



# Monterey County

## Board Order

168 West Alisal Street,  
1st Floor  
Salinas, CA 93901  
831.755.5066

Upon motion of Supervisor Salinas, seconded by Supervisor Parker and carried by those members present, the Board of Supervisors hereby:

Adopted Resolution No. 14-217

- a. Pursuant to Section 8333(c) of the California Streets and Highways Code, finding that certain Public Utility Easements at East Garrison Phase 1 are in excess to the public's needs and that there are no other public facilities located within the area to be vacated;
- b. Summarily vacating the public service easements as identified herein; and
- c. Authorizing the Clerk of the Board of Supervisors to submit a certified copy of the resolution to the County Recorder for recordation.

PASSED AND ADOPTED on this 8th day of July 2014, by the following vote, to wit:

AYES: Supervisors Armenta, Calcagno, Salinas, Parker and Potter

NOES: None

ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 77 for the meeting on July 8, 2014.

Dated: July 11, 2014  
File Number: RES 14-055

Gail T. Borkowski, Clerk of the Board of Supervisors  
County of Monterey, State of California

By  Deputy

Before the Board of Supervisors in and for the County of Monterey, State of California

Resolution No. 14-217

- a. Pursuant to Section 8333(c) of the California Streets and Highways Code, finding that certain Public Utility Easements at East Garrison Phase are in excess to the public’s needs and that there are no other public facilities located within the area to be vacated;
- b. Summarily vacating the public service easements as identified herein; and
- c. Authorizing the Clerk of the Board of Supervisors to submit a certified copy of the resolution to the County Recorder for recordation.....

WHEREAS, the approved subdivision map for East Garrison Phase 1 (Tract No. 1489) (“Tract Map”), as approved and accepted by the County of Monterey (“County”) on June 12, 2007, included public utility easements to the County for the construction, maintenance, use, replacement, improvement, and operation of pump stations, wastewater treatment facilities, sanitary sewers, storm drains and water pipelines, gas and electricity transmission lines and telephone lines, and all necessary appurtenances thereto (collectively the “PUEs”); and

WHEREAS, Chapter 4 of the California Streets and Highways Code (Chapter 4 of Part 3, Division 9 of said Code), and specifically Section 8333(c) thereof, authorizes a legislative body to summarily vacate public service easements in certain conditions; and

WHEREAS, certain portions of the PUEs are in excess of the needs of the public and not in use by the County or any other public agency, which are the portions affecting the properties identified in Exhibit A hereto and which are depicted on Exhibit B hereto, and each incorporated herein by reference (the “Vacated PUEs”); and

WHEREAS, UCP East Garrison, LLC, and its affiliates BMC EG Garden, LLC, BMC EG Bungalow, LC and BMC EG Village LLC (the “Requesting Parties”), have requested that the Vacated PUEs, in total, but also specifically the portion owned by each respective Requesting Party, be vacated as permitted by Section 8333(c) of the California Streets and Highways Code to allow for the construction of improvements within the vacated areas; and

WHEREAS, California Streets and Highways Code Section 8333(c) provides that upon the Board of Supervisor’s determining that a public service easement or a portion thereof, such as the Vacated PUEs, is in excess to the needs of the public and that no other public facilities are located within the easement areas, the Board of Supervisors may summarily vacate the easement.

NOW, THEREFORE, BE IT RESOLVED, that the Monterey County Board of Supervisors hereby finds and resolves as follows:

- 1. Pursuant to Section 8333(c) of the California Streets and Highways Code, the Board of Supervisors hereby finds that the Vacated PUEs is in excess to the public’s needs and there are no other public facilities located within the area to be vacated;

2. Vacate the public service easements as identified herein as the Vacated PUEs;
3. Authorize the Clerk of the Board of Supervisors to submit a certified copy of this resolution to the County Recorder for recordation; and
4. In accordance with Section 8335(b)(4) of the California Streets and Highways Code, from and after the date this resolution is recorded, the Vacated PUEs no longer constitutes a public service easement.

**PASSED AND ADOPTED** upon motion of Supervisor Salinas, seconded by Supervisor Parker and carried this 8th day of July 2014, by the following vote, to wit:

AYES: Supervisors Armenta, Calcagno, Salinas, Parker and Potter

NOES: None

ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 77 for the meeting on July 8, 2014.

Dated: July 11, 2014  
File Number: RES 14-055

Gail T. Borkowski, Clerk of the Board of Supervisors  
County of Monterey, State of California

By  \_\_\_\_\_  
Deputy

# **WE** WHITSON ENGINEERS

9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940  
831 649-5225 • Fax 831 373-5065

May 29, 2014  
Job No.: 2615.00

## **EXHIBIT "A"** **Lots with Unoccupied Public Utility Easements** **East Garrison Phase 1** **Monterey County, California**

