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Morisoli Subdivision Improvement Phasing, Monterey County, California

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Dear Cody:

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As you requested, this letter identifies the transportation-related conditions of approval that must be implemented for each phase of the Morisoli subdivision. The project is located west of Pine Canyon Road, about one half mile south of Jolon Road, in unincorporated Monterey County, California. The proposed project includes 319 single-family homes, to be built in three phases. The project and its Environmental Impact Report (EIR - *Draft Environmental Impact Report for the Tavernetti Residential Subdivision*, Denise Duffy and Associates, September 11, 2001) were approved by Monterey County in the early 2000s. The project location is indicated on **Figure 1**. The project phasing plan can be found on **Figure 2**.

A. Project Phasing

As shown on **Figure 2**, the project is split into three phases – Phases "A" (15 lots), "B" (13 lots) and "C" (291 lots). The phases are progressively closer to Pettitt Road and Pine Canyon Road, with Phase A the farthest and Phase C the closest to those roadways.

B. Improvement Phasing

Table 1 summarizes the phasing order of the transportation improvements from the Conditions of Approval for the project (*Approved Condition Compliance and Mitigation Monitoring Program – Morisoli-Amaral Subdivision (PLN020016) – February 14, 2006*). **Appendix A** provides the original transportation-related conditions of approval for the project from the Mitigation Monitoring Program.

There are a total of 9 conditions of approval that describe 15 different transportation-related infrastructure improvements and pro rata payments. Each of those conditions of approval is described in numerical order using the number included in the EIR on the following pages. The methodology used to determine the phase (or phases) when each improvement should be implemented is also discussed.

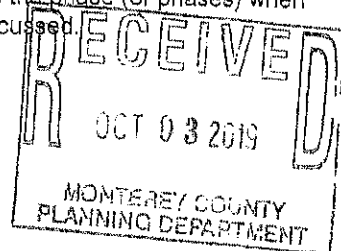
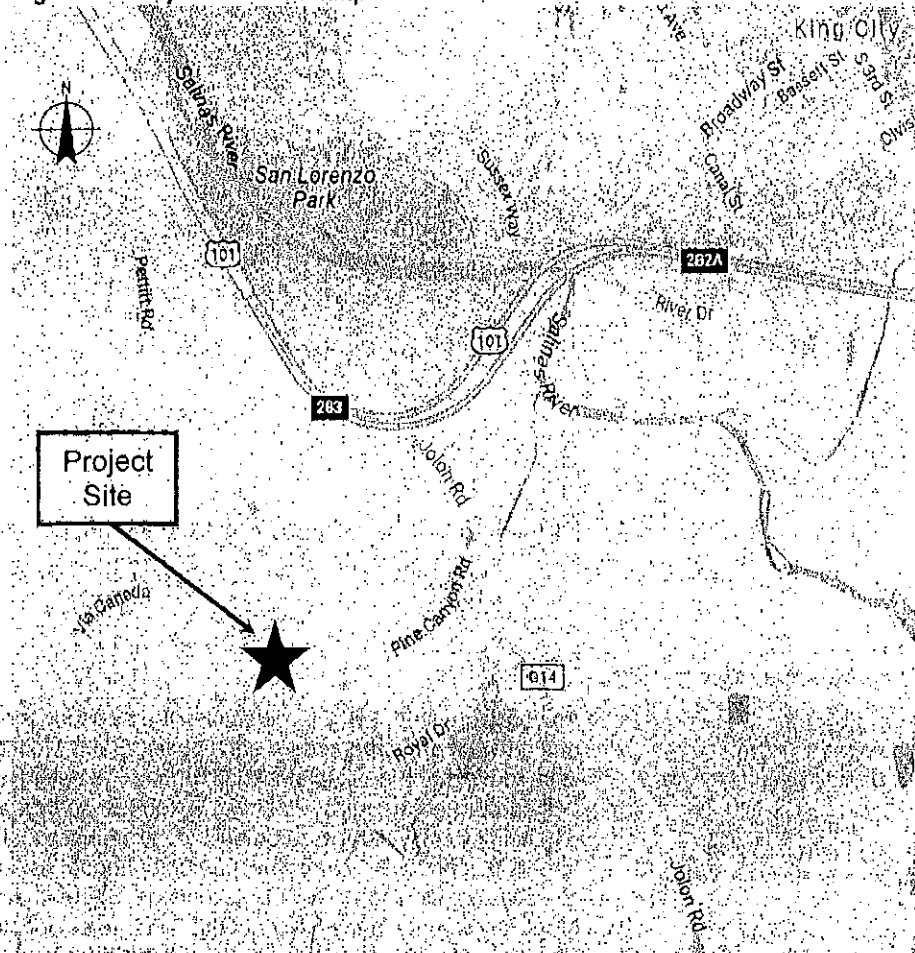


