRESENT:</b>			
<b>Agency</b>	<b>Representative</b>	<b>Agency</b>	<b>Representative</b>
Capitola	Susan Westman	County of Monterey	Glenn Church
Del Rey Oaks	John Uy	County of San Benito	Mindy Sotelo
Greenfield	Robert White	County of Santa Cruz	Felipe Hernandez
Hollister	Rudy Picha		
Marina	Brian McCarthy	<u>Ex-Officio Members:</u>	
Monterey	Jean Rasch	3CE	Inaara Muhammad
Pacific Grove	Lori McDonnell	Caltrans, District 5	Kelly McClendon & Paul Valadao
Salinas	Margaret D’Arrigo (6:15)		Mary Ann Leffel
Sand City	Mary Ann Carbone	MPAD	Lisa Rheinheimer
Seaside	Alex Miller	MST	Samuel Borick
Watsonville	Eduardo Montesino	SBtCOG	Mike Zeller
		TAMC	
<b>ABSENT:</b>			
Carmel-by-the-Sea	Hans Buder	<u>Ex-Officio Members:</u>	
Gonzales	Scott Funk	MBARD	Richard Stedman
King City	Oscar Avalos	SCCRTC	Sarah Christensen
San Juan Bautista	Jose Aranda	SC Metro	Corey Aldridge
Santa Cruz	Scott Newsome		
Scotts Valley	Derek Timm		
Soledad	Fernando Ansaldo-Sanchez		
County of Monterey	Kate Daniels		
County of San Benito	Angela Curro		
County of Santa Cruz	Manu Koenig		

**Others Present:** Jose Bazua; Marnie Waffle; Raffa Sonnefeld; Suzie Mandua; Taylor Freeman and Megan Jones, Rincon Consultants; Amaury Berteaud, Director of Sustainability Programs; Heather Adamson, Director of Planning; Will Condon, Associate Planner; Gina Schmidt, GIS Coordinator; Chris Duymich, Senior Planner; Diane Ediam, Retired Annuitant; Elizabeth Lipa, Administrative Assistant; Ana Flores, Clerk of the Board; and Maura Twomey, Executive Director.

## **5. ELECTION OF 2026 AMBAG OFFICERS**

Maura Twomey, Executive Director stated that the Nomination Committee recommended the election of Director McCarthy as President, Mindy Sotelo as 1<sup>st</sup> Vice President, and Scott Newsome as 2<sup>nd</sup> Vice President.

**Motion made by Director Miller, seconded by Director Montesino to elect Director McCarthy as President, Mindy Sotelo as 1<sup>st</sup> Vice President, and Scott Newsome as 2<sup>nd</sup> Vice President. Motion passes unanimously.**

## **6. ORAL COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA**

None.

## **7. ORAL COMMUNICATIONS FROM THE BOARD ON ITEMS NOT ON THE AGENDA**

None.

## **8. COMMITTEE REPORTS**

### **A. Executive/Finance Committee**

President McCarthy reported that the Executive/Finance Committee approved the consent agenda that included 1) Minutes of the November 12, 2025 meeting 2) list of warrants as of October 31, 2025; and 3) accounts receivable as of October 31, 2025. The Executive/Finance Committee also received a report on the financials from Maura Twomey, Executive Director.

### **B. Monterey Bay National Marine Sanctuary (MBNMS) Advisory Council (SAC) Meeting**

President McCarthy reported that the Advisory Council received presentations on the FY 2026 Draft Work Plan and the restructuring of the SAC seats.

## **9. EXECUTIVE DIRECTOR'S REPORT**

Maura Twomey, Executive Director reviewed her goals for 2026.

**Motion made by Director Carbone, seconded by Director Montesino to approve the 2026 goals for the Executive Director. Motion passed unanimously.**

## **10. CONSENT AGENDA**

### **A. Draft Minutes of the September 10, 2025 AMBAG Board of Directors Meeting**

The draft minutes of the September 10, 2025 AMBAG Board of Directors meeting were approved.

### **B. AMBAG Regional Clearinghouse Monthly Newsletter**

The AMBAG Clearinghouse monthly newsletter was accepted.

**C. AMBAG Sustainability Program Update**

The Sustainability Program update was accepted.

**D. AMBAG – Caltrans Memorandum of Understanding (MOU) for Comprehensive Federal and State Transportation Planning and Programming**

The AMBAG – Caltrans MOU was approved.

**E. Financial Update Report**

The financial update report was accepted.

**Motion made by Director Rasch, seconded by Director White to approve the consent agenda.  
Motion passed unanimously.**

**11. ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION AND POSSIBLE ACTION**

None.

**12. PLANNING**

**A. Draft 2050 Metropolitan Transportation Plan/Sustainable Communities Strategy and Draft Environmental Impact Report (EIR)**

Heather Adamson, Director of Planning gave an update to the 2050 MTP/SCS and draft EIR. The 2050 MTP/SCS is 1) a long-range vision for our transportation system; 2) determines how transportation dollars are spent in the tri-county area; and 3) SCS demonstrates how the region can achieve GHG reduction targets determined by the California Air Resources Board (CARB). The draft 2050 MTP/SCS includes 1) \$16 billion in transportation improvements, programs, and services; 2) meets CARB's GHG reduction target of -6% reduction per capita for 2035; and includes implementation strategies. Ms. Adamson reported that the transportation projects were developed with local and regional partners. The transportation projects are a mix of multimodal, regional, and local projects that include active transportation; maintenance and rehab; transit, and roadway. AMBAG is the lead for developing the programmatic EIR, working with Regional Transportation Planning Agencies (RTPAs), and environmental consultants to develop the joint EIR. The draft EIR evaluates the impacts of the 2050 MTP/SCS on the physical environment at the program level. Ms. Adamson stated that the draft will serve as the EIR for the 2050 MTP/SCS as well as the EIR for each of the RTPA's county-level Regional Transportation Plan. The EIR will analyze a range of impacts resulting from future development and improvements to the regional transportation network. Ms. Adamson reviewed the EIR issue areas as well as the 2050 MTP/DEIR impacts. Next steps include 1) draft 2050 MTP/SCS and Draft EIR is out for public review and comment until January 30, 2026; 2) staff will review and respond to comments received and consider proposed changes for the 2050 MTP/SCS; 3) prepare the final 2050 MTP/SCS and Final EIR; and 4) AMBAG Board will consider certification of the Final EIR and adoption of the Final 2050 MTP/SCS in June 2026.

President McCarthy opened the public hearing.

(Public comment has been summarized. Complete public comments received will be included in the Final 2050 MTP/SCS.)

Raffa Sonnefeld commented that he wants to urge AMBAG to strengthen the MTP/SCS so it enables infill housing production, not just climate goals in the abstract. First, the plan is to clearly align its growth assumption with the region's sixth cycle RHNA obligations. Second, the Plan's high quality transit corridors should be more than lines on a map. And thirdly, Mr. Sonnefeld is concerned that the major roadway capacity projects remain in the constrained program without a clear housing or VMT lens.

President McCarthy closed the public hearing.

AMBAG received written comments from John Uy, City of Del Rey Oaks and from Fernando Ansaldo-Sanchez, City of Soledad.

### **13. ADJOURNMENT**

The Board of Directors meeting adjourned at 6:55 PM.