See Plat Map for Locations

<b>Lot No.</b>	<b>APN</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Alternate Address</b>
1	031-162-001-000	18499	McCLELLAN CIR	
2	031-162-002-000	18491	McCLELLAN CIR	
3	031-162-003-000	18503	McCLELLAN CIR	
5	031-162-005-000	18515	McCLELLAN CIR	
6	031-162-006-000	18507	McCLELLAN CIR	
7	031-162-007-000	18519	McCLELLAN CIR	
9	031-162-009-000	18531	McCLELLAN CIR	
10	031-162-010-000	18523	McCLELLAN CIR	
11	031-162-011-000	18535	McCLELLAN CIR	
13	031-162-013-000	18547	McCLELLAN CIR	
14	031-162-014-000	18539	McCLELLAN CIR	
15	031-162-015-000	18551	McCLELLAN CIR	
17	031-162-017-000	18563	McCLELLAN CIR	
18	031-162-018-000	18555	McCLELLAN CIR	
19	031-162-019-000	18567	McCLELLAN CIR	
21	031-162-021-000	18575	McCLELLAN CIR	
22	031-162-022-000	18571	McCLELLAN CIR	
29	031-162-029-000	18603	McCLELLAN CIR	
32	031-163-003-000	18623	McCLELLAN CIR	
34	031-163-005-000	18627	McCLELLAN CIR	
35	031-163-006-000	18619	McCLELLAN CIR	
38	031-163-009-000	18639	McCLELLAN CIR	
41	031-163-012-000	18651	McCLELLAN CIR	
60	031-163-014-000	18622	McCLELLAN CIR	
61	031-163-015-000	18626	McCLELLAN CIR	
62	031-163-016-000	18630	McCLELLAN CIR	
63	031-163-017-000	13525	WARREN AVE	
64	031-163-018-000	13521	WARREN AVE	
65	031-163-019-000	13517	WARREN AVE	
67	031-163-021-000	18035	McDOWELL ST	
75	031-163-029-000	18003	McDOWELL ST	
76	031-162-030-000	18002	McDOWELL ST	
77	031-162-031-000	18006	McDOWELL ST	
78	031-162-032-000	18010	McDOWELL ST	
79	031-162-033-000	18014	McDOWELL ST	
80	031-162-034-000	18018	McDOWELL ST	
81	031-162-035-000	13021	POPE LN	

**Lots with Unoccupied PUE's**

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5/29/2014

Job No.:2615.00

<b>Lot No.</b>	<b>APN</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Alternate Address</b>
82	031-162-036-000	13017	POPE LN	
83	031-162-037-000	13013	POPE LN	
84	031-162-038-000	13009	POPE LN	
85	031-162-039-000	13005	POPE LN	
86	031-162-040-000	13001	POPE LN	
87	031-162-041-000	18219	CALDWELL ST	
88	031-162-042-000	18215	CALDWELL ST	
89	031-162-043-000	18211	CALDWELL ST	
90	031-162-044-000	18207	CALDWELL ST	
91	031-162-045-000	18203	CALDWELL ST	
92	031-162-046-000	18574	McCLELLAN CIR	
93	031-162-047-000	18578	McCLELLAN CIR	
94	031-162-048-000	18582	McCLELLAN CIR	
95	031-162-049-000	18586	McCLELLAN CIR	
96	031-162-050-000	18590	McCLELLAN CIR	
97	031-162-051-000	18594	McCLELLAN CIR	
98	031-162-052-000	18026	McDOWELL ST	
99	031-162-053-000	18030	McDOWELL ST	
116	031-162-054-000	18227	CALDWELL ST	
117	031-162-055-000	18223	CALDWELL ST	
124	031-162-062-000	18554	McCLELLAN CIR	
125	031-162-063-000	18550	McCLELLAN CIR	
126	031-162-064-000	18542	McCLELLAN CIR	
127	031-162-065-000	18538	McCLELLAN CIR	
128	031-162-066-000	18303	STEEDMAN ST	
129	031-162-067-000	18307	STEEDMAN ST	
130	031-162-068-000	18311	STEEDMAN ST	
131	031-162-069-000	18315	STEEDMAN ST	
132	031-162-070-000	13137	CHAMBERLAIN AVE	
135	031-162-073-000	13149	CHAMBERLAIN AVE	
136	031-162-074-000	18226	CALDWELL ST	
137	031-162-075-000	18222	CALDWELL ST	
138	031-162-076-000	18218	CALDWELL ST	
139	031-162-077-000	18214	CALDWELL ST	
140	031-162-078-000	18526	McCLELLAN CIR	
141	031-162-079-000	18522	McCLELLAN CIR	
142	031-162-080-000	18514	McCLELLAN CIR	
143	031-162-081-000	18478	McCLELLAN CIR	
144	031-162-082-000	18474	McCLELLAN CIR	
145	031-162-083-000	18470	McCLELLAN CIR	
146	031-162-084-000	18466	McCLELLAN CIR	
147	031-162-085-000	18462	McCLELLAN CIR	
148	031-162-086-000	13117	CHAMBERLAIN AVE	
152	031-162-090-000	18314	STEEDMAN ST	
155	031-162-093-000	18302	STEEDMAN ST	
156	031-162-094-000	18483	McCLELLAN CIR	
157	031-162-095-000	18487	McCLELLAN CIR	
158	031-162-096-000	18471	McCLELLAN CIR	
159	031-162-097-000	18479	McCLELLAN CIR	
161	031-162-099-000	18475	McCLELLAN CIR	
162	031-162-100-000	18459	McCLELLAN CIR	