Figure 1: Project Location Map



Source: Mott MacDonald, Google Maps

1. Condition 50 - PWSP0003 - Via Canada

Condition: Improve Via Canada as an emergency access.

When Required: Construct as part of construction of Phase A road system.

Discussion: As shown on the project site plan (Figure 2), primary access for Phases A and B will be off of Via Canada at the northwestern portion of the project site. The southeastern end of this access roadway is a currently unnamed street that connects back to Via Canada near Pine Canyon Road; this roadway will serve as an emergency access roadway and will be upgraded to accommodate emergency vehicles. This emergency access upgrade will be constructed at the same time as the Phase A roadway system.

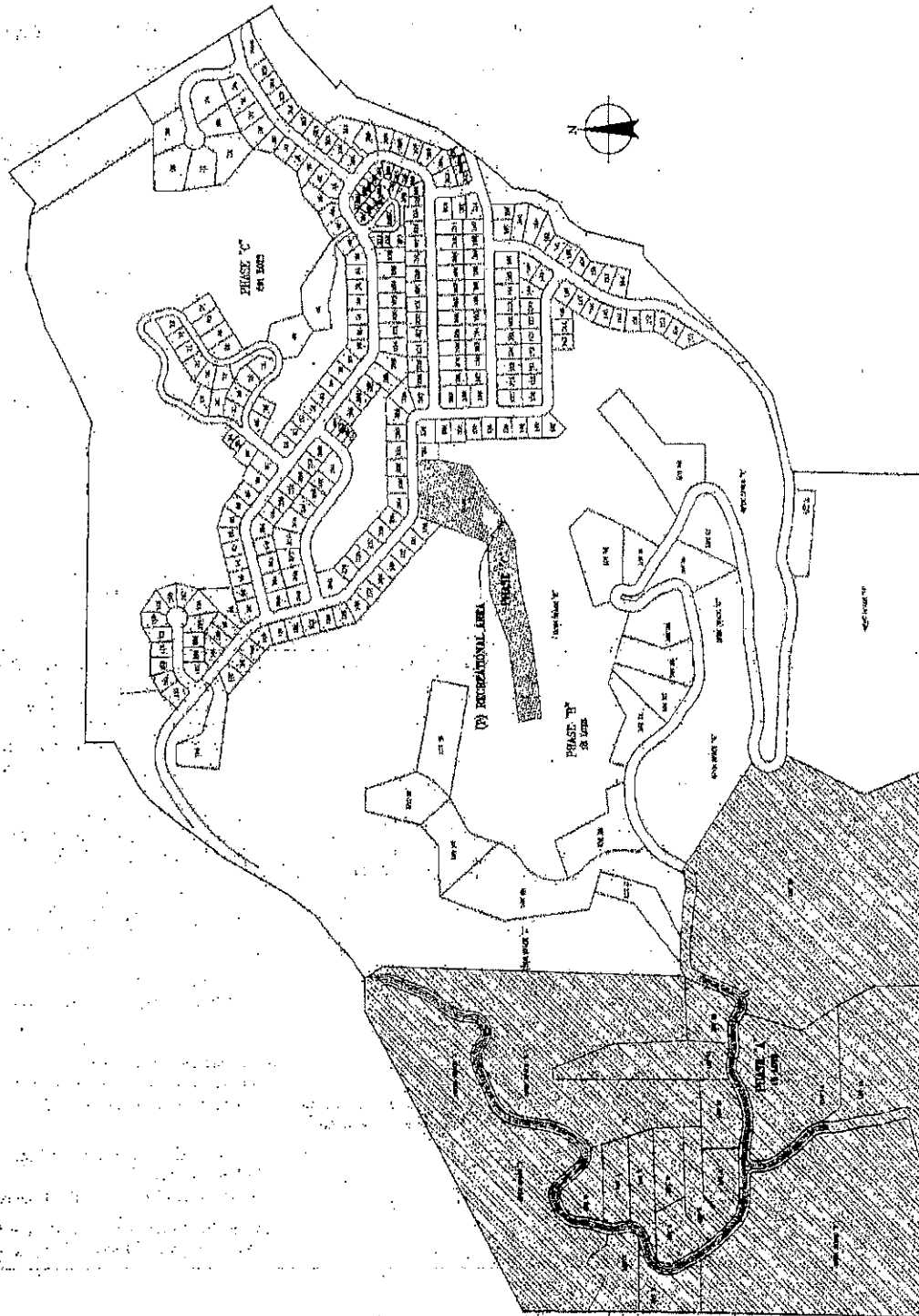
2. Condition 118 - PWSP0068 - TAMC Regional Traffic Mitigation Fee (Non Standard)