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Brian McCarthy, President

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Maura F. Twomey, Executive Director

**DRAFT AMBAG BOARD OF DIRECTORS MEETING ATTENDANCE & VOTING RECORD**  
**BOARD MEETING DATE: January 14, 2026**

<b>Attendance (X= Present; AB= Absent)</b>					
<b>Voting (Y= Yes; N=No; A=Abstain)</b>					
<b>MEMBER</b>	<b>AMBAG REP</b>	<b>Attendance</b>	<b>Item 5</b>	<b>Item 9</b>	<b>Item 10</b>
Capitola	Susan Westman	X	Y	Y	Y
Carmel-by-the-Sea	Hans Buder	AB	N/A	N/A	N/A
Del Rey Oaks	John Uy	X	Y	Y	Y
Gonzales	Scott Funk	AB	N/A	N/A	N/A
Greenfield	Robert White	X	Y	Y	Y
Hollister	Rudy Picha	X	Y	Y	Y
King City	Oscar Avalos	AB	N/A	N/A	N/A
Marina	Brian McCarthy	X	Y	Y	Y
Monterey	Jean Rasch	X	Y	Y	Y
Pacific Grove	Lori McDonnell	X	Y	Y	Y
Salinas	Margaret D'Arrigo	X (6:15)	Y	Y	Y
San Juan Bautista	Jose Aranda	AB	N/A	N/A	N/A
Sand City	Mary Ann Carbone	X	Y	Y	Y
Santa Cruz	Scott Newsome	AB	N/A	N/A	N/A
Scotts Valley	Derek Timm	AB	N/A	N/A	N/A
Seaside	Alex Miller	X	Y	Y	Y
Soledad	Fernando Ansaldo-Sanchez	AB	N/A	N/A	N/A
Watsonville	Eduardo Montesino	X	Y	Y	Y
County Monterey	Kate Daniels	AB	N/A	N/A	N/A
County Monterey	Glenn Church	X	Y	Y	Y
County Santa Cruz	Manu Koenig	AB	N/A	N/A	N/A
County Santa Cruz	Felipe Hernandez	X	Y	Y	Y
County San Benito	Mindy Sotelo	X	Y	Y	Y
County San Benito	Angela Curro	AB	N/A	N/A	N/A

(\* = Board Member(s) arrived late or left early, therefore, did not vote on the item. Please refer the minutes)

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**MEMORANDUM**

**TO:** AMBAG Board of Directors

**FROM:** Maura F. Twomey, Executive Director

**RECOMMENDED BY:** Regina Valentine, Senior Planner

**SUBJECT:** AMBAG Regional Clearinghouse Monthly Newsletter

**MEETING DATE:** February 11, 2026

**RECOMMENDATION:**

It is recommended that the Board of Directors accept the January 2026 Clearinghouse monthly newsletter.

**BACKGROUND/DISCUSSION:**

Since March 12, 1984, under adopted State Clearinghouse Procedures, the Association of Monterey Bay Area Governments (AMBAG) was designated the regional agency responsible for clearinghouse operations in Monterey, San Benito, and Santa Cruz Counties. These procedures implement Presidential Executive Order 12372 as interpreted by the "State of California Procedures for Intergovernmental Review of Federal Financial Assistance and Direct Development Activities." They also implement the California Environmental Quality Act of 1970 as interpreted by CEQA Guidelines.

The purpose of the Clearinghouse is to provide all interested parties within the Counties of Monterey, San Benito, and Santa Cruz notification of projects for federal financial assistance, direct federal development activities, local plans and development projects, and state plans that are proposed within the region. These areawide procedures are intended to be coordinated with procedures adopted by the State of California.

**FINANCIAL IMPACT:**

There is no direct financial impact. Staff time for monitoring clearinghouse activities is incorporated into the current AMBAG Overall Work Program and budget.

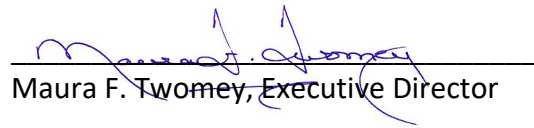
**COORDINATION:**

Notices for the Clearinghouse are sent by lead agencies to AMBAG. Interested parties are sent email notifications twice a month with the newsletter attached.

**ATTACHMENT:**

1. Monthly Newsletters - Clearinghouse items January 1 – 31, 2026.

**APPROVED BY:**



Maura F. Twomey, Executive Director

**Attachment 1**

**AMBAG REGIONAL CLEARINGHOUSE**

**The AMBAG Board of Directors will review these items on 2/11/26**

Association of Monterey Bay Area Governments PO Box 2453 Seaside CA 93955 | 831.883.3750

**PUBLIC HEARINGS**

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**20260102**

**Puente Del Monte Specific Plan**

City of Gonzales

Taven Kinison Brown  
(831) 675-4203

Notice of Preparation (NOP)

The applicant has submitted an application to the City requesting specific plan adoption (general plan amendment), annexation, and pre-zoning approvals for the approximately 501-acre project site. The proposed specific plan would allow for the following development:

- 2,492 homes (ranging from low density to high density housing products) on 311.4 acres. Approximately 6.6 of these acres would be available for mixed-uses;
- Light industrial (business park) development of 8.5 acres;
- Open space including 61.6 acres of agricultural buffers and 54.6 acres of parks and trails;
- Civic Space including 21.2 acres for public facilities (two elementary schools); and
- 43.8 acres of circulation improvements.

Buildout of the specific plan is expected to result in an approximate population increase of 8,971 and approximately 307 new employment opportunities. The existing on-site structures would be demolished. The specific plan is proposed to be developed in seven phases over a currently undetermined period of time.

Project Location:

Monterey County

Gonzales

Parcel: 223032011

Public hearing information:

City Council Chambers, 107 Fourth Street, Gonzales CA

1/26/2026 6:00 PM

Public review period ends **Monday, February 9, 2026**

20260103

**Revisions to the Capitola Municipal Code Title 17  
Zoning and General Plan**

Capitola

Katie Herlihy  
(831) 475-7300

Other

In 2024, the City adopted and the State Certified a Housing Element which identifies future housing units within the Capitola Mall block. City staff is currently working on implementing the Housing Element which includes updating the Zoning Code to accommodate additional housing in alignment with the Housing Element. These updates include allowing building heights up to 75 feet and excluding parking garages from the maximum floor area calculation, which will help make future housing on the mall site feasible.

Project Location:

Santa Cruz County

Capitola

Parcel: N/A

Public hearing information:

Council Chambers, 420 Capitola Avenue, Capitola, CA 95010

2/5/2026 6:00 PM

Public review period ends **Thursday, March 12, 2026**

20260101

**Jimenez Salvador Jr Tr (The Red Barn) [Use Permit  
Amendment/Revised General Development Plan]**

Monterey County

Mary Israel  
(831) 755-5183

Mitigated Negative Declaration (MND)

Use Permit Amendment to ZA-3117 and ZA-3269 to amend the parking and sales area and expanded operations as described in a General Development Plan. The Amendment to the Use Permit amends the size and location of parking and sales area for open air retail and wholesale sales in the Light Commercial zoned area of the property, relocating operations impacted from loss of 8.74 acres of the 41.50-acre property due to CalTrans construction and adding onsite storage for vendors. Additional 34,500 sq. ft. of vendor space and 18,140 sq. ft. vehicle access area on the approx. 156,880 sq. ft. vending area and approx. 307,000 sq. ft. parking and vehicle access. The General Development Plan addresses expanding potential uses from open air retail and wholesale sales to events such as corporate events, weddings and quinceñeras within the Red Barn structure in addition to the parking and sales area for open air retail and wholesale sales in outdoor areas.

Project Location:

Monterey County  
Aromas (Unincorporated)

Parcel: 141013034000

Public hearing information:

Monterey County Board of Supervisors Chambers, 168 W Alisal St, 2nd Floor, Salinas, CA 93901

3/3/2026 9:00 AM

Public review period ends **Monday, January 26, 2026**

Generated: 2/2/2026 6:41:36 P By: Regina Valentine, Senior Planner

*More detailed information on these projects is available by calling the contact person for each project or through AMBAG at (831) 883-3750. Comments will be considered by the AMBAG Board of Directors in its review. All comments will be forwarded to the applicants for response and inclusion in the project application. If substantial coordination or conflict issues arise, the Clearinghouse can arrange meetings between concerned agencies and applicants.*

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**MEMORANDUM**

**TO:** AMBAG Board of Directors

**FROM:** Maura F. Twomey, Executive Director

**RECOMMENDED BY:** Amaury Berteaud, Director of Sustainability Programs

**SUBJECT:** AMBAG Sustainability Programs Update

**MEETING DATE:** February 11, 2026

**RECOMMENDATION:**

It is recommended the Board of Directors accept this report.