<b>Lot No.</b>	<b>APN</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Alternate Address</b>
163	031-162-101-000	18463	McCLELLAN CIR	
166	031-162-104-000	13101	CHAMBERLAIN AVE	
167	031-163-030-000	13110	CHAMBERLAIN AVE	
168	031-163-031-000	13106	CHAMBERLAIN AVE	
169	031-163-032-000	13102	CHAMBERLAIN AVE	
170	031-163-033-000	18443	McCLELLAN CIR	
171	031-163-034-000	18447	McCLELLAN CIR	
172	031-163-035-000	18431	McCLELLAN CIR	
173	031-163-036-000	18439	McCLELLAN CIR	
174	031-163-037-000	18427	McCLELLAN CIR	
175	031-163-038-000	18435	McCLELLAN CIR	
176	031-163-039-000	18415	McCLELLAN CIR	
177	031-163-040-000	18423	McCLELLAN CIR	
178	031-163-180-000	18411	McCLELLAN CIR	
179	031-163-161-000	18419	McCLELLAN CIR	
180	031-163-162-000	18403	McCLELLAN CIR	
182	031-163-164-000	13609	SHERMAN BLVD	
183	031-163-165-000	13605	SHERMAN BLVD	
184	031-163-166-000	13601	SHERMAN BLVD	
185	031-163-041-000	13118	CHAMBERLAIN AVE	
186	031-163-042-000	13122	CHAMBERLAIN AVE	
187	031-163-043-000	13126	CHAMBERLAIN AVE	
188	031-163-044-000	13130	CHAMBERLAIN AVE	
189	031-163-045-000	18326	STEEDMAN ST	
190	031-163-046-000	18330	STEEDMAN ST	
191	031-163-047-000	13325	WARREN AVE	
192	031-163-048-000	13321	WARREN AVE	
193	031-163-049-000	13317	WARREN AVE	
194	031-163-050-000	13313	WARREN AVE	
195	031-163-051-000	13309	WARREN AVE	
196	031-163-052-000	13305	WARREN AVE	
197	031-163-053-000	13301	WARREN AVE	
198	031-163-054-000	18438	McCLELLAN CIR	
201	031-163-057-000	13138	CHAMBERLAIN AVE	
202	031-163-058-000	13142	CHAMBERLAIN AVE	
203	031-163-059-000	13146	CHAMBERLAIN AVE	
204	031-163-060-000	13150	CHAMBERLAIN AVE	
205	031-163-061-000	13154	CHAMBERLAIN AVE	
206	031-163-062-000	18246	CALDWELL ST	
207	031-163-063-000	18250	CALDWELL ST	
208	031-163-064-000	18335	STEEDMAN ST	
219	031-163-075-000	13306	WARREN AVE	
225	031-163-081-000	13617	SHERMAN BLVD	
226	031-163-082-000	13621	SHERMAN BLVD	
227	031-163-083-000	13625	SHERMAN BLVD	
228	031-163-084-000	13629	SHERMAN BLVD	
229	031-163-085-000	13633	SHERMAN BLVD	
230	031-163-086-000	13637	SHERMAN BLVD	
231	031-163-087-000	13641	SHERMAN BLVD	
232	031-163-088-000	18270	CALDWELL ST	
233	031-163-089-000	18266	CALDWELL ST	

<b>Lot No.</b>	<b>APN</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Alternate Address</b>
234	031-163-090-000	18262	CALDWELL ST	
235	031-163-091-000	18258	CALDWELL ST	
236	031-163-092-000	18254	CALDWELL ST	
237	031-163-093-000	13402	WARREN AVE	
238	031-163-094-000	13406	WARREN AVE	
239	031-163-095-000	13410	WARREN AVE	
240	031-163-096-000	13414	WARREN AVE	
241	031-163-097-000	13418	WARREN AVE	
242	031-163-098-000	13422	WARREN AVE	
243	031-163-099-000	13426	WARREN AVE	
244	031-163-100-000	13430	WARREN AVE	
245	031-163-101-000	13434	WARREN AVE	
246	031-163-102-000	13438	WARREN AVE	
247	031-163-103-000	13729	SHERMAN BLVD	
259	031-163-013-000	18618	McCLELLAN CIR	
260	031-163-115-000	13502	WARREN AVE	
271	031-163-126-000	13837	SHERMAN BLVD	
272	031-163-127-000	13833	SHERMAN BLVD	
273	031-163-128-000	13829	SHERMAN BLVD	
274	031-163-129-000	13825	SHERMAN BLVD	
275	031-163-130-000	13821	SHERMAN BLVD	
276	031-163-131-000	13817	SHERMAN BLVD	
277	031-163-132-000	13813	SHERMAN BLVD	
278	031-163-133-000	13809	SHERMAN BLVD	
279	031-163-134-000	13805	SHERMAN BLVD	
280	031-163-135-000	13801	SHERMAN BLVD	
281	031-164-001-000	13901	SHERMAN BLVD	
286	031-164-006-000	13921	SHERMAN BLVD	
313	031-164-007-000	13722	SHERMAN BLVD	
314	031-164-008-000	13726	SHERMAN BLVD	
315	031-164-009-000	13718	SHERMAN BLVD	
316	031-164-010-000	13714	SHERMAN BLVD	
317	031-164-011-000	13710	SHERMAN BLVD	
318	031-164-012-000	13706	SHERMAN BLVD	
319	031-164-013-000	13702	SHERMAN BLVD	
320	031-164-014-000	18102	PORTER ST	
321	031-164-015-000	18106	PORTER ST	
322	031-164-016-000	18110	PORTER ST	
331	031-164-025-000	18111	PORTER ST	
332	031-164-026-000	13734	SHERMAN BLVD	
333	031-164-027-000	13730	SHERMAN BLVD	
740	031-164-028-000	16102	EAST GARRISON DR	
741	031-164-029-000	16106	EAST GARRISON DR	
742	031-164-030-000	16110	EAST GARRISON DR	
743	031-164-031-000	16114	EAST GARRISON DR	
744	031-164-032-000	16118	EAST GARRISON DR	
745	031-164-033-000	16122	EAST GARRISON DR	
746	031-164-034-000	16126	EAST GARRISON DR	
747	031-164-035-000	16130	EAST GARRISON DR	
748	031-164-036-000	16134	EAST GARRISON DR	
749	031-164-037-000	16103	EAST GARRISON DR	