Condition: Pay the TAMC regional traffic mitigation fee (\$2,216 per market-rate unit; \$606 per inclusionary unit).

When Required: Pay at the time of obtaining permits for each individual housing unit.

Discussion: This fee represents the project's proportional share towards its impacts on the regional transportation network in Monterey County.

Figure 2: Project Phasing Plan



Source: Monterey Bay Engineers, January 2017. North arrow added by Mott MacDonald.

Table 1: Conditions of Approval Implementation Schedule

Permit Condition Number	Condition Number	Condition of Approval Title	Mitigation Description	Project Phase when Required
1.	50	PWSP0003 - Via Canada	Improve Via Canada as an emergency access	As Part of Phase A Construction
2.	118	PWSP0068 - TAMC Regional Traffic Mitigation Fee (Non-Standard)	Pay the TAMC regional traffic mitigation fee (\$2,216 per market-rate unit; \$606 per inclusionary unit)	At the Time of Obtaining Permits for Each Individual Housing Unit (Phases A, B, C)
3.	119	PWSP0069 - Pettitt Road & Via Canada	a. Provide evidence to the Department of Public Works of the subdivision's legal right to access over Pettitt Road and Via Canada	Prior to the Time of Obtaining Permits for the First Unit in Phase A (Via Canada) and Phase C (Pettitt Road)
4.	188	T-1.1 Traffic and Circulation Impact T-1: Roadway Segment Operations	Widen Jolon Road to three lanes (two southbound and one northbound) between Pine Canyon Road and Highway 101	As Part of Phase C (99th home)
5.	189	T-2.1 Traffic and Circulation Impact T-2: Intersection Operations	Improve Pettitt Road between Pine Canyon Road and the subdivision site as a secondary sidehill street	Prior to Occupancy of the First Unit in Phase C
6.	190	T-3.1 Traffic and Circulation Impact T-3: Pedestrian/Bicycle Facilities	Provide sidewalks along Pine Canyon Road as part of the site's frontage improvements	Prior to Occupancy of the First Unit in Phase C
7.	191	C-1.1 Cumulative Traffic and Circulation Impact C-1: Roadway Segment Operations	a. Widen Jolon Road to four lanes (two southbound and two northbound) between Pine Canyon Road and Highway 101 b. Upgrade Jolon Road approaches to Pine Canyon Road to the following lane configurations: * Northbound: one left-turn lane, one shared through/right-turn lane * Southbound: one left-turn lane, one through lane and one free (unrestricted) right-turn lane	Pay Pro Rata Share at Time of Obtaining Permits for Each Individual Housing Unit (Phases A, B, C) Pay Pro Rata Share at Time of Obtaining Permits for Each Individual Housing Unit (Phases A, B, C)
8.	192	C-1.2 Cumulative Traffic and Circulation Impact C-1: Roadway Segment Operations	a. Widen Pine Canyon Road to four travel lanes with left turn channelization between Pettitt Road and Jolon Road b. Upgrade eastbound Pine Canyon Road approach to Jolon Road as two left-turn lanes and a shared through/right-turn lane	Pay Pro Rata Share at Time of Obtaining Permits for Each Individual Housing Unit (Phases A, B, C) As Part of Phase C (before bulkout)
9.	193	C-2.1 Cumulative Traffic and Circulation Impact C-2: Intersection Operations	a. Install a traffic signal at the Jolon Road / Pine Canyon Road Intersection b. Implement lane improvements at Jolon Road / Pine Canyon Road as noted in mitigation measures C-1.1 and C-1.2 c. Add a westbound Pine Canyon Road acceleration lane west of the Jolon Road / Pine Canyon Road Intersection d. Upgrade westbound Pine Canyon Road approach to Jolon Road as a shared left/through/right lane	Prior to Occupancy of the Last Unit of Phase C Pay Pro Rata Share at Time of Obtaining Permits for Each Individual Housing Unit (Phases A, B, C) Prior to Occupancy of the Final Unit of Phase C Prior to Occupancy of the Final Unit of Phase C