**BACKGROUND/ DISCUSSION:**

**AMBAG Sustainability Program Elements**

**Energy Efficiency Program Development**

On September 26, 2024, the California Public Utilities Commission (CPUC) issued decision D.24.09.31, approving the creation of the Central California Rural Regional Energy Network (CCR REN) with a \$36 million budget. The CCR REN is a partnership between AMBAG, the County of San Luis Obispo, County of Ventura, High Sierra Energy Foundation, and San Joaquin Valley Clean Energy Organization, with a vision to support an equitable and affordable clean energy transition for underserved communities. By leveraging regional collaboration, trusted local relationships, and promoting pragmatic responses to community needs, the CCR REN is working to support communities that have historically not participated in energy efficiency programs in 14 central California counties.

In the past month AMBAG staff have continued to implement the CCR REN programs. Key activities included design of the Monterey Bay Residential Energy Modeling tool, outreach to jurisdictions and special districts to discuss CCR REN program offerings, and outreach for small business participating in the CCR REN commercial program. AMBAG staff also continued coordinating with CCR REN partners, community stakeholders, and jurisdictional staff to design programs for the next energy efficiency portfolio cycle, from 2028 to 2031. Business Plan applications for this new cycle are due to the CPUC on March 16, 2026.

*Planning Excellence!*

### **Monterey Bay Electric Vehicle Climate Adaptation and Resiliency Framework (Monterey Bay EV CAR Framework)**

On August 31, 2023, the California Department of Transportation awarded AMBAG and Ecology Action a \$750,000 Sustainable Transportation Planning Grant (STPG) climate adaptation planning grant to fund the creation of a Monterey Bay Electric Vehicle Climate Adaptation and Resiliency Framework.

The Monterey Bay EV CAR Framework will create a roadmap in the Monterey Bay Area for assessing current charging infrastructure vulnerability to climate change and create strategies that ensure the build-out of EV charging infrastructure increases equity and resiliency in the face of climate change. The framework will include implementation plans for prioritized strategies, in order to provide communities with tangible pathways to implementation. This project will empower the Monterey Bay region to integrate climate and equity considerations as part of long-range EV infrastructure planning, and lead to the implementation of EV infrastructure resiliency strategies throughout Monterey Bay.

### **Monterey County Zero Emission Shared Mobility Study**

In 2022, the County of Monterey was awarded a \$248,596 award under the Caltrans Sustainable Planning Grant Program, in partnership with AMBAG, for the Monterey County Zero Emission Shared Mobility Study. County of Monterey and AMBAG staff worked with a consultant team composed of Mobycon and the Shared Used Mobility Center to survey residents and employers representing the region's demographic diversity, to identify their transportation needs and challenges, which resulted in 329 responses.

Based on this engagement and technical analysis conducted by the consulting team, the Study recommends a number of innovative shared mobility solutions. These solutions are presented as project templates that can be incorporated into future planning efforts and grant funded proposals. Recommendations include solutions such as Mobility Hubs, Shared Micromobility Services, Community E-Bike Libraries, and Community EV Car Sharing.

The study is available here:

<https://www.countyofmonterey.gov/government/departments-a-h/administrative-office/intergovernmental-and-legislative-affairs/sustainability/zero-emissions-shared-mobility-study>

### **ALTERNATIVES:**

There are no alternatives to discuss as this is an informational report.

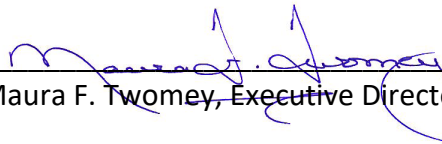
**FINANCIAL IMPACT:**

The budget is fully funded under a Caltrans Climate Adaptation Planning Grant, and the CCR REN funding agreement with the County of San Luis Obispo. All funding is programmed in the FY 2025-26 Overall Work Program and Budget.

**COORDINATION:**

AMBAG staff is coordinating with the Central California Rural REN partners, local jurisdictions, and local community stakeholders.

**APPROVED BY:**

  
\_\_\_\_\_  
Maura F. Twomey, Executive Director

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**MEMORANDUM**

**TO:** AMBAG Board of Directors

**FROM:** Maura F. Twomey, Executive Director

**RECOMMENDED BY:** William Condon, Associate Planner

**SUBJECT:** Formal Amendment No. 10 to the Monterey Bay Metropolitan Transportation Improvement Program (MTIP): FFY 2024-25 to FFY 2027-28

**MEETING DATE:** February 11, 2026

**RECOMMENDATION:**

Approve Formal Amendment No. 10 to the Monterey Bay Metropolitan Transportation Improvement Program (MTIP): FFY 2024-25 to FFY 2027-28 by adopting Resolution No. 2026-1.

**BACKGROUND/ DISCUSSION:**

The federally required Metropolitan Transportation Improvement Program (MTIP) is a comprehensive listing of surface transportation improvement projects for the tri-county Monterey Bay Region that receive federal funds or are subject to a federally required action, and/or are regionally significant.

AMBAG, as the federally designated Metropolitan Planning Organization (MPO) for the Monterey Bay Region, prepares and adopts the MTIP at least once every two years. The MTIP covers a four-year period and must be financially constrained by year, meaning that the amount of dollars committed to the projects (also referred to as “programmed”) must not exceed the amount of dollars estimated to be available. The MTIP: FFY 2024-25 to FFY 2027-28 was adopted by the AMBAG Board at their September 11, 2024 meeting. It received state approval on November 15, 2024 and joint approval by the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA) on December 16, 2024. Upon the MTIP: FFY 2024-25 to FFY 2027-28 receiving federal approval, it was included in the 2025 Federal Statewide Transportation Improvement Program (FSTIP).

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### **What constitutes Formal Amendment to the adopted MTIP?**

1. Federal regulations require that any addition or deletion of a project within the first four years of the adopted MTIP require formal amendment.
2. A significant change in project scope of work and/or cost estimate over \$20 million or 50% of the total project cost as programmed within the first four years requires a formal amendment to the adopted MTIP. There is no limit on adding funds to a grouped project listing.

### **Who approves Formal Amendments to the MTIP?**

1. As per the federal requirements, each formal amendment to the MTIP is first circulated for public review and comments for a minimum of two weeks. Thereafter, the formal amendment is presented to the MPO Board for their approval.
2. After the MPO's approval, the formal amendment is submitted to the State Department of Transportation (Caltrans) for their approval.
3. After the State's approval, the formal amendment is forwarded to the FHWA and FTA for their joint approval.
4. Upon federal approval, the formal amendment by reference is included in the FSTIP.

Formal Amendment No. 10 to the MTIP: FFY 2024-25 to FFY 2027-28 updates one (1) project, as listed in **Attachment 2**, Summary of Changes. The complete project listing included in Formal Amendment No. 10 is also enclosed with the agenda (**Attachment 3**) and can be viewed/downloaded using the AMBAG website link ([www.ambag.org](http://www.ambag.org)).

In accordance with the current federal regulations, the proposed Formal Amendment No. 10 is financially constrained to reasonably available resources. The projects included in Formal Amendment No. 10 have been developed in accordance with all applicable transportation planning requirements per 23 CFR Part 450 and are expected to support the establishment and achievement of performance management targets. The projects included in this Formal Amendment No. 10 also meet the following general requirements for a project to be approved by the U.S. Department of Transportation as a part of the MTIP:

- 1) Projects must be consistent with AMBAG's adopted 2045 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS);
- 2) Projects must be financially constrained, and;
- 3) Projects must satisfy public review/comments requirements.