**Lots with Unoccupied PUE's**

<b>Lot No.</b>	<b>APN</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Alternate Address</b>
750	031-164-038-000	16107	EAST GARRISON DR	
751	031-164-039-000	16111	EAST GARRISON DR	
752	031-164-040-000	16115	EAST GARRISON DR	
753	031-164-041-000	16119	EAST GARRISON DR	
754	031-164-042-000	16123	EAST GARRISON DR	
755	031-164-043-000	16127	EAST GARRISON DR	
756	031-164-044-000	13998	SHERMAN BLVD	
757	031-164-045-000	13994	SHERMAN BLVD	
758	031-164-046-000	13990	SHERMAN BLVD	
759	031-164-047-000	13986	SHERMAN BLVD	
760	031-164-048-000	13982	SHERMAN BLVD	
761	031-164-049-000	13978	SHERMAN BLVD	
762	031-164-050-000	13974	SHERMAN BLVD	
763	031-164-051-000	21391	ORD AVE	
764	031-164-052-000	21387	ORD AVE	
765	031-164-053-000	21383	ORD AVE	
766	031-164-054-000	21379	ORD AVE	
767	031-164-055-000	21375	ORD AVE	
768	031-164-056-000	21371	ORD AVE	
769	031-164-057-000	21367	ORD AVE	
770	031-164-058-000	21363	ORD AVE	
771	031-164-059-000	21359	ORD AVE	
772	031-164-060-000	21355	ORD AVE	
773	031-164-061-000	21370	ORD AVE	
774	031-164-062-000	21366	ORD AVE	
775	031-164-063-000	21362	ORD AVE	
776	031-164-064-000	21358	ORD AVE	
777	031-164-065-000	21354	ORD AVE	
778	031-164-066-000	21350	ORD AVE	
779	031-164-067-000	21346	ORD AVE	
780	031-164-068-000	21342	ORD AVE	
781	031-164-069-000	21338	ORD AVE	
782	031-164-070-000	21334	ORD AVE	
783	031-164-071-000	21298	ORD AVE	
784	031-164-072-000	21294	ORD AVE	
785	031-164-073-000	21290	ORD AVE	
786	031-164-074-000	21286	ORD AVE	
787	031-164-075-000	21282	ORD AVE	
788	031-164-076-000	21278	ORD AVE	
M1.10	031-164-094-000	18675-18723	McCLELLAN CIR	
M1.11	031-164-095-000	17803-17823	BANKS ST	
M1.2	031-162-126-000	18231-18243	CALDWELL ST	
M1.3	031-162-127-000	13201-13229	THOMAS LN	
M1.4	031-162-128-000	18034-18046	McDOWELL ST	
M1.6	031-164-090-000	13925-13949	SHERMAN BLVD	
M1.7	031-164-091-000	17802-17822	BANKS ST	
M1.9	031-164-093-000	13953-13977	SHERMAN BLVD	
P1.1	031-163-150-000			
P1.2	031-162-129-000			
P1.3	031-164-096-000			
R1.2	031-164-098-000	13630	SHERMAN BLVD	