Source: Mott MacDonald.

3. Condition 119 - PWSP0069 - Pettitt Road and Via Canada:

Condition: Provide evidence to the Department of Public Works of the subdivision's legal right to access over Pettitt Road and Via Canada.
When Required: Prior to the time of obtaining permits for the first unit in Phase A (Via Canada) and Phase C (Pettitt Road).

Discussion: Because Phases A and B will solely have access from Via Canada, the legal right to access over Via Canada should be obtained and provided to Monterey County Department of Public Works prior to occupancy of the first unit in Phase A. Similarly, as Phase C will be the first phase of the project to have access via Pettitt Road, the legal right to access over Pettitt Road should be obtained and provided to Monterey County Department of Public Works prior to occupancy of the first unit in Phase C.

4. Condition 188 - T-1.1 Traffic and Circulation Impact T-1: Roadway Segment Operations:

Condition: Widen Jolon Road to three lanes between Pine Canyon Road and Highway 101.

When Required: As Part of Phase C (before 99th home overall).

Discussion: Per the EIR for the project, this improvement would be required once operations on Jolon Road would reach Level of Service (LOS) "D" conditions - this would occur once a combined 99 homes have been built in the entire project and occupied, a condition that would not occur until Phase C of the project. Therefore, this improvement should occur during the construction of Phase C, prior to the occupancy of the 99th overall home on the project site.

5. Condition 189 - T-2.1 Traffic and Circulation Impact T-2: Intersection Operations:

Condition: Improve Pettitt Road between Pine Canyon Road and the subdivision site as a secondary sidehill street.

When Required: Prior to the occupancy of the first unit in Phase C.

Discussion: Phase C would be the first phase where the project would have an access off of Pettitt Road. Therefore, Improvement of Pettitt Road to a secondary sidehill street should occur prior to occupancy of the first unit in Phase C.

6. Condition 190 - T-3.1 Traffic and Circulation Impact T-3: Pedestrian/Bicycle Facilities:

Condition: Provide sidewalks along Pine Canyon Road as part of the site's frontage improvements.

When Required: Prior to the occupancy of the first unit in Phase C.

Discussion: Pedestrian traffic to and from the project site would not increase significantly until the homes of Phase C of the project are occupied. Therefore, this improvement should be implemented prior to the occupancy of the first unit in Phase C.

7. Condition 191 - C-1.1 Cumulative Traffic and Circulation Impact C-1: Roadway Segment Operations:

Condition Part A: Widen Jolon Road to four lanes (two southbound and two northbound) between Pine Canyon Road and Highway 101.