**ALTERNATIVES:**

The Board could take an action not to approve Formal Amendment No. 10 to the MTIP: FFY 2024-25 to FFY 2027-28. In this case, work on the projects included in this formal amendment could be put on hold.

**FINANCIAL IMPACT:**

This is a federally funded activity. Staff time to carry out the formal amendment process as well as cost for publication of the public notice in the local newspapers for public review and comment is programmed in the adopted FY 2025-26 Monterey Bay Region Overall Work Program (OWP) and Budget.

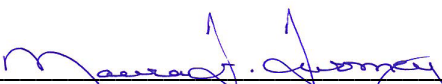
**COORDINATION:**

Formal Amendment No. 10 to the MTIP: FFY 2024-25 to FFY 2027-28 was prepared in coordination and consultation with the California Department of Transportation (Caltrans), Council of San Benito County Governments (SBtCOG), Monterey-Salinas Transit (MST), Santa Cruz County Regional Transportation Commission (SCCRTC), Santa Cruz Metropolitan Transit District (SCMTD) and Transportation Agency for Monterey County (TAMC).

**ATTACHMENTS:**

1. Resolution No. 2026-1
2. Summary of Changes
3. Project Programming Pages

**APPROVED BY:**

  
\_\_\_\_\_  
Maura F. Twomey, Executive Director

**A RESOLUTION  
OF THE BOARD OF DIRECTORS OF THE  
ASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS  
ADOPTING FORMAL AMENDMENT NO. 10 TO THE MONTEREY BAY METROPOLITAN  
TRANSPORTATION IMPROVEMENT PROGRAM (MTIP)  
FFY 2024-25 to FFY 2027-28**

**WHEREAS**, the Association of Monterey Bay Area Governments has been designated by the Governor of the State of California as the Metropolitan Planning Organization (MPO) for the Monterey Bay area; and

**WHEREAS**, Title 23 Code of Federal Regulations, Part 450, and Title 49 Code of Federal Regulations, Part 613, require that in each urbanized area, as a condition to the receipt of Federal capital or operating assistance, the MPO carries out, in cooperation with State, local agencies and publicly owned operators of mass transportation services, a continuing, cooperative and comprehensive transportation planning process that results in plans and programs consistent with the comprehensively planned development of the urbanized area; and

**WHEREAS**, the Fixing America's Surface Transportation Act (FAST Act) calls for the development of at least a four-year Transportation Improvement Program (TIP), under direction of the MPO in cooperation with State and local officials, regional and local transit operators, and other affected transportation and regional planning and implementing agencies; and

**WHEREAS**, AMBAG has developed a four-year program of projects, consistent with AMBAG's *2045 Metropolitan Transportation Plan/Sustainable Communities Strategy*, the *2024 State Transportation Improvement Program*, the *2024 State Highway Operation and Protection Program*, and the area's Regional Transportation Improvement Programs and Short Range Transit Plans; and

**WHEREAS**, this document is financially constrained and prioritized by funding year, adding only those projects for which funding has been identified and committed in accordance with 23 CFR 450; and

**WHEREAS**, projects in Formal Amendment No. 10 satisfy the transportation conformity provisions of 40 CFR 93.122(g) and all applicable transportation planning requirements per 23 CFR Part 450 and are expected to support the establishment and achievement of performance management targets; and

**WHEREAS**, consultation with cognizant agencies was undertaken and the MTIP was considered with adequate opportunity for public review and comment, in accordance with 23 CFR 450:

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors of the Association of Monterey Bay Area Governments does hereby approve and authorize the submission of Formal Amendment No. 10 to the *Monterey Bay Metropolitan Transportation Improvement Program FFY 2024-25 to FFY 2027-28* to the appropriate Federal and State agencies.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of February 2026.

Attachment 2  
Summary of Changes

MTIP FFY 2024-25 to FFY 2027-28  
Formal Amendment No. 10

Project Number	Project Name	Change	Prior \$ (\$1,000)	New \$ (\$1,000)	% Change
N/A	FHWA Federal Lands Highway (FLH) Transportation Improvement Program (TIP) FY 2025 to 2028	Federal Lands Highway (FLH) projects are included in the MTIP as Appendix I.	\$0	\$0	0%



**Appendix I:**  
FHWA Federal Lands  
Highway (FLH) Projects

The Federal Lands Highway Program provides funding for use by the Federal Land Management Agencies (FLMAs) and Federal Highway Administration for the planning, design, construction or reconstruction of designated public roads that provide access to, through or within Federal or Tribal lands. The Federal Lands Highway Divisions and the FLMAs (NPS, FWS, FS, BLM, USACE and BOR) jointly develop transportation projects, based on the need and availability of funds. These projects are included by reference in the 2025 MTIP. The links to the programming documents are provided below, and the separate projects related to the AMBAG region are attached and highlighted for reference.

The current FLH project listings can be found at: <https://highways.dot.gov/federal-lands/planning/tip/cfl-transportation-improvement-program>

**FHWA FEDERAL LANDS HIGHWAY (FLH) TRANSPORTATION IMPROVEMENT PROGRAM (TIP) FY 2025 to 2028**

MPO	PROJECT NAME	PROGRAM YEAR	STATE	COUNTY	FLMA UNIT	PROJECT DESCRIPTION	PROJECT TYPE	PRIMARY FUND SOURCE	PROGRAM AMOUNT	FUNDS FROM TITLE	DELIVERED BY	PHASE	CONGRESSIONAL DISTRICT	FLMA REGION
AMBAG	CA FLAP SCR T5(1A) MONTEREY BAY SANCTUARY SCENIC TRAIL MITIGATION	2025	CA	Santa Cruz	Ukiah Field Office	Mitigation Work for Monterey Bay Sanctuary Scenic Trail project.	Other	FLAP	\$2,000,000	Title 23	CFL	Construction	CA-18	BLM-CA
AMBAG	CA NP PINN 250983 REHABILITATE OLD PINNACLES TRAILHEAD PARKING AREA SHUTTLE STOP	2025	CA	San Benito	Pinnacles NP	Rehabilitate Old Pinnacles Trailhead Parking Area Shuttle Stop	Transit	FLTP	\$50,000	Title 23	NPS	In design	CA-18	NPS-PWR
AMBAG	CA FLAP SCR T5(1B) MONTEREY BAY SANCTUARY SCENIC TRAIL MITIGATION 1B	2026	CA	Santa Cruz	Ukiah FO	Phase 2 (1B) of the Mitigation Work for Monterey Bay Sanctuary Scenic Trail project.	Other	FLAP	\$12,000,000	Title 23	CFL	Planned	CA-18	BLM-CA
AMBAG	CA FLAP MON T10(1) FORT ORD NM TRAIL	2027	CA	Monterey	Fort Ord NM	Construction of 2.26 miles of multi-use trail	Trail	FLAP	\$7,240,000	Title 23	CFL	In design	CA-20	BLM-CA
AMBAG	CA FLAP SCR T5(3) COTONI-COAST DAIRIES NM SH1 OVERPASS	2028	CA	Santa Cruz	Cotoni-Coast Dairies NM	Construct a new pedestrian and cyclist bridge crossing over CA SR1 to connect the new trails at the BLM's Cotoni-Coast Dairies National Monument	Trail	FLAP	\$2,500,000	Title 23	CFL	In design	CA-18	BLM-CA



**MEMORANDUM**

**TO:** AMBAG Board of Directors  
**FROM:** Maura F. Twomey, Executive Director  
**RECOMMENDED BY:** Gina Schmidt, GIS Coordinator  
**SUBJECT:** Disposal of Surplus Property  
**MEETING DATE:** February 11, 2026

**RECOMMENDATION:**

Staff recommends that the Board of Directors approve disposal of the AMBAG surplus property as itemized below.