**Lots with Unoccupied PUE's**

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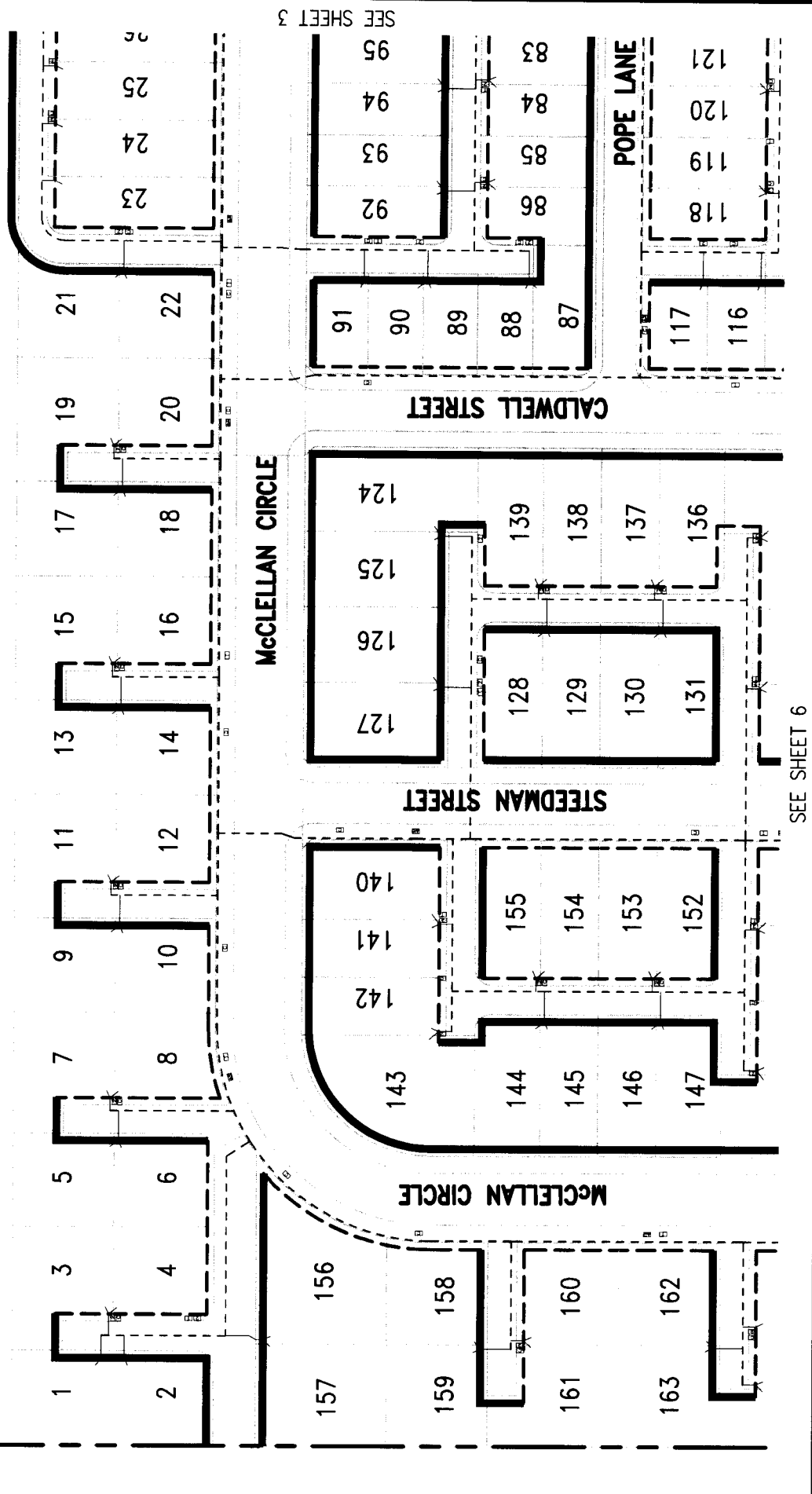
5/29/2014

Job No.:2615.00

<b>Lot No.</b>	<b>APN</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Alternate Address</b>
T1.2	031-164-117-000	15301-15349	MEADE WAY	
T1.3	031-164-118-000	15353-15397	MEADE WAY	
T1.4	031-164-119-000	14002-14050	SHERMAN BLVD	
T1.5	031-164-120-000	14054-14098	SHERMAN BLVD	
T1.7	031-164-122-000	16275	EAST GARRISON DR	15205 CHAPEL HILL RD
T1.8	031-164-123-000	14102	SHERMAN BLVD	21308 ORD AVE
Z1.1	031-163-151-000			

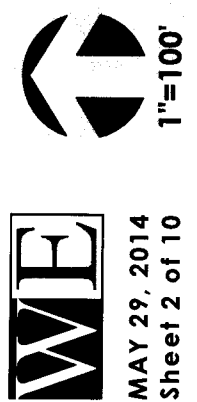


RESERVATION ROAD



SEE SHEET 3

SEE SHEET 6



Whitson Engineers  
 9699 Blue Larkspur Lane | Suite 105 | Monterey, CA 93940 | 831 649-5225 | F 831 373-5065  
 CIVIL ENGINEERING \* LAND SURVEYING \* PROJECT MANAGEMENT | www.whitsonengineers.com  
 Project No. 2615.00