When Required: Pay Total Pro Rata Share in uniform increments at the time of obtaining permits for each individual housing unit.

Discussion: This condition only requires payment of a pro rata share (or the project's relative responsibility of the total construction cost) for the widening of Jolon Road. Using data from the EIR for the project, the project's pro rata percentage of the improvement cost would be 26.3%. Monterey County shall be responsible for final determination of this cost. The pro rata share should be paid in uniform increments for each phase of the project (i.e.,

Phases A, B, and C) at the time of obtaining the permits for each individual housing unit.

Condition Part B: Upgrade Jolon Road approaches to Pine Canyon Road to the following lane configurations:

- Northbound: one left-turn lane, one shared through/right-turn lane.
- Southbound: one left-turn lane, one through lane and one free (unrestricted) right-turn lane.

When Required: Pay Total Pro Rata Share in uniform increments at the time of obtaining permits for each individual housing unit.

Discussion: This condition only requires payment of a pro rata share (or the project's relative responsibility of the total construction cost) for the upgrade of the Jolon Road approaches to Pine Canyon Road. Using data from the EIR for the project, the project's pro rata percentage of the improvement cost would be 26.3%. Monterey County shall be responsible for final determination of this cost. The pro rata share should be paid in uniform increments for each phase of the project (i.e., Phases A, B, and C) at the time of obtaining the permits for each individual housing unit. This improvement is triggered under Cumulative (i.e., future) conditions and its need is not directly caused by the project. Therefore, this improvement should be implemented prior to buildout of Phase C. It should also be implemented concurrently with Condition 193A (signalization of the Jolon Road / Pine Canyon Road Intersection).

8. Condition 192 - C-1.2 Cumulative Traffic and Circulation Impact C-1: Roadway Segment Operations:

Condition Part A: Widen Pine Canyon Road to four travel lanes with left turn channelization between Pettitt Road and Jolon Road.

When Required: Pay Total Pro Rata Share in uniform increments at the time of obtaining permits for each individual housing unit.

Discussion: This condition only requires payment of a pro rata share (or the project's relative responsibility of the total construction cost) for the widening of Pine Canyon Road. Using data from the EIR for the project, the project's pro rata percentage of the improvement cost would be 26.3%. Monterey County shall be responsible for final determination of this cost. The pro rata share should be paid in uniform increments for each phase of the project (i.e., Phases A, B, and C) at the time of obtaining the permits for each individual housing unit.

Condition Part B: Upgrade eastbound Pine Canyon Road approach to Jolon Road as two left-turn lanes and a share through/right-turn lane.

When Required: Prior to the occupancy of the final unit of Phase C.

Discussion: This improvement is triggered under Cumulative (i.e., future) conditions and its need is not directly caused by the project. Therefore, this improvement should be implemented prior to the occupancy of the final unit of Phase C. It should also be implemented concurrently with Condition 193A (signalization of the Jolon Road / Pine Canyon Road Intersection).

9. Condition 193 - C-2.1 Cumulative Traffic and Circulation Impact C-2: Intersection Operations:

Condition Part A: Install a traffic signal at the Jolon Road / Pine Canyon Road Intersection.

When Required: Design Prior to Phase C, but Implement prior to the occupancy of the final unit of Phase C.

Discussion: This improvement is triggered under Cumulative (i.e., future) conditions and its need is not directly caused by the project. Therefore, this improvement should be implemented prior to the occupancy of the final unit of Phase C. The design of this signal, however, should be finalized prior to the occupancy of the first unit in Phase C.

Condition Part B: Implement lane improvements at Jolon Road / Pine Canyon Road as noted in mitigation measures C-1.1 and C-1.2.

When Required: Prior to the occupancy of the final unit of Phase C.

Discussion: This condition refers to mitigations in the aforementioned environmental impact report for the project. The improvements in these mitigations are the same as in Conditions 191A-B and 192 A-B. They are triggered under Cumulative (i.e., future) conditions and their need is not directly caused by the project. Therefore, this improvement should be implemented prior to prior to the occupancy of the final unit of Phase C. It should also be implemented concurrently with Condition 193A (signalization of the Jolon Road / Pine Canyon Road Intersection).