**BACKGROUND/DISCUSSION:**

Pursuant to AMBAG Administration Rule No. 18, *Disposition of Surplus Property*, the following items listed below are obsolete and eligible for appropriate disposal. Per the policy, prior to actual disposal, the Board must deem the items obsolete and authorize disposal.

Approve disposal of surplus property for a computer workstation, laptops, monitors and other peripheral items (mice, keyboards, hubs, cables, phones) that have become obsolete due to ongoing unrepairable issues, operating system failure and scheduled replacement of items per our equipment guidelines.

Make	Model	Model #	Serial #	Type of Device
Canon	Pixma	iP110	ADVR52721	printer
HP	Pavillon	15	5CD3104CYL	laptop
HP	EliteBook Folio	X360 1040 G6	5CG0120XN9	laptop
Acer	LCD	G276HL	MMLW9AA0043 48002498524	monitor
Acer	LCD	G276HL	MMLW9AA0044 03027018524	monitor

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Acer	LCD	G276HL	MMLW9AA0032 490A75E8523	monitor
Acer	LCD	G276HL	MMLW9AA0043 471113A8524	monitor
Lenovo	Think Center	92z	PD9112BNHU	workstation

**ALTERNATIVES:**

N/A

**FINANCIAL IMPACT:**

None. The equipment listed above are obsolete and no replacements are scheduled or expected in FY 25-26. Items will be donated or e-wasted as appropriate.

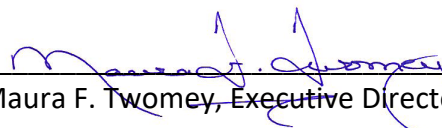
**COORDINATION:**

None.

**ATTACHMENT:**

None.

**APPROVED BY:**

  
\_\_\_\_\_  
Maura F. Twomey, Executive Director



**MEMORANDUM**

**TO:** AMBAG Board of Directors

**FROM:** Maura F. Twomey, Executive Director

**RECOMMENDED BY:** Jessica Agee, Director of Finance and Administration

**SUBJECT:** AMBAG Line of Credit Renewal and Extension

**MEETING DATE:** February 11, 2026

**RECOMMENDATION:**

Staff recommends that the Board of Directors approve the following actions:

1. Adopt Borrowing Resolution 2026-2 (Attachment 1) renewing AMBAG's line of credit in the amount of \$100,000 and extending the maturity date of the loan one year.
2. Authorize AMBAG staff and the Board President to execute line of credit documents to release funds for borrowing.

**BACKGROUND/DISCUSSION:**

AMBAG is primarily funded through federal, state and local grants paid on a reimbursement basis. As reimbursement is sometimes delayed, AMBAG maintains a line of credit to address short-term cash flow needs. The currently approved line of credit through Mechanics Bank is \$100,000.

On February 12, 2025, the AMBAG Board of Directors approved Borrowing Resolution 2025-1, which renewed AMBAG's \$100,000 line of credit and extended the loan maturity date through March 31, 2026.

The financial institution has requested that the Board of Directors adopt Borrowing Resolution 2026-2 (Attachment 1) renewing the \$100,000 line of credit and extending the maturity date by one year to satisfy its legal requirements. This is an annual requirement.

**FINANCIAL IMPACT:**

There is an initial processing fee of approximately \$250 to continue the line of credit. Borrowings under the line of credit bear interest at the Wall Street Journal Prime rate, plus a

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margin of 2.0 percent, but are subject to an interest rate floor of 8.50 percent. The interest rate was amended on December 11, 2025, using the most recent prime rate, and is currently at 8.75 percent. The line of credit is secured by Uniform Commercial Code (UCC) collateral.

AMBAG last accessed its line of credit on March 4, 2013 as a result of delayed payments from Caltrans and Pacific Gas and Electric (PG&E). The line of credit was paid in full on March 21, 2013.

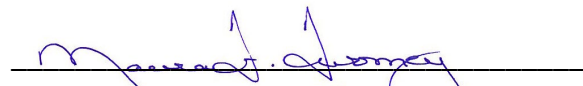
**COORDINATION:**

Staff has coordinated with Mechanics Bank in an effort to renew and extend AMBAG's line of credit.

**ATTACHMENT:**

1. Borrowing Resolution 2026-2

**APPROVED BY:**

  
Maura F. Twomey, Executive Director

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
ASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS TO AUTHORIZE BORROWING ON  
A LINE OF CREDIT**

**WHEREAS**, the Association of Monterey Bay Area Governments (“AMBAG”) is an association of cities and counties in the Monterey Bay Region formed under California Government Code Sections 6500, et. seq.; and

**WHEREAS**, AMBAG previously obtained a loan in the original principal amount of \$100,000.00 (the “Loan”) from Mechanics Bank (the “Bank”) pursuant to that certain Credit Agreement dated January 20, 2015 (as amended from time to time, the “Loan Agreement”), and evidenced by that certain Promissory Note dated January 20, 2015, executed by AMBAG in favor of the Bank.; and

**WHEREAS**, AMBAG desires to renew the Loan in the principal amount of \$100,000.00 and extend the maturity date of the Loan.

**RESOLVED** that AMBAG is authorized, from time to time, acting by and through the Authorized Officers set forth below, to obtain from the Bank such credit facilities or financial accommodations, including amendments to the existing Loan Agreement (the “Credit Facilities”) as the Authorized Officers in their discretion deem appropriate to meet AMBAG’s business needs, up to an aggregate principal amount not to exceed the amount of the Loan. The actions approved by this resolution include but are not limited to:

1. the borrowing of money from the Bank;

**RESOLVED FURTHER**, that any two (2) of the following:

- a. Maura Twomey as Executive Director
- b. Brian McCarthy as President
- c. Bhupendra Patel as Authorized Signer
- d. Heather Adamson as Authorized Signer

of AMBAG, shall be the “Authorized Officers” authorized to act on behalf of and bind AMBAG.

**RESOLVED FURTHER**, that the Authorized Officers are authorized, in the name of AMBAG to:

- a. execute and deliver to the Bank, or any affiliate thereof, as applicable, instruments, documents and agreements, including such recitals, covenants, and other provisions as the Bank, or any affiliate thereof, may require and the Authorized Officers may approve, necessary or required by Bank to evidence any of the Credit Facilities;
- b. endorse, assign and deliver to the Bank, any and all notes, acceptances, drafts, receivables and other evidences of indebtedness discounted with or sold to the Bank; and
- c. execute renewals, amendments or extensions of any of the foregoing.

**RESOLVED FURTHER**, that any and all acts previously taken by any Authorized Officer in furtherance of or consistent with the actions authorized under these resolutions are hereby ratified.

**RESOLVED FURTHER**, that the Bank, or any affiliate thereof, are authorized to act upon the foregoing resolutions until written notice of revocation is received by Bank at 18400 Von Karman Avenue, Suite 1100, Irvine, CA 92612, and that AMBAG hereby granted shall apply with equal force and effect to the successors in office of the Authorized Officers.

**RESOLVED FURTHER**, that this Resolution is being presented to Bank in addition to any other resolutions that have been presented on behalf of AMBAG prior to the date set for the below.

**RESOLVED FURTHER**, that the amount approved in this Resolution is in addition to any amounts previously approved by any prior resolution.

**PASSED AND ADOPTED** this 11th day of February 2026.

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Brian McCarthy, President

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Maura F. Twomey, Executive Director



**MEMORANDUM**

**TO:** AMBAG Board of Directors

**FROM:** Maura F. Twomey, Executive Director

**RECOMMENDED BY:** Jessica Agee, Director of Finance and Administration

**SUBJECT:** Financial Update Report

**MEETING DATE:** February 11, 2026

**RECOMMENDATION:**

Staff recommends that the Board of Directors accept the Financial Update Report.