PHASE 1 PUBLIC UTILITY EASEMENTS  
**EAST GARRISON**  
 MONTEREY COUNTY, CALIFORNIA

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**RESERVATION ROAD**

PARCEL Z1.1

TOWNHOUSE  
PARCEL M1.1

TOWNHOUSE  
PARCEL M1.10

**McCLELLAN CIRCLE**

PARK  
PARCEL P1.1

**WARREN AVE**

**McDOWELL STREET**

**POPE LANE**

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SEE SHEET 2

SEE SHEET 7

SEE SHEET 4

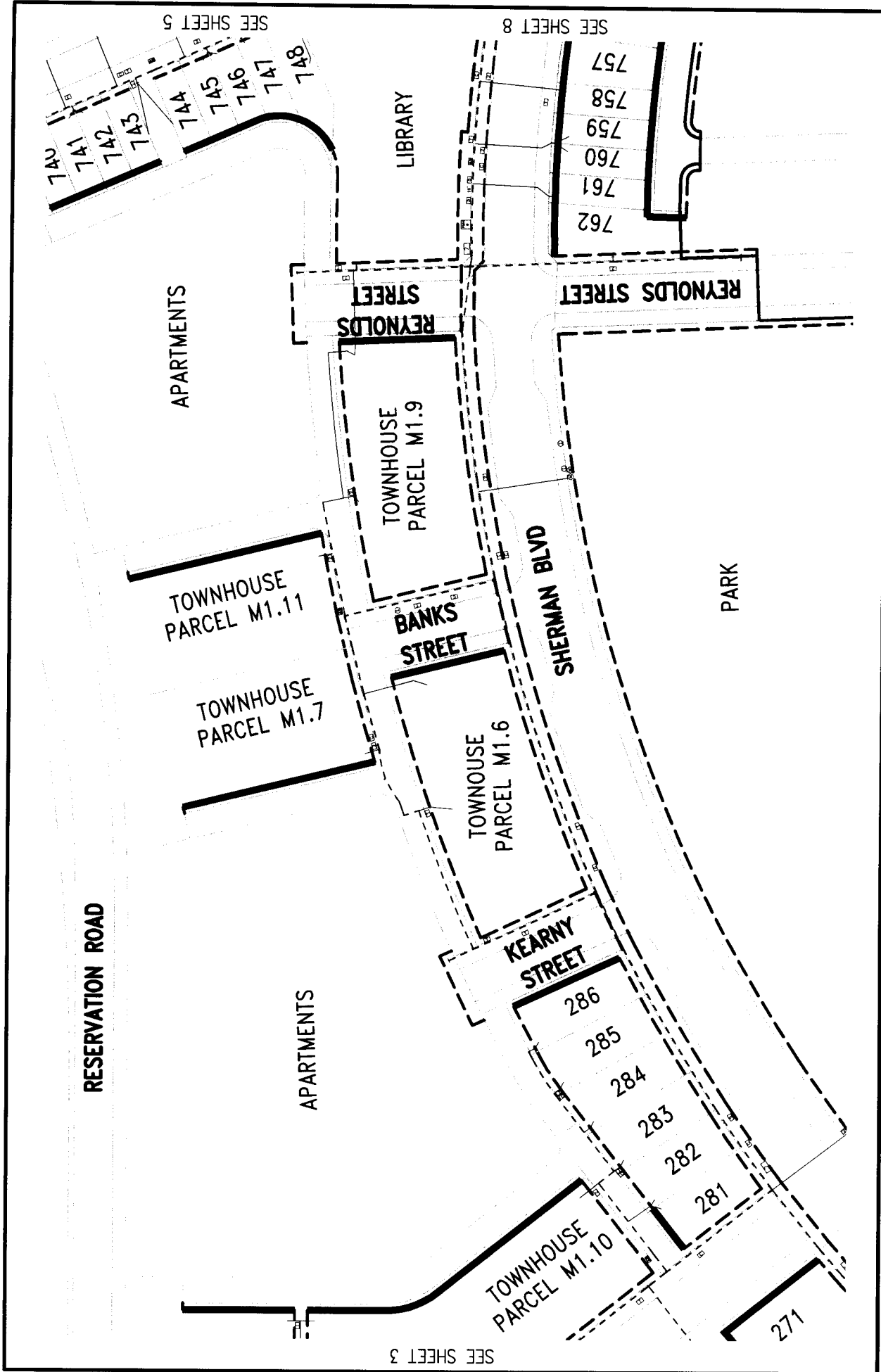
**PHASE 1 PUBLIC UTILITY EASEMENTS  
EAST GARRISON  
MONTEREY COUNTY, CALIFORNIA**



MAY 29, 2014  
Sheet 3 of 10



Whitson Engineers  
9699 Blue Larkspur Lane | Suite 105 | Monterey, CA 93940 | 831 649-5225 | F 831 373-5065  
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT | www.whitsonengineers.com  
Project No.: 2615.00



MAY 29, 2014  
Sheet 4 of 10

Whitson Engineers  
9699 Blue Larkspur Lane | Suite 105 | Monterey, CA 93940 | 831 649-5225 | F 831 373-5065  
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Project No.: 2615.00

