



County of Monterey

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

Board Report

File #: 14-295, **Version:** 1

Approve and authorize the Chair of the Board of Supervisors to sign a Grant of Easement for Entry Monuments over a portion of APN 031-161-013 to UCP East Garrison, LLC in conjunction with the East Garrison development project on the former Fort Ord.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

Approve and authorize the Chair of the Board of Supervisors to sign a Grant of Easement for Entry Monuments over a portion of APN 031-161-013 to UCP East Garrison, LLC in conjunction with the East Garrison development project on the former Fort Ord.

SUMMARY:

The County owns a 7.4-acre parcel of land adjacent to the East Garrison development project (APN 031-161-013, formerly COE Parcel No. E11a.1). The property is used for a storm drain disposal basin and landscaping related to the East Garrison development. The recommended action will formalize the creation of an easement over a portion of the County-owned parcel to permit the developer to construct, operate, and maintain four entry monuments on County-owned property in accordance with the requirements of the East Garrison development project.

DISCUSSION:

In October 2005, the Board of Supervisors approved the Specific Plan, Conditional Development Permit, and Tentative Subdivision Map for the East Garrison development. The Specific Plan included a provision for construction of decorative entry monuments/signs at the main entrance points to the development. In compliance with Condition of Approval No. 122, in January 2008, the developer prepared the East Garrison *Parks and Recreation Plan*, which was determined to be in compliance with the Specific Plan, and which provided additional details and descriptions of the proposed entry statements. In August 2013, the developer submitted construction drawings detailing the ten proposed entry monuments and the landscaping to be constructed in compliance with the Parks and Recreation Plan. In December 2013, the Planning Department issued a Design Approval for the proposed entry monuments, and the developer submitted applications for Building Permits to construct the entry monuments. This application is under review, and approval is pending.

Four of the proposed entry monuments are located on County-owned property (APN 031-161-013), and construction of the monuments will require the County to grant permission to the developer to construct, operate, and maintain the entry monuments on said County property. The recommended easement will grant the County's permission for the developer for this purpose.

OTHER AGENCY INVOLVEMENT:

County Counsel has approved the recommended Easement as to form. Upon Board approval, the signed easement will be transmitted to the developer for acceptance and recording.

In February 2014, the Public Works Department approved an Encroachment Permit for one entry monument

located in the public right-of-way of Intergarrison Road.

FINANCING:

There is no financial impact to the General Fund or the Road Fund. Costs associated with constructing, operating, and maintaining entry monuments will be borne by the East Garrison developer.

Prepared by: Saba Engineer, P.E., Senior Civil Engineer, (831) 755-4940

Approved by:

Robert K. Murdoch, P.E., Director of Public Works

Benny J. Young, RMA Director

Dated: April 11, 2014

Attachments: Vicinity Map; Grant of Easement for Entry Monuments