



County of Monterey

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

Board Report

File #: 12-700, **Version:** 1

- a. Approve and authorize the Chair to execute a Grant of Easement for Private Roadway (Chamberlain Avenue) over a portion of APN 031-161-013 to UCP East Garrison, LLC, a Delaware limited liability company for purpose of maintaining this private roadway in conjunction with the East Garrison Development Project on the former Fort Ord; and
- b. Authorize the Director of Public Works to submit the executed Grant of Easement for Private Roadway to the County Recorder for recordation.

RECOMMENDATIONS:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Chair to execute a Grant of Easement for Private Roadway (Chamberlain Avenue) over a portion of APN 031-161-013 to UCP East Garrison, LLC, a Delaware limited liability company for purpose of maintaining this private roadway in conjunction with the East Garrison Development Project on the former Fort Ord; and
- b. Authorize the Director of Public Works to submit the executed Grant of Easement for Private Roadway to the County Recorder for recordation.

SUMMARY:

The County of Monterey 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 recommended action will formalize the creation of a private road easement over a portion of the County-owned parcel to permit UCP East Garrison, LLC, a Delaware limited liability company to connect the on-site Chamberlain Avenue to the County-owned Intergarrison Connector Road in accordance with the requirements of the East Garrison Development Project.

DISCUSSION:

On October 5, 2005, the Board of Supervisors approved the Conditional Use Permit and Tentative Subdivision Map for the East Garrison Development Project (Project). On June 22, 2007, the Board approved the Final Subdivision Map for Phase 1 of the development.

The Conditions of Approval contained in the Board's approvals provide for the developer of the Project, UCP East Garrison, LLC, a Delaware limited liability company, to construct "on-site" private streets, some of which will connect to County roads. In accordance with the Board's approvals, the developer will maintain these private streets upon completion.

A short portion of one of these streets, Chamberlain Avenue, will cross County-owned property to accomplish its connection to the Intergarrison Connector. The recommended easement will grant the County's permission for the developer to maintain this portion of the street on County-owned property.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel has reviewed and approved the Grant of Easement for Private Roadway as to form. The developer has executed the Acceptance and Consent to Recordation on behalf of the East Garrison Homeowners Association.

FINANCING:

There is no impact to the General Fund. The cost for processing the Grant of Easement for Private Roadway is funded with developer fees. Costs associated with operating and maintaining the private street will be funded by the East Garrison Homeowners Association.

Prepared by: G.H. 'Nick' Nichols, P.E., Civil Engineer, (831) 755-5386

Approved by:

Paul H. Greenway, P.E., Acting Director of Public Works

Benny J. Young, RMA Director

Attachments: Grant of Easement for Private Roadway; Vicinity Map