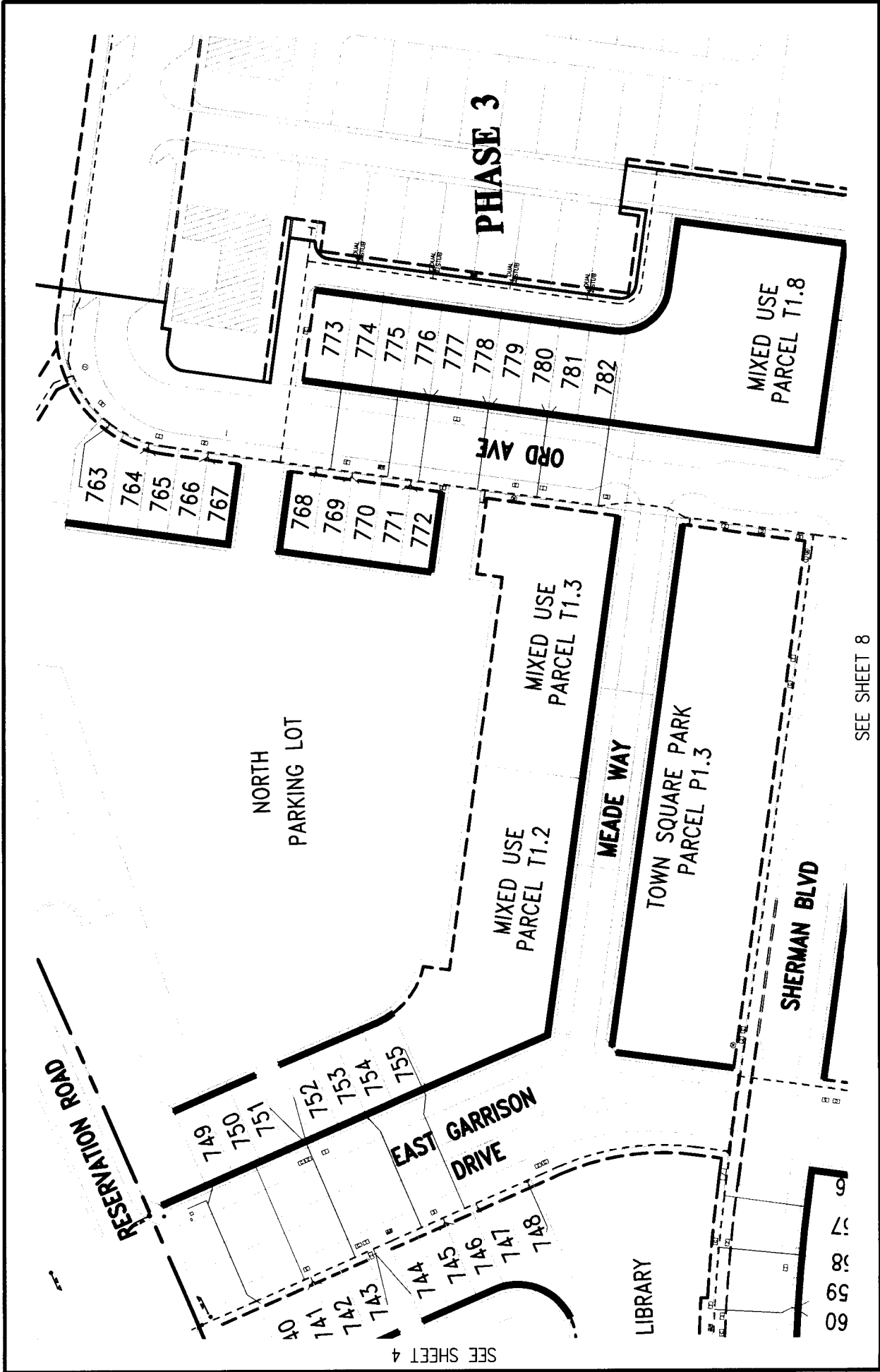
PHASE 1 PUBLIC UTILITY EASEMENTS  
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SEE SHEET 3