**BACKGROUND/ DISCUSSION:**

The enclosed financial reports are for the 2025-2026 Fiscal Year (FY) and are presented as a consent item. The attached reports contain the cumulative effect of operations through November 30, 2025, as well as a budget-to-actual comparison. Amounts in the Financial Update Report are unaudited.

**FINANCIAL IMPACT:**

The Balance Sheet for November 30, 2025, reflects a cash balance of \$5,363,754.84. The accounts receivable balance is \$918,877.71, while the current liabilities balance is \$959,839.35. AMBAG has sufficient current assets on hand to pay all known current obligations.

AMBAG's Balance Sheet as of November 30, 2025, reflects a positive Net Position in the amount of \$359,739.94. This is due in part to the Profit and Loss Statement reflecting an excess of revenue over expense of \$160,731.38. Changes in Net Position are to be expected throughout the fiscal year (FY), particularly at the beginning due to the collection of member dues which are received in July and the timing of various year-end adjustments required after our financial audit.

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The following table highlights key Budget to Actual financial data:

**Budget to Actual Financial Highlights**  
**For Period July 1, 2025 through November 30, 2025**

<b>Expenditures</b>	<b>Budget Through November 2025</b>	<b>Actual Through November 2025</b>	<b>Difference</b>
Salaries & Fringe Benefits	\$ 1,515,173.00	\$ 1,238,956.80	\$ 276,216.20
Professional Services	\$ 3,623,705.00	\$ 1,427,634.53	\$ 2,196,070.47
Lease/Rentals	\$ 33,125.00	\$ 32,496.77	\$ 628.23
Communications	\$ 10,333.00	\$ 10,772.99	\$ (439.99)
Supplies	\$ 54,167.00	\$ 32,667.26	\$ 21,499.74
Printing	\$ 5,315.00	\$ 70.74	\$ 5,244.26
Travel	\$ 37,793.00	\$ 24,846.80	\$ 12,946.20
Other Charges	\$ 64,208.00	\$ 65,957.57	\$ (1,749.57)
Non-Federal Local Match	\$ 167,890.33	\$ 167,890.33	\$ -
<b>Total</b>	<b>\$ 5,343,820.00</b>	<b>\$ 3,001,293.79</b>	<b>\$ 2,510,415.54</b>
<b>Revenue</b>			
Federal/State/Local Revenue	\$ 5,497,990.00	\$ 3,162,025.17	\$ 2,335,964.83
Note: AMBAG is projecting a surplus, therefore budgeted revenues do not equal expenses.			

**Revenues/Expenses (Budget to Actual Comparison):**

The budget reflects a linear programming of funds while actual work is contingent on various factors. Therefore, during the fiscal year there will be fluctuations from budget-to-actual.

Professional Services are under budget primarily due to the timing of work on projects performed by contractors. Projects early in their implementation are Pajaro Bridge Infrastructure Resilient Design Study (Pajaro BIRDS) and Central Coast Rural Regional Energy Network (Rural REN). This work is not performed in a linear fashion while the budget reflects linear programming. In addition, the Regional Early Action Planning Housing Program 2.0 (REAP) provides \$9,537,639.42 in funding of which a large portion will pass through to partner agencies.

Since AMBAG funding is primarily on a reimbursement basis, any deviation in expenditure also results in a corresponding deviation in revenue. Budget-to-actual revenue and expenditures are monitored regularly to analyze fiscal operations and propose amendments to the budget if needed.

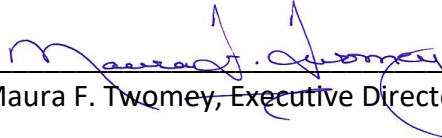
**COORDINATION:**

N/A

**ATTACHMENTS:**

1. Balance Sheet as of November 30, 2025
2. Profit and Loss: July 1, 2025 – November 30, 2025
3. Cash Activity for December 2025

**APPROVED BY:**

  
Maura F. Twomey, Executive Director



**Profit & Loss - Attachment 2**

November 2025

	Nov-25	Nov-25
<b>Income</b>		
AMBAG Revenue		190,457.51
Cash Contributions		62,216.50
Grant Revenue		2,741,460.83
Non-Federal Local Match		167,890.33
<b>Total Income</b>		<b>3,162,025.17</b>
<b>Expense</b>		
Salaries		767,214.34
Fringe Benefits		471,742.46
Professional Services		1,427,634.53
Lease/Rentals		32,496.77
Communications		10,772.99
Supplies		32,667.26
Printing		70.74
Travel		24,846.80
Other Charges:		
BOD Allowances	2,450.00	
BOD Refreshments/Travel/Nameplates/Dinner/Other	1,933.02	
Workshops/Training	3,892.80	
GIS Licensing/CCJDC Support	0.00	
CCR REN Travel/Classes/Events/Recruitment/Other	925.00	
SBI/MTIP/MTP/SCS/OWP/Public Participation Expenses	6,947.54	
Dues & Subscriptions	13,301.50	
Depreciation Expense	20,245.50	
Maintenance/Utilities	0.00	
Insurance	16,262.21	
Interest/Fees/Tax Expense	0.00	
<b>Total Other Charges</b>		<b>65,957.57</b>
Non-Federal Local Match		167,890.33
<b>Total Expense</b>		<b>3,001,293.79</b>
<b>Net Income/(Loss)</b>		<b>160,731.38</b>





**MEMORANDUM**

**TO:** AMBAG Board of Directors

**FROM:** Maura F. Twomey, Executive Director

**RECOMMENDED BY:** Paul Hierling, Principal Planner

**SUBJECT:** Regional Early Action Planning Grants 2.0 Program Update

**MEETING DATE:** February 11, 2026

**RECOMMENDATION:**

Staff will provide an update on the Regional Early Action Planning Grants of 2021 (REAP 2.0) program.

**BACKGROUND/DISCUSSION:**

The Regional Early Action Planning Grants of 2021 (REAP 2.0) provides funds to regional governments to accelerate housing production. In the AMBAG region, these funds were largely suballocated to cities and counties to advance housing production and facilitate implementation of housing elements related to the 6<sup>th</sup> Cycle of the Regional Housing Needs Assessment (RHNA).

The major REAP 2.0 objectives are:

- Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability
- Affirmatively Furthering Fair Housing
- Reducing Vehicle Miles Traveled

The REAP 2.0 Program is administered by the California Department of Housing and Community Development (HCD), in collaboration with the Governor's Office of Land Use and Climate Innovation (LCI), the Strategic Growth Council (SGC), and the California Air Resources Board (CARB).

The REAP 2.0 Program was originally funded with \$600 million from the State General

Fund. AMBAG's share of this funding was originally \$10,133,742.41. In November 2022, the Board directed staff to suballocate the vast majority of this funding to our partner cities and counties. In October 2023, grantees began expending REAP 2.0 funds to accelerate affordable housing throughout the region. In June 2024, the California Fiscal Year 2024-2025 budget reduced REAP 2.0 awards statewide and AMBAG's award was reduced by approximately 5.9% to \$9,537,639.92. This reduction was small enough that it did not have a significant impact on funded projects throughout the region.

The Board approved REAP 2.0 program framework consists of three (3) core components:

1. Regional Competitive Grant Program (60% - \$5,646,000)

This program suballocated the majority of AMBAG's REAP 2.0 funds to a competitive region-wide program as required by HCD, granting awards to applicants that best achieved all REAP 2.0 goals and objectives.

- *Watsonville Transit Center - Infill Transit Oriented Development (\$1,882,000)*

The project will implement predevelopment activities to build 65 deed restricted affordable units in a 100% affordable development above the Watsonville transit center in downtown Watsonville. The project will also fund station retrofitting costs to improve transit connections to Santa Cruz. 27 units will be extremely low income, and 38 units will be for very low income individuals.

- *City of Monterey - Madison Street Affordable Housing Development (\$2,305,450)*

This project will fund predevelopment costs to replace boarded up buildings adjacent to City Hall with 42 deed restricted low and very-low income units. Amenities available for residents include bicycle parking for each rental unit, and a pedestrian promenade connecting the development to Monterey City Hall and downtown. The project is ¼ mile away from the City's primary downtown transit hub.