Condition Part C: Add a westbound Pine Canyon Road acceleration lane west of the Jolon Road / Pine Canyon Road Intersection.

When Required: Prior to the occupancy of the final unit of Phase C.

Discussion: This improvement is triggered under Cumulative (i.e., future) conditions and its need is not directly caused by the project. Therefore, this improvement should be implemented prior to prior to the occupancy of the final unit of Phase C. It should also be implemented concurrently with Condition 193A (signalization of the Jolon Road / Pine Canyon Road Intersection) and Condition 191B (upgrade of northbound and southbound approaches of Jolon Road at Pine Canyon Road).

Condition Part D: Upgrade westbound Pine Canyon Road approach to Jolon Road as a shared left/through/right lane.

When Required: Prior to the occupancy of the final unit of Phase C.

Discussion: This improvement is triggered under Cumulative (i.e., future) conditions and its need is not directly caused by the project. Therefore, this improvement should be implemented prior to prior to the occupancy of the final unit of Phase C. It should also be implemented concurrently with Condition 193A (signalization of the Jolon Road / Pine Canyon Road Intersection).

C. Alternative Improvements

Two alternative improvements are possible to those noted in the conditions of approval. Each are described below.

1. Pine Canyon Road Widening:

The aforementioned EIR for the forecasts projects that operations on Pine Canyon Road west of Jolon Road would degrade to LOS D under Cumulative conditions. As the Monterey County General Plan at the time of project approval declared LOS C as the county level of service standard, LOS D operations would require that improvement be made (hence Condition 192 Part A). However, the current Monterey County General Plan declares LOS D as the new county level of service standard. If this current standard were applied to the operations of Pine Canyon Road, no improvements would be required. Therefore, a compromise improvement would be to widen Pine Canyon Road to just add a median two-way left turn lane between Pettitt Road and Jolon Road. This would benefit through traffic capacity on Pine Canyon Road by providing left-turning vehicles their own lane. This improvement would also be significantly less expensive than widening to a four-lane roadway.

2. Jolon Road / Pine Canyon Roundabout:

As an alternative to the proposed signalization and lane improvements at the Jolon Road / Pine Canyon Road intersection (i.e., Conditions 191 Part B, 192 Part B, and 193 Parts A, C and D), a one-lane roundabout should be considered, possibly with a southbound-to-westbound bypass lane. Such a roundabout would likely operate within current county level of service standards and in a safer and more straightforward manner than a signalized intersection and could blend in better to the more rural environment surrounding the intersection. A roundabout could fit in roughly the same footprint as the signalized intersection and would have lower overall operating costs than a signalized intersection.

Monterey County Public Works Department would need to determine if either of these alternative improvements is an acceptable alternative prior to implementation.

D. Conclusion

In summary, there are 9 conditions of approval that describe 15 separate transportation-related infrastructure improvements and impact fee / pro rata payments that are conditioned on the project. Of those improvements and payments, four must be implemented at the time of obtaining the permits for each individual housing unit, two must be implemented prior to the occupancy of the homes in Phase A, three must be implemented prior to the occupancy of the homes in Phase C, one must be implemented prior to the occupancy of the 99th home (which would occur during Phase C), and five must occur prior to full buildout of Phase C. Note that although the signal at the Jolon Road / Pine Canyon Road intersection is not recommended to be implemented prior to full buildout of Phase C, its design should be finalized prior to the occupancy of the homes in Phase C. Many of the other improvements at the Jolon / Pine Canyon intersection should also be implemented concurrently with each other. Finally, alternatives are possible to some of the conditions of approval, but Monterey County Public Works will need to determine if they are acceptable alternative prior to implementation.



If you have any questions regarding the contents of this letter or need additional information, please do not hesitate to contact Jeff Waller or myself at your convenience. Thank you for the opportunity to assist you with this project.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Keith B. Higgins', written over a faint, dotted grid background.

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enclosures

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