SEE SHEET 5

SEE SHEET 8

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 Sheet 5 of 10

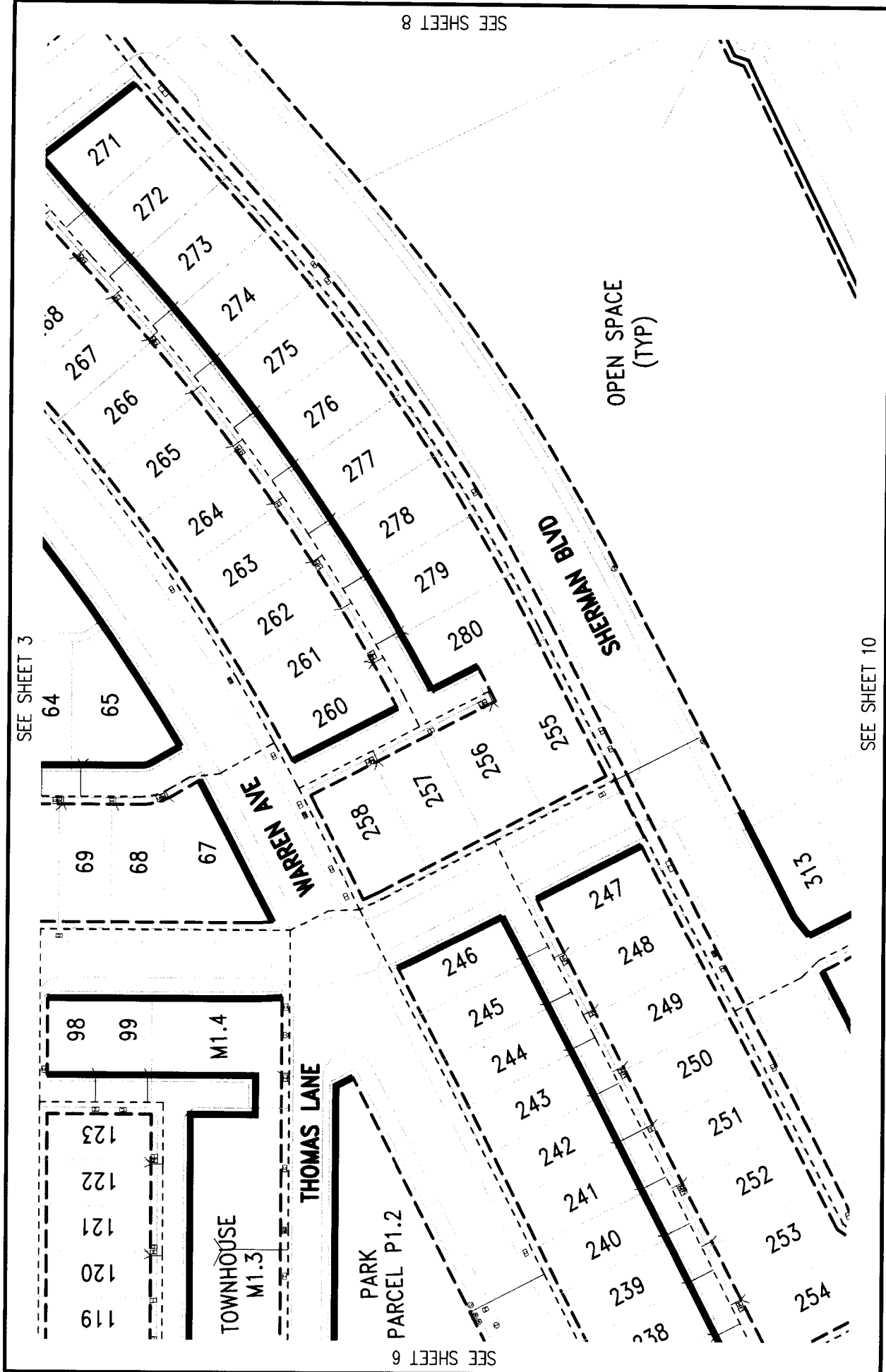


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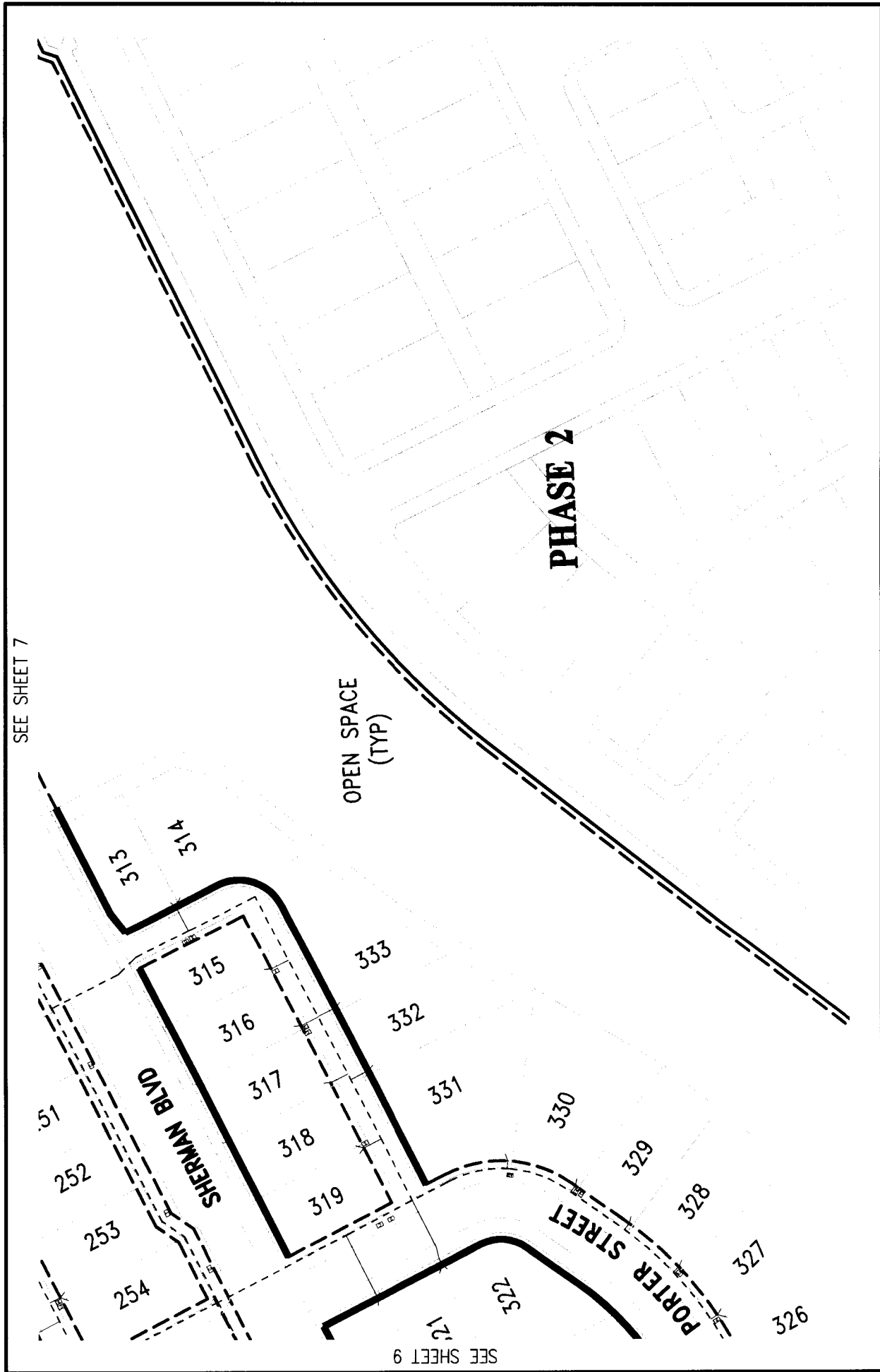
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