- *City of Salinas - 34-38 Soledad Street Affordable Housing Predevelopment (\$1,293,875)*

This project will implement funding predevelopment activities to replace underutilized commercial buildings with up to 40 units of 100% affordable housing with a unit mix of approximately 30% very-low income, 40% low income, and 30% moderate income. The site is within ½ mile of the City's primary downtown transit station.

- *City of Scotts Valley - Town Center Affordable Housing Predevelopment Costs (\$164,675)*

The City of Scotts Valley was awarded funding to update their Town Center plan and was awarded funding for predevelopment costs for the affordable housing component of the Town Center project. This project is expected to produce 188 low income affordable units and is approximately 500 feet away from the City’s primary transit center.

**Table 1: RCGP Allocations**

<b>Recipient</b>	<b>Amount</b>	<b>Remaining/Unspent (as of 12/31/25)</b>
Santa Cruz METRO	\$ 1,882,000	\$ 884,237.42
Monterey	\$ 2,305,450	\$ 567,486.83
Salians	\$ 1,293,875	\$ 454,605.29
Scotts Valley	\$ 164,675	\$ 0.00
<b>Total</b>	<b>\$ 5,646,800</b>	<b>\$ 1,906,329.54</b>

2. Local Suballocation Grant Program (25% - \$2,470,125)

The Local Suballocation Grant Program (LSGP) set aside approximately \$80,000 to \$170,000 for each city and county within the AMBAG region for eligible projects which meet all REAP 2.0 goals and objectives (See Table 2). All funding has been allocated and the majority of projects are using these funds to implement 6<sup>th</sup> Cycle RHNA Housing Elements across the region.

3. AMBAG SCS Implementation, Technical Assistance, Grant Program Development and Administration (15% - \$1,421,514.92)

This program includes regional planning activities that support infill development and implement the Sustainable Communities Strategy through regional planning, transit-oriented development, and Opportunity Area planning and implementation. It also includes technical assistance to cities and counties applying for and administering funding, development of the REAP 2.0 Program, outreach and REAP 2.0 administration.

**REAP 2.0 Deadlines and Potential Reallocation of Unspent Funding**

Grantees began spending funds towards projects in October 2023. Grant agreements with REAP 2.0 subrecipients require all funding to be spent by March 31, 2026. Funding which is not spent by this date may be deobligated and reallocated to other affordable housing projects with immediate needs and a proven track record of on time spending.

**Table 2: LSGP Allocations for Jurisdictions**

<b>Jurisdiction</b>	<b>Amount</b>	<b>Remaining/Unspent (as of 12/31/25)</b>
Capitola	\$ 121,153.75	\$ 12,534.42
Carmel	\$ 79,985.00	\$ 37,495.65
Del Rey Oaks	\$ 79,985.00	\$ 0.00
Gonzales	\$ 121,153.75	\$ 74,517.51
Greenfield	\$ 79,985.00	\$ 2,960.00
Hollister	\$ 169,380.00	\$ 77,802.64
King City	\$ 79,985.00	\$ 52,031.47
Marina	\$ 79,985.00	\$ 8,128.81
Monterey	\$ 169,380.00	\$ 169,380.00
Pacific Grove	\$ 121,153.75	\$ 0.00
Salinas	\$ 169,380.00	\$ 0.00
San Juan Bautista	\$ 79,985.00	\$ 45,264.01
Sand City	\$ 79,985.00	\$ 5,557.13
Santa Cruz	\$ 169,380.00	\$ 0.00
Scotts Valley	\$ 121,153.75	\$ 0.00
Seaside	\$ 79,985.00	\$ 0.00
Soledad	\$ 79,985.00	\$ 28,350.00
Watsonville	\$ 169,380.00	\$ 37,645.43
County of Monterey	\$ 169,380.00	\$ 102,162.03
County of San Benito	\$ 79,985.00	\$ 0.00
County of Santa Cruz	\$ 169,380.00	\$ 0.00
<b>Total</b>	<b>\$ 2,470,125.00</b>	<b>\$ 653,829.10</b>

Of the \$9,537,639.92 allocated, approximately 71% of allocated REAP 2.0 funding has been spent. Approximately 29% is pending expenditure. Of the approximately \$2.6 million in unspent grant funding, \$1.9 million is held by RSGP grant recipients: Salinas, Monterey, and Santa Cruz METRO (See Table 1). AMBAG staff has worked closely with these three grantees throughout 2025 to establish spending plans for the \$1.9 million in remaining RSGP funding by March 31, 2026. Approximately \$650,000 in smaller LSGP REAP 2.0 awards are pending expenditure as shown in Table 2 above. AMBAG staff have provided frequent reminders to these LSGP grant subrecipients to spend remaining grant funding as soon as possible, but it is unclear whether or funding may remain unspent after the March deadline for these grants.

After the March 31, 2026 deadline, unspent funds may be deobligated and shifted to other affordable housing projects which can utilize funds immediately. Per AMBAG's

grant agreements with all subrecipients, if a subrecipient is not showing adequate spending progress or has funding remaining after the March 31, 2026 deadline, funds may be deobligated and allocated towards other eligible affordable housing projects throughout the region to ensure that these funds are not ceded back to the state.

At the time of writing, jurisdictions which have completed all LSGP grant spending include Del Rey Oaks, Pacific Grove, Salinas, Santa Cruz, Scotts Valley, Seaside, San Benito County, and Santa Cruz County. Greenfield, Sand City, and Marina have minimal remaining grant funding and are expected to spend all funding by March 31, 2026, without any issues.

**Next Steps**

AMBAG staff will also continue to monitor spending progress for subrecipients and coordinate to shift funds appropriately to ensure funds are spent down by the deadline and not ceded back to the state. Unspent funds remaining after March 31, 2026 may be reallocated to other affordable housing projects that can utilize the funds immediately or to AMBAG to fund technical assistance and SCS implementation. The grant will be closed out as soon as all funds are expended in 2026.

**ALTERNATIVES:**

This is an informational item.

**FINANCIAL IMPACT:**

Funding is included in the approved FY 2025-26 Overall Work Program and Budget.

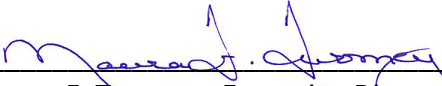
**COORDINATION:**

AMBAG will continue to coordinate with local jurisdictions, HCD, and the Planning Directors Forum.

**ATTACHMENT:**

None.

**APPROVED BY:**

  
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Maura F. Twomey, Executive Director

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**MEMORANDUM**

**TO:** AMBAG Board of Directors

**FROM:** Maura F. Twomey, Executive Director

**RECOMMENDED BY:** Amaury Berteaud, Director of Sustainability Programs

**SUBJECT:** Update on the Central California Rural Regional Energy Network

**MEETING DATE:** February 11, 2026

**RECOMMENDATION:**

AMBAG staff will be providing the Board with a presentation on the Central California Rural Regional Energy Network.

**BACKGROUND/ DISCUSSION:**

On September 26, 2024, the CPUC issued decision D.24.09.31, approving the creation of the Central California Rural Regional Energy Network (CCR REN). The CCR REN received approximately \$36 million to implement programs, primarily from 2025 through 2027. The CCR REN is a partnership between AMBAG, the County of San Luis Obispo, County of Ventura, High Sierra Energy Foundation, and San Joaquin Valley Clean Energy Organization, with a vision to support an equitable and affordable clean energy transition for under served communities. The AMBAG Board of Directors approved an MOU formalizing the governance structure of the CCR REN on October 9, 2024 and authorized a funding agreement on February 12, 2025 for AMBAG to receive funds from the County of San Luis Obispo, the lead administrator for the CCR REN.

Throughout 2025, AMBAG staff worked with partners to launch and operate the programs of the CCR REN and are excited to provide an update on the progress achieved so far. For the Commercial program, 25 small businesses and non-profits were retrofitted at no cost with energy efficiency upgrades, including seven in the AMBAG region. The program disbursed over \$500,000 in incentives including \$140,000 in the AMBAG region. For the residential program, AMBAG is getting ready to release a residential energy modeling tool, which will allow residents to look up their address and model the impact of making energy efficiency retrofits. Staff are also gearing up to launch an energy

efficiency kit offering residents the ability to save energy by installing simple free energy efficiency measures such as LED lightbulbs and power strips. For the Codes and Standards program, staff organized two in person events and participated in seven online classes. Staff is also conducting outreach on the energy codes coach services, which provides jurisdictional staff and contractor technical assistance in answering codes questions. In the public sector, AMBAG is actively promoting existing programs that are already available to public agencies and working with jurisdictions to identify potential resiliency center sites and potential sources of funding to complete deep energy retrofits at those sites.

On the regulatory front, AMBAG staff and the CCR REN partners are working to prepare and submit a 2028-2035 business plan and 2028-2031 Portfolio application to the CPUC in order to continue and expand the scope of programming. The applications are due on March 16, 2026, and CCR REN is planning to request a budget of approximately \$169 million for 2028-2031. This funding will allow CCR REN to significantly scale the successful commercial program and to launch a new strategic energy management program to yield even larger energy savings for medium size businesses. The new business plan would also launch and Integrated Demand Side Management (IDSM) Program which would allow staff to provide technical assistance for solar battery storage projects and demand response initiatives, currently an unmet need especially for public agencies. The new business plan would close the public program and fold it into this new IDSM program, as well as close and re solicit the Workforce education and training program, which had only been operating in the San Joaquin Valley, and the residential program. This restructuring is necessary to expand the scope of programs and bring more services to the AMBAG region, in order to prepare for potential state mandates and funding opportunities.

The two large drivers CCR REN is looking to respond to are efforts by the state to regulate the sale of natural gas appliances, in order to increase the adoption of electric appliances, and an nascent opportunity to redirect funding that would be used to replace aging natural gas infrastructure to instead electrify whole neighborhoods, and avoid these replacement costs entirely. In order for our communities to be able respond to these policy shifts, and potential funding opportunities, CCR REN sees a need for increased workforce education and training programming, as well as an ambitious residential program that focuses on deep retrofit opportunities. With this new portfolio application CCR REN hopes to lead the way in helping communities prepare for the future, and to increase affordability through increased energy efficiency energy savings.

**ALTERNATIVES:**

None.

**FINANCIAL IMPACT:**

The implementation of CCR REN programs is fully funded under the CCR REN funding agreement with the County of San Luis Obispo. All funding is programmed in the FY 2025-26 Overall Work Program and Budget.

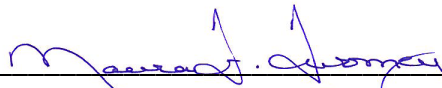
**COORDINATION:**

AMBAG is working with partners to launch the Central California Rural Regional Energy Network. Partners include San Luis Obispo and Ventura Counties, the High Sierra Energy Foundation, and the San Joaquin Valley Clean Energy Organization.

**ATTACHMENTS:**

None.

**APPROVED BY:**

  
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Maura F. Twomey, Executive Director

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## 2026 AMBAG Calendar of Meetings

<b>March 11, 2026</b>	<b>MBARD Board Room</b> <b>24580 Silver Cloud Court, Monterey, CA 93940</b> Meeting Time: 6 pm
<b>April 8, 2026</b>	<b>MBARD Board Room</b> <b>24580 Silver Cloud Court, Monterey, CA 93940</b> Meeting Time: 6 pm
<b>May 13, 2026</b>	<b>MBARD Board Room</b> <b>24580 Silver Cloud Court, Monterey, CA 93940</b> Meeting Time: 6 pm
<b>June 10, 2026</b>	<b>MBARD Board Room</b> <b>24580 Silver Cloud Court, Monterey, CA 93940</b> Meeting Time: 6 pm
<b>July 2026</b>	<b>No Meeting Scheduled</b>
<b>August 12, 2026</b>	<b>MBARD Board Room</b> <b>24580 Silver Cloud Court, Monterey, CA 93940</b> Meeting Time: 6 pm
<b>September 9, 2026</b>	<b>MBARD Board Room</b> <b>24580 Silver Cloud Court, Monterey, CA 93940</b> Meeting Time: 6 pm
<b>October 14, 2026</b>	<b>MBARD Board Room</b> <b>24580 Silver Cloud Court, Monterey, CA 93940</b> Meeting Time: 6 pm
<b>*November 18, 2026</b>	<b>MBARD Board Room</b> <b>24580 Silver Cloud Court, Monterey, CA 93940</b> Meeting Time: 6 pm

**December 2026**

**No Meeting Scheduled**

**\* The AMBAG November Board of Directors meeting has been moved to the third Wednesday of the month due to Veteran's Day Holiday.**



<b>AMBAG Acronym Guide</b>	
ABM	Activity Based Model
ACFR	Annual Comprehensive Financial Report
ADA	Americans Disabilities Act
ALUC	Airport Land Use Commission
AMBAG	Association of Monterey Bay Area Governments
ARRA	American Reinvestment and Recovery Act
3CE	Central Coast Community Energy
CAAA	Clean Air Act Amendments of 1990 (Federal Legislation)
Caltrans	California Department of Transportation
CalVans	California Vanpool Authority
CARB	California Air Resources Board
CCJDC	Central Coast Joint Data Committee
CEQA	California Environmental Quality Act
CHTS	California Households Travel Survey
CMAQ	Congestion Mitigation and Air Quality Improvement
CPUC	California Public Utilities Commission
CTC	California Transportation Commission
DEIR	Draft Environmental Impact Report
DEM	Digital Elevation Model
DOF	Department of Finance (State of California)
EAC	Energy Advisory Committee
EIR	Environmental Impact Report
FAST Act	Fixing America’s Surface Transportation Act
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
FTIP	Federal Transportation Improvement Program
GHG	Greenhouse Gas Emissions
GIS	Geographic Information System
ICAP	Indirect Cost Allocation Plan
IIJA	Infrastructure Investment and Jobs Act
ITS	Intelligent Transportation Systems

JPA	Joint Powers Authority
LTA	San Benito County Local Transportation Authority
LTC	Local Transportation Commission
MAP-21	Moving Ahead for Progress in the 21 <sup>st</sup> Century Act
MBARD	Monterey Bay Air Resources District
MOA	Memorandum of Agreement
MOU	Memorandum of Understanding
MPAD	Monterey Peninsula Airport District
MPO	Metropolitan Planning Organization
MST	Monterey-Salinas Transit
MTP	Metropolitan Transportation Plan
MTIP	Metropolitan Transportation Improvement Program
OWP	Overall Work Program
PG&E	Pacific Gas & Electric Company
PPP	Public Participation Plan
RAPS, Inc.	Regional Analysis & Planning Services, Inc.
RFP	Request for Proposal
RHNA	Regional Housing Needs Allocation
RTDM	Regional Travel Demand Model
RTP	Regional Transportation Plan
RTPA	Regional Transportation Planning Agency
SB 375	Senate Bill 375
SBtCOG	Council of San Benito County Governments
SCCRTC	Santa Cruz County Regional Transportation Commission
SCMTD	Santa Cruz Metropolitan Transit District
SCS	Sustainable Communities Strategy
S RTP	Short-Range Transit Plan
STIP	State Transportation Improvement Program
TAMC	Transportation Agency for Monterey County
TAZ	Traffic Analysis Zone
USGS	United States Geological Survey
VMT	Vehicle Miles Traveled
VT	Vehicle Miles